



**NOTICE AND AGENDA OF REGULAR CALLED MEETING
HEATH MUNICIPAL BENEFITS CORPORATION (HMBC) AND
HEATH ECONOMIC DEVELOPMENT CORPORATION (HEDC)
200 LAURENCE DRIVE - HEATH, TX 75032
THURSDAY, DECEMBER 11, 2025 at 5:30 PM**

1. Call to Order

2. Public Comment

This is an opportunity for the public to address the Heath Municipal Benefits Corporation and Heath Economic Development Corporation on any matter, except public hearings included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Boards, please sign in prior to the start of the meeting. Each speaker shall approach the podium and state his/her name and street address before speaking. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. The Boards are not permitted to take action on or discuss any item not listed on the agenda. The Boards may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt Code §551.042).

3. Public Hearing

- 3.a The potential sale of approximately 1.67 acres of real property to Troubadour Food & Beverage LLC, a Texas limited liability company, for \$500,000.00, to be used for economic development purposes.

4. Items for Individual Consideration

- 4.a Board training. *(Jeff Moore)*
- 4.b Discussion and action regarding the minutes of the October 21, 2025, regular meeting and the October 30, 2025 Work Session. *(M. Zilinskas)*
- 4.c Discussion and action regarding council, staff, and board member reports:
- *Park/Community CIP project updates*
 - *Community Development updates*
 - *Signage & promotional updates*
 - *City Council meeting discussion/ action/ agenda item requests*
- 4.d Discussion and action regarding HEDC- and HMBC-owned property and trails maintenance. *(R. Koepke)*
- 4.e Discussion regarding the creation of a temporary dog recreational area at HEDC- owned 305 Laurence Dr. *(S. Brooke)*
- 4.f Discussion and action regarding proposals for property management services for HEDC- owned 217 Laurence Dr and 305 Laurence Dr. *(M. Hunter)*
- 4.g Discussion and action regarding an RFP for the Heath Town Center Master Plan Activation. *(M. Zilinskas)*

5. Executive Session

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board shall convene into a closed executive session pursuant to Sections 551.072 and 551.087 of the Texas Government Code to deliberate regarding purchase, exchange, lease or value of real property and commercial or financial information the City has received from a business prospect(s), and to deliberate the offer of a financial or other incentive to a business prospects:

5.a 1880 Kitchen economic development incentive agreement.

5.b Letter of Intent regarding property in The Reserve on Chris Cuny Blvd.

6. Reconvene into Open Session

In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

7. Additional Items for Individual Consideration

7.a Discussion and action on the 1880 Kitchen economic development incentive agreement.
(M. Zilinskas)

8. Adjourn

NOTE: The Board reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more members of the Heath Municipal Benefits Corporation and Heath Economic Development Corporation may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above.

Agenda posted on the 5th day of December, 2025 at 5:00 p.m.



Norma Duncan, City Secretary