



**NOTICE AND AGENDA OF EDC REGULAR CALLED MEETING
HEATH MUNICIPAL BENEFITS CORPORATION (HMBC) AND
HEATH ECONOMIC DEVELOPMENT CORPORATION (HEDC)
200 LAURENCE DRIVE - HEATH, TX 75032
TUESDAY, FEBRUARY 17, 2026 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 A public hearing will be held by the Board of Directors of the City of Heath Municipal Economic Benefits Corporation (HMBC), a Type B economic development corporation, and the Heath Economic Development Corporation (HEDC), a Type A economic development corporation to receive input regarding the potential use of the HEDC-owned property at 305 Laurence Drive and HMBC funds to establish a temporary dog recreation area for public use.

4. Items for Individual Consideration

- 4.a Discussion and action regarding the minutes of the January 20, 2026, regular meeting.
- 4.b Discussion and action regarding the potential use of the HEDC-owned property at 305 Laurence Drive and HMBC funds in the amount of \$25,000 to establish a temporary dog recreation area for public use. *(C. Gordon, J Douthit)*
- 4.c Discussion and action regarding the management and maintenance of the HEDC-owned 217 Laurence Drive and 305 Laurence Drive properties. *(R. Koepke)*
- 4.d Discussion and action to form an RFP subcommittee for the Heath Town Center Master Plan Activation and appoint its members. *(M. Zilinskas)*
- 4.e Discussion and action regarding an amendment to the real estate sales contract between the Heath Municipal Benefits Corporation and Troubadour Food & Beverage, LLC for the sale of 1.639-acres of land situated in The Reserve, E. Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas. *(M. Zilinskas)*
- 4.f Consideration and action on a proposed administrative services agreement between the City of Heath and the HEDC and the HMBC. *(S. Alexander)*

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: *Security for the HEDC/HMBC owned 217 and 305 Laurence Dr.*

6. Reconvene into Open Session

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

7. 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 board 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 10th day of February, 2026 at 5:00 p.m.

A handwritten signature in black ink, appearing to read "L. Pettey". The signature is fluid and cursive, with the first letter "L" being large and prominent.

Logan Pettey, Deputy City Secretary