



**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, JANUARY 20, 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. Items for Individual Consideration

- 3.a Welcome and introduction of new Board Member. *(M. Zilinskas)*
- 3.b Nomination and election of a Vice President. *(M. Zilinskas)*
- 3.c Discussion and action regarding the minutes of the December 11, 2025, Special Called meeting.
- 3.d Discussion and action regarding council, staff, and board member report.
 - *Park/Community CIP project updates*
 - *Community Development updates*
 - *Signage & promotional updates*
 - *City Council meeting discussion/ action/ agenda item requests*
- 3.e Update on First Quarter 2025-2026 Financial Report. *(J. Ayers, T. Plexico)*
- 3.f Discussion and action regarding proposals for property management services for HEDC-owned 217 Laurence Dr. and 305 Laurence Dr. *(R. Koepke)*
- 3.g Update regarding an RFP for the Heath Town Center Master Plan Activation. *(M. Zilinskas)*
- 3.h Update and action on 1880 Kitchen Economic Development Incentive Agreement. *(M. Zilinskas)*
- 3.i Discussion and action on HMBC/HEDC FY 2025-2026 Budget Amendments. *(J. Ayres, T. Plexico)*

4. 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. 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.

6. 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 13th day of January, 2026 at 5:00 p.m.

A handwritten signature in black ink, reading "L. Pettey". The signature is fluid and cursive, with the first name "L." and the last name "Pettey" clearly visible.

Logan Pettey, Deputy City Secretary