



**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, SEPTEMBER 16, 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. Items for Individual Consideration

- 3.a Discussion and Action Regarding the Minutes of the July 15, 2025, Regular Meeting and the August 28, 2025, Special Meeting. *(M. Zilinskas)*
- 3.b 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*
- 3.c Presentation, Discussion and Action Regarding the HMBC/HEDC Vision, Mission, and Past and Current Projects. *(M. Zilinskas)*
- 3.d Discussion and Action Regarding Pathways to Short- and Long-Term Uses of the HEDC-Owned 217 Laurence Drive and 305 Laurence Drive. *(M. Zilinskas)*
- 3.e Discussion and Action Regarding the 1880 Kitchen Economic Development Incentive Agreement *(M. Zilinskas)*
- 3.f Discussion and Action Regarding HMBC/HEDC Financial Support of Public Safety Investments that Support Quality of Life and Community Safety. *(M. Zilinskas)*
- 3.g Discussion and Action Regarding Property Management Services. *(M. Zilinskas)*

4. Executive Session

- 4.a 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(s).

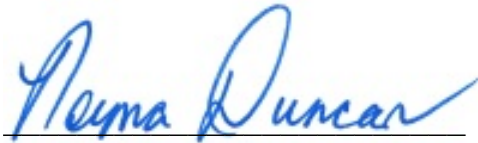
5. Reconvene into Open Session

- 5.a Any action as a result of executive session regarding purchase, exchange, lease or value of real property and commercial or financial information the City has received from a business prospect (s), and the offer of a financial or other incentive to a business prospects (s).

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.

Agenda posted the 10th day of September, 2025 at 5:00 p.m.



Norma Duncan, City Secretary