



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON TUESDAY, THE 18TH DAY OF NOVEMBER 2025, AT 6:00 P.M. FOR A REGULAR COUNCIL MEETING, IN THE THOMAS WARD COUNCIL CHAMBERS AT THE MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:

Henry Pace

Mayor Pro Tem

Gina Juarez

Council Members:

Stephen Strong

Michael Searcy

Greg Jackson

Melissa Morton

City Manager:

Jay Abercrombie

City Secretary

Cheryl Jimerson

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

Comments shall be limited to three (3) minutes and taken in the order they are received. By State law, no action may be taken on items not on the agenda.

PRESENTATIONS/ANNOUNCEMENTS

1. Issue an oath of office to persons duly elected to the following offices by no opposing candidate or application submitted: Council District One, Council Member District Four and Council Member District Five. (Jimerson)
2. Presentation to outgoing Council Member.
3. Appointment of Mayor pro tem.
4. Proclamation for National Diabetes Awareness Month, Healthy Texas Youth Ambassadors from Rusk County 4-H

EXECUTIVE SESSION:

5. Convene into executive session to consult with the City Attorney in accordance with Vernon's Texas Government Code Annotated, Chapter 551.071.

REGULAR SESSION:

6. Convene into regular session and take action necessary as a result of the closed session.

CONSENT AGENDA

7. Consideration of possible action upon the HEDCO financial's for the month of September 2025. (Gardella)
8. Consideration and possible action upon street closures for the annual Christmas Tree Lighting and Parade December 4, 2025 (Ybarra/Taylor) at 6 p.m
9. Consideration and possible action upon street closures for A Merry Christmas on Main event on December 6, 2025, from 5:30 to 8:00 p.m. (Taylor/Yabarra)
10. Consideration and possible action upon a contract with MPA Fireworks for the Independence Day Fireworks display to be held July 4, 2026 (Ybarra)

REGULAR COUNCIL BUSINESS

11. Consideration and possible action upon Resolution 2025-11-01 to deny SWEPCO's rate increase request. (Abercrombie)
12. Consideration and possible action upon the disbursement of 346 votes for the City of Henderson on the Rusk County Appraisal District Board of Directors for the 2026-2027 term. (Jimerson)
13. Consideration and possible action upon a recommendation for seven members on the Historic Landmark Preservation Committee. (Jimerson)
14. Consideration and possible action upon a recommendation for a vacancy on the Main Street Board. (Jimerson)
15. Consideration and possible action upon a recommendation on the reappointments of two members on the Planning and Zoning Commission. (Jimerson)
16. Consideration and possible action upon a recommendation on the reappointments of two members on the Board of Adjustments. (Jimerson)
17. Consideration and possible action upon canceling the December 16th, 2025 Council Meeting. (Jimerson)
18. Consideration and possible action upon a performance agreement between HEDCO and Henderson Boys Baseball Association. (Gardella)
19. Consideration and possible action upon a performance agreement between HEDCO and Bane Investment Holdings. (Gardella)
20. Consideration and possible action upon a performance agreement between HEDCO and Sadler Powder Coating, LLC. (Gardella)
21. Consideration and possible action upon a performance agreement between HEDCO and Wiseman Ministries. (Gardella)
22. Consideration and possible action upon performance agreement between HEDCO and First Methodist Church. (Gardella)
23. Consideration and possible action upon a performance agreement between HEDCO and Henderson Civic Center, Inc. (Gardella)
24. Consideration and possible action upon a performance agreement between HEDCO and Brasso Development & Construction, LLC. (Gardella)
25. Consideration and possible action upon HEDCO Budget Amendments #2.

DEPARTMENTAL REPORTS:

26. The City Council may deliberate and make inquiry into any item listed in the Departmental Reports.
 - A. City Manager
 - B. Fire Department
 - C. Police Department
 - D. Animal Center
 - E. Community Development
 - F. Public Services/Parks and Recreation Department
 - G. Public Utilities
 - H. Finance Department
 - I. City Secretary
 - J. Communications and Marketing
 - K. HEDCO
 - L. Director of Operations Departmental Reports below.
 - Civic Center
 - Main Street/Tourism

Municipal Court

BOARDS AND COMMISSIONS

Board of Adjustments draft Minutes of October 14, 2025

Planning and Zoning Minutes there was no meeting in October.

Cemetery Board Meeting Minutes there was no meeting in October.

Main Street Meeting Minutes will be ready for the next council meeting.

Preservation Minutes there was no meeting in October.

Henderson Economic Development Minutes of August, September, and October meetings.

ADJOURNMENT

27. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (903) 657-6551.

CERTIFICATE

I certify the foregoing notice was posted on the notice board in front of the Municipal Services Complex, Henderson, Texas, on this 12th day of November 2025.

Cheryl Jimerson, City Secretary

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
1	Last Edit Date:	October 21, 2025	TYPE A and B EDC All expenditures expected to come from Type A bank account.								
2	Budget approved:	HEDCO - August 20, 2024	08-31-2025 Checking Acct. # ***1857 Balance \$ -								
3	Budget approved:	September 3, 2024	08-31-2025 Money Market Acct. # ***1759 Balance \$ -								
4	Budget amended:	3/18/2025	08-31-2025 Type B Checking Acct. # ***1963 Balance								
5	Total Account Balances							\$ 4,471,742.33			
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
9							12	12	12		Percent of year completed
10	REVENUE										
11	3010		Sales Tax Revenues Type B	1,910,000.00	2,061,058.17		1,900,000.00	186,578.26	2,017,371.10	106%	
12	3025		Interest Income - Type A	130,000.00	66,689.23		20,000.00	939.33	35,642.62	178%	
13	3025		Interest Income - Type B	69,000.00	94,074.36		115,000.00	17,920.18	223,545.25	194%	
14	3030		Land Sales		113,171.54		923,599.00			0%	Projected land sales of the Jim Allen Estate and Henderson Innovation Park
15	3059		Lease Income - Texas Materials Group - 29.16 Ac.				-				
16	3090		Other (Misc) Revenue		5,000.00		-				
17			TOTAL REVENUE	2,109,000.00	2,339,993.30		2,958,599.00	205,437.77	2,276,558.97	77%	
18											
19	* Footnote		Note Reciveable from Rusk County Rural Rail District - Not Included in Budget Totals								Notes receivable accrue on the balance sheet vs the budget at \$6,666.67 per month. Pmt. Deferred for 15 years until 2037.
20											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
21	EXPENDITURES										
22	Economic Development Expenses										
23	6116		Henderson Canvas Products, Inc.				-				Job creation incentive, 6-jobs @ \$5,000 /job. Forgiveable loan executed March 2021. \$30,000 forgiveable Loan in A/R
24	6118		High Demand Job Training Grant				31,000.00			0%	Matching Grant w/Kilgore College for Skill Boss Machines
25	6119		High Demand Job Training Grant #6	50,000.00	105,000.00		100,000.00			0%	Placeholder - In the event we can apply in 2024-25
26	6120		Proj Provalus - Remodel Old City Hall Complex	270,000.00	379,637.19					0%	
27	6121		Provalus Utilities		22,000.00		36,000.00		9,289.14	26%	HEDCO responsible 2023-2024 and 2024-2025
28	6122		US 259 Infrastructure (Christus)	750,000.00			750,000.00	725,792.11	725,792.11	97%	Infrastructure for new Christus Clinic. Total exposure for the project is \$750,000
29	6123		Project K&L Recycling	190,000.00							
30	6124		Project SWEPCO	(173,599.00)							
31	6125		Provalus Parking Lot		9,330.00		350,000.00		4,550.00	1%	Bid accepted for \$295,147 200,000 budgeted in 23-24
32	6190		Matching Grants for Business Retention - Industrial Park	150,000.00			150,000.00		-	0%	New matching grant program for Henderson Industrial Park.
33	6191		Small Business Matching Grant				100,000.00			0%	
34	6200		Business Incentives for new or existing businesses	350,000.00			500,000.00			0%	Place Holder - Reserve for Incentive for New Businesses. \$5,000 per job x 100 jobs.
35			Misc Infrastructure- future projects				-				
36											
37			Total Economic Development Expenses	1,586,401.00	515,967.19		2,017,000.00	725,792.11	739,631.25	37%	
38											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
39	Supplies, Office Expenses and Professional Services										
40	6501		Accounting (Monthly Bookkeeping + Annual Audit)	14,000.00	12,595.00		14,000.00		600.00	4%	PB&J Accounting, Auditor Morgan LaGrone CPA
41	6502		Insurance - General Liability	1,500.00	1,500.00		1,500.00			0%	City of Henderson Liability premium to HEDCO. Lump sum annual payment.
42	6503		Legal (Attorney)	35,000.00	29,235.57		25,000.00			0%	Legal fees - does not include HEDCO Attorney salary
43	6504		Office Expenses	2,500.00	2,547.96		8,000.00		1,227.09	15%	Office supplies, copy paper, printer cartridges, computers, printer, furniture, bookshelves, storage, etc.
44	6505		Postage & Shipping	250.00	250.00		400.00			0%	Stamps, Fed-Ex, UPS
45	6506		Property Tax	75.00	4,050.75		85.00		(3,900.92)	-4589%	Copy machine tax (\$3900.92, Tx Bit reimbursed us for their property taxes that we paid)
46	6507		Cell Phone(s)	600.00	600.00		1,560.00		291.44	19%	Cell phones for all staff
47	6508		Utilities -								
48	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)	225,000.00	62,794.00		100,000.00		112.47	0%	New Business Park, Professional Services, Property Surveys, Engineering, Phase 1 Environmentals, Streets, Drainage, Sidewalks, Water, Sewer, Fiber, Natural Gas
49	Subtotal - Supplies, Office Expenses and Professional Services			278,925.00	113,573.28		150,545.00	-	(1,669.92)	-1%	

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
50											
51	Personnel Expenses										
52	7001		Contract Labor - Executive Director (with City)	161,539.00	150,330.71		204,234.83		25,075.29	12%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson,
53											
54	7010		Contract Labor - Dir. of Marketing/Business Dev.	89,500.00	83,461.59		102,500.00		8,313.52	4%	Salary, Insurance, Retirement, Cell Phone, Car Allowance, W/H invoiced by City of Henderson. Director of Marketing
55	7020		Contract Labor - Office Manager	70,500.00	67,626.00		73,950.00		5,918.16	8%	
56	7021		Contract Labor - Grant Research/Writer	30,000.00			10,000.00			0%	
57	7022		Contract Labor-Lawyer				36,000.00		2,769.24	8%	
58			Subtotal - Personnel Expenses	351,539.00	301,418.30		426,684.83	-	42,076.21	10%	
59											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
60	Program Expenses										
61	7201		Website Annual License Fees	3,074.00	4,075.00		5,000.00			0%	Annual License Fee
62	7202		Website Development, Maintenance, Upgrades, etc.	5,000.00	5,000.00		10,000.00			0%	New Website Design
63	7203		Advertising and Marketing	70,000.00	29,251.14		120,000.00		4,114.00	3%	Print ads, Direct mail or email, Marketing travel, Trade shows, Sponsorships, Printed flyers & brochures, Marketing signage, Videos, Billboard, Public Notices, + Business Park Coming Soon Signs
64	7204		Meetings and Entertainment	12,000.00	6,500.00		10,000.00		599.32	6%	Meeting refreshments, BREP meals, Prospect Hosting, Industry Appreciation Luncheon
65	7205		Dues, Memberships & Subscriptions	10,000.00	12,317.83		27,500.00		5,417.50	20%	Chamber of Commerce, TEDC, Team Texas, ICSC, NETEDR, Adobe AcrobatDC (2) also Computer Programs & Subscriptions
66	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees	12,000.00	13,000.00		50,000.00		10,350.55	21%	TEDC Conferences, Training Workshops, Webinars, Software Technical Assistance, Mileage.
67	7207		Non Engineering Studies		7,500.00						
68	7208		Special Projects								
69	7209		BREP Matching Grant Program (Type B Program) (Placeholder)								
70			Subtotal - Program Expenses	112,074.00	77,643.97		222,500.00	-	20,481.37	9%	
71											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
72	Repairs and Maintenance (Non-Capital Expenses)										
73	7302		Property Maintenance - Frisco Street Parcel (29 acres)	2,500.00	900.00						Maintenance (Mowing, Clearing, Trimming, water detention, etc)
74	7303		Property Maintenance - Taylor Street/Greenbelt	500.00	500.00		500.00				Greenbelt Maintenance
75	7304		Property Maintenance - Old Industrial Park		25,000.00		35,000.00				29-acre parcel mowing, rebuild electric service
76	7305		Property Maintenance - East Texas Regional Business Park	75,000.00	65,925.00		225,000.00		157,522.80	70%	Mowing, trimming, repairs & maintenance
77	7306		Monument and Wayfinding Sign - Industrial Park				50,000.00				Sign at CR 203 & Loop 571 Blacklands will allow in ROW
78			Property Maintenance, Jim Allen Estate	400,000.00			150,000.00				Clearing and maintenance
79	7307		Railroad Preventative Maintenance (Ties)								
80	7309		Property Maintenance - Old City Hall Complex	10,000.00	5,274.83		5,000.00		745.00	15%	Maintenance items not covered by Provalus agreement
81			Subtotal - Repairs and Maintenance (Non-Capital)	478,000.00	97,599.83		465,500.00	-	158,267.80	34%	
82											
83	TOTAL EXPENSES			2,806,939.00	1,106,202.57		3,282,229.83	725,792.11	958,786.71	29%	
84											

HEDCO - APPROVED BUDGET 2024-2025

	A	B	C	D	E	F	G	H	I	J	K
6				Approved	Final Budget		Approved Budget		Y-T-D		
7				Budget	Budget		BUDGET	12-Month Ended	2024-2025	% Of	
8	Acct.#		Description	2023-2024	2023-2024		2024-2025	9/30/2025	9/30/2025	Budget	Notes
85	CAPITAL OUTLAY										
86	7501		Purchase of Property for New Business Park	234,000.00	7,802.96		230,000.00			0%	24-25 Colley Property \$230,000 (SWAG)
87	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements	1,037,933.50	2,897,119.01		1,572,000.00		171,553.32	11%	Estimates: Street lights \$600,000, signs \$140,000, fiber conduit \$60,000
88	7503		Grant Match for TCF Grant - Morris Street								
89	7504		Speculative Building - Design and Construction				2,500,000.00			0%	Engineer, design and construct a 20,000 sq ft building.
90			CR203 Industrial Drive Improvements	2,000,000.00							Project estimated at \$4 million. Need participation by City and County
91			Total Capital Outlay	1,271,933.50	2,904,921.97		4,302,000.00	-	171,553.32	4%	
92											
93	TOTAL EXPENDITURES (Expenses + Capital Outlay)			4,078,872.50	4,011,124.54		7,584,229.83	725,792.11	1,130,340.03	15%	
94	Totals										
95			Total Revenues	2,109,000.00	2,339,993.30		2,958,599.00	205,437.77	2,276,558.97	77%	
96			(Less) Total Expenditures	4,078,872.50	4,011,124.54		7,584,229.83	1,146,218.94	1,146,218.94	15%	
97	Net Increase/Decrease In Unrestricted Net Assets			(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(940,781.17)	1,130,340.03	-24%	
98			Receivable for Loan - Rusk County Rural Rail District		-						Agreement to defer for 15 years until the year 2037.
99			Total Available to Contribute to Fund Balance	(1,969,872.50)	(1,671,131.24)		(4,625,630.83)	(940,781.17)	1,130,340.03	-24%	Operating income less operating expenses
100											
101	Potential Transfer From Fund Balance										Projected Expenditures In Excess of Annual Income
102											
103	FINAL BALANCE			-1,969,872.50	(1,671,131.24)		-4,625,630.83	-940,781.17	1,130,340.03	-24%	

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
1	Last Edit Date:		10.21.25						
2									
3									
4									
5	Bank Account Balance			09/30/2025 Type B Acct. # ***1963		\$	4,471,742.33		
6									
7				APPROVED		Y-T-D			
8				BUDGET	12-Month Ended	2024-2025	% Of		
9	Acct.#		Description	2024-2025	9/30/2025	9/30/2025	Budget	Notes	
10					12	12	100%	Percent of year completed	
11	REVENUE								
12	3010		Sales Tax Revenues Type B	1,900,000.00	161,737.84	2,179,108.94	115%		
13	3025		Interest Income - Type B	115,000.00	15,793.37	239,338.62	208%		
14	3030		Land Sales	923,599.00			0%		
15	3059		Lease Income-29.16 acres						
16	3090		Other (Misc) Revenue						
17		TOTAL REVENUE		2,938,599.00	177,531.21	2,418,447.56	82%		
18									
19	EXPENDITURES								
20	Economic Development Expenses								
21	6116		Henderson Canvas Products, Inc.						
22	6118		High Demand Job Training Grant -Kilgore College	31,000.00	-	30,788.50	99%		
23	6119		High Demand Job Training Grant #6	100,000.00	-		0%		
24	6121		Provalus Utilities	36,000.00	1,344.62	8,815.07	24%		
25	6122		US 259 Infrastructure (Christus)	750,000.00	-	24,207.89	3%		
26	6125		Provalus Parking Lot	350,000.00	-	162,875.95	47%		
27	6126		Project Scout Crossing	300,000.00	-	99,000.00	33%		
28	6191		Small Business Grant	100,000.00		76,475.85	76%		
29	6190		Matching Grants for Business Retention -Ind. Park	150,000.00	29,733.36	106,209.21	71%		
30	6200		Business Incentives for new or existing businesses	500,000.00	-	22,000.00	4%		
31									
32		Total Economic Development Expenses		2,317,000.00	31,077.98	530,372.47	23%		
33									

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	12-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	9/30/2025	9/30/2025	Budget	Notes
34	Supplies, Office Expenses and Professional Services								
35	6501		Accounting (Monthly Bookkeeping + Annual Audit)		14,000.00	600.00	13,370.00	96%	
36	6502		Insurance - General Liability		1,500.00	1,189.00	1,189.00	79%	
37	6503		Legal (Attorney)		25,000.00	4,312.50	4,312.50	17%	
38	6504		Office Expenses		8,000.00	302.93	7,517.08	94%	
39	6505		Postage & Shipping		400.00	-	146.00	37%	
40	6506		Property Tax		85.00	-	41.62	49%	
41	6507		Cell phone(s)		1,560.00	120.69	1,180.44	76%	
42	6508		Utilities - HEDCO Offices			53.10	53.10		
43	6509		Professional Services - Consulting Fees, Engineering, Design, Architectural (Part of Capital Expenses)		100,000.00	2,150.00	3,352.50	3%	
44			Subtotal - Supplies, Office Expenses and Professional Services		150,545.00	8,728.22	31,162.24	13%	
45									
46	Personnel Expenses								
47	7001		Contract Labor - Executive Director (with City)		204,234.83	24,822.49	187,370.24	92%	
48	7010		Contract Labor - Dir. of Marketing/Business Dev.		83,461.59	11,661.71	89,231.53	107%	
49	7020		Contract Labor- Administrative Assistant		73,950.00	10,281.50	77,304.18	105%	
50	7021		Contract Labor-Grant Writer			360.00	360.00		
51	7022		Contract Labor - Attorney		36,000.00	-	20,307.58	56%	
52			Subtotal - Personnel Expenses		397,646.42	47,125.70	374,573.53	94%	
53									
54	Program Expenses								
55	7201		Website Annual License Fees		5,000.00	-	2,525.00	51%	
56	7202		Website Development, Maintenance, Upgrades, etc.		10,000.00	-	22,500.00	225%	
57	7203		Advertising and Marketing		120,000.00	17,163.96	128,499.94	107%	
58	7204		Meetings and Entertainment		10,000.00	347.61	2,359.22	24%	
59	7205		Dues, Memberships & Subscriptions		27,500.00	3,370.41	36,191.97	132%	
60	7206		Training & Travel - Non-Marketing Conferences, Webinars, Seminars and Training (Including Travel), Admin. Asst. Mileage, Misc Consulting Fees		50,000.00	5,762.87	42,128.47	84%	
61	7207		Non Engineering Studies						
62	7208		Special Projects						
63	7209		BREP Matching Grant Program (Type B Program) (Placeholder)						

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	12-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	9/30/2025	9/30/2025	Budget	Notes
64			Subtotal - Program Expenses		222,500.00	26,644.85	234,204.60	105%	
65									
66			Repairs and Maintenance (Non-Capital Expenses)						
67	7302		Property Maintenance - Frisco Street Parcel (29 acres)						
68	7303		Property Maintenance - Taylor Street/Greenbelt		500.00			0%	
69	7304		Property Maintenance - Old Industrial Park		35,000.00			0%	
70	7305		Property Maintenance - East Texas Regional Business Park		225,000.00	21,550.00	30,300.00	13%	
71	7306		Monument and Wayfinding Sign - Industrial Park		50,000.00			0%	
72	7307		Railroad Preventative Maintenance (Ties)						
73	7308		Remodel CAC Bldg & Furnishings						
74			Subtotal - Repairs and Maintenance (Non-Capital)		310,500.00	21,550.00	30,300.00	10%	
75									
76			TOTAL EXPENSES		3,398,191.42	135,126.75	1,200,612.84	35%	
77									
78			CAPITAL OUTLAY						
79	7501		Purchase of Property for New Business Park		230,000.00				
80	7502		East Texas Reg. Business Park - Capital Expenditures - Utilities & Street Improvements, Land Clearing, Sidewalks, Pond improvements		1,572,000.00	327,217.82	1,216,032.86	77%	
81	7503		Grant Match for TCF Grant - Morris Street						
82	7504		Speculative Building - Design and Construction		2,500,000.00			0%	
83			Total Capital Outlay		4,302,000.00	327,217.82	1,216,032.86	28%	
84									
85			TOTAL EXPENDITURES (Expenses + Capital Outlay)		7,700,191.42	462,344.57	2,416,645.70	31%	
86									
87			Totals						
88			Total Revenues		2,938,599.00	177,531.21	2,418,447.56	82%	
89			(Less) Total Expenditures		7,700,191.42	462,344.57	2,416,645.70	31%	
90			Net Increase/Decrease In Unrestricted Net Assets		-4,761,592.42	(284,813.36)	1,801.86	0%	
91			Total Available to Contribute to Fund Balance		-4,761,592.42	(284,813.36)	1,801.86	0%	Operating income less operating expenses
92									
93			Potential Transfer From Fund Balance						Projected Expenditures In Excess of Annual Income
94									

HEDCO - Type B Financials 2024-2025

	A	B	C	D	E	F	G	H	I
7					APPROVED		Y-T-D		
8					BUDGET	12-Month Ended	2024-2025	% Of	
9	Acct.#		Description		2024-2025	9/30/2025	9/30/2025	Budget	Notes
95	FINAL BALANCE				-4,761,592.42	-284,813.36	1,801.86	0%	
96									



City Council

Agenda Item # 8.

SUBJECT: Consideration and possible action upon street closures for the annual Christmas Tree Lighting and Parade December 4, 2025 (Ybarra/Taylor) at 6 p.m

MEETING DATE: November 18, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



CITY OF HENDERSON
REQUEST FOR ITEM TO BE PLACED ON CITY COUNCIL AGENDA
FOR FESTIVALS, PARADES, WALK-A-THONS, AND FUND RAISERS

Event Title: A merry Christmas on main

Contact Person for Event: Dustin Culpepper

Telephone Number for Contact Person: 512-988-0660

Type of Event: Festival

Date(s) of Event: December 6

Time(s) of Event: 5:30-800

Proposed Route, if applicable: _____

Downtown streets

_____ (Enclose Map for Verification)

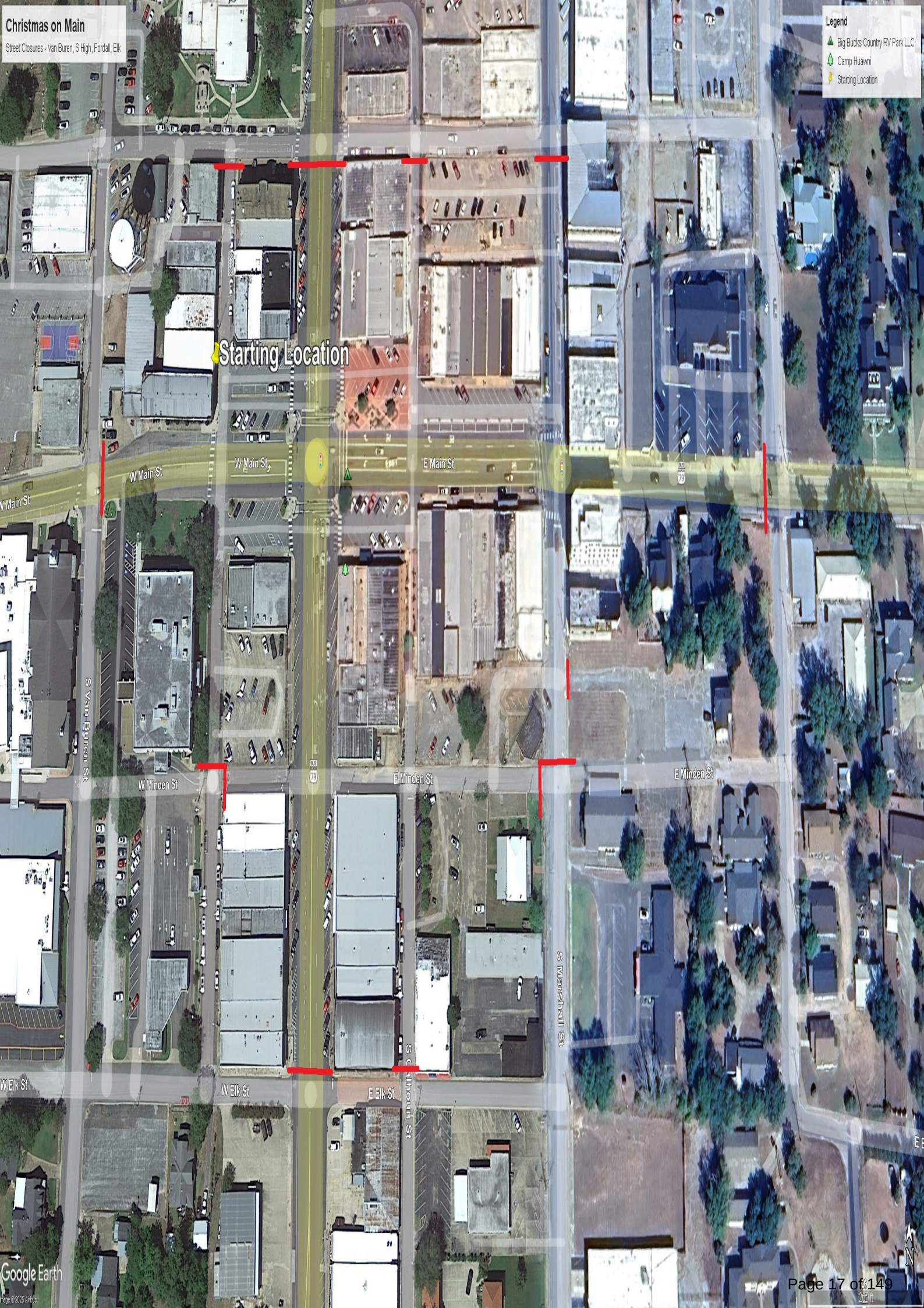
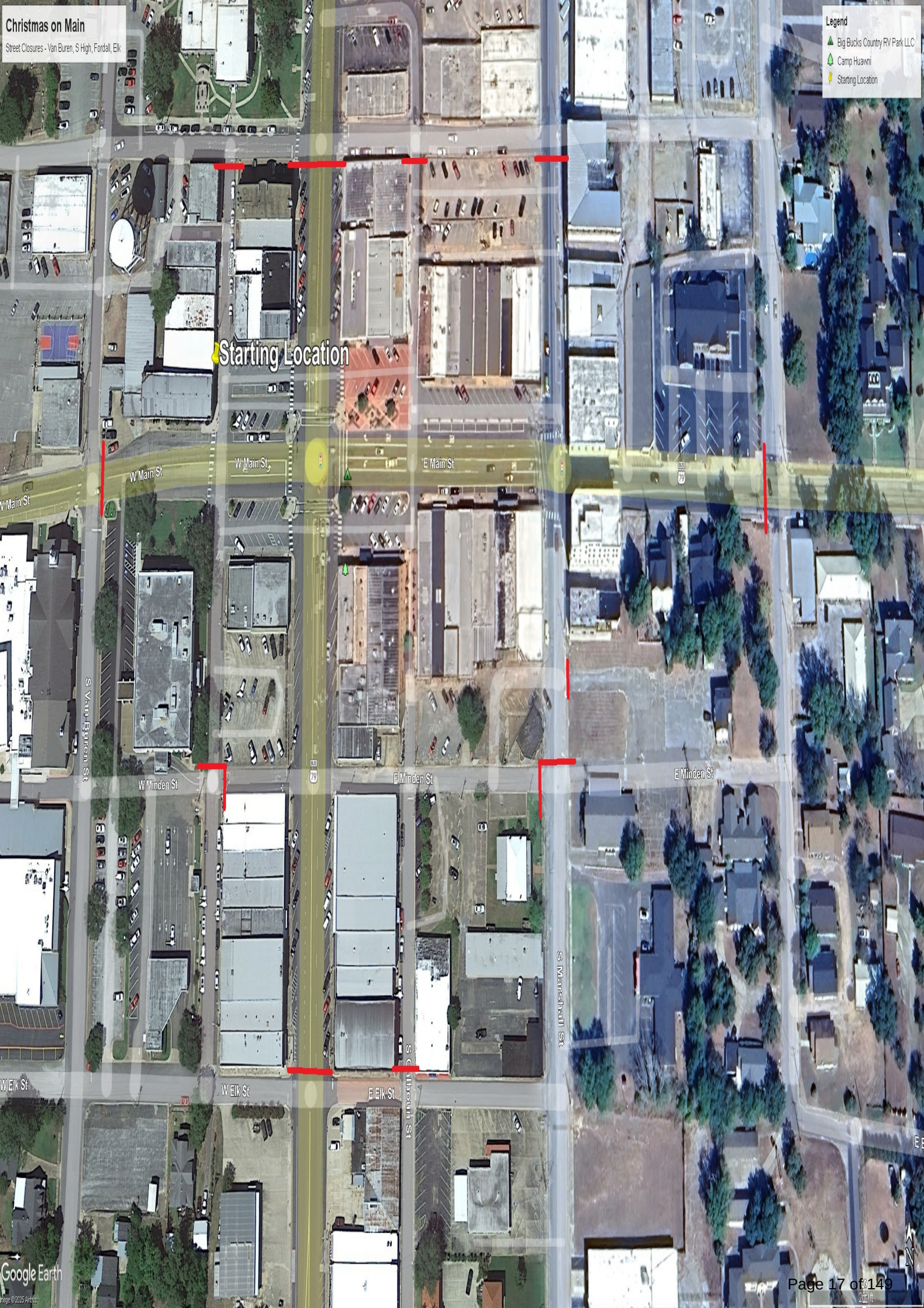
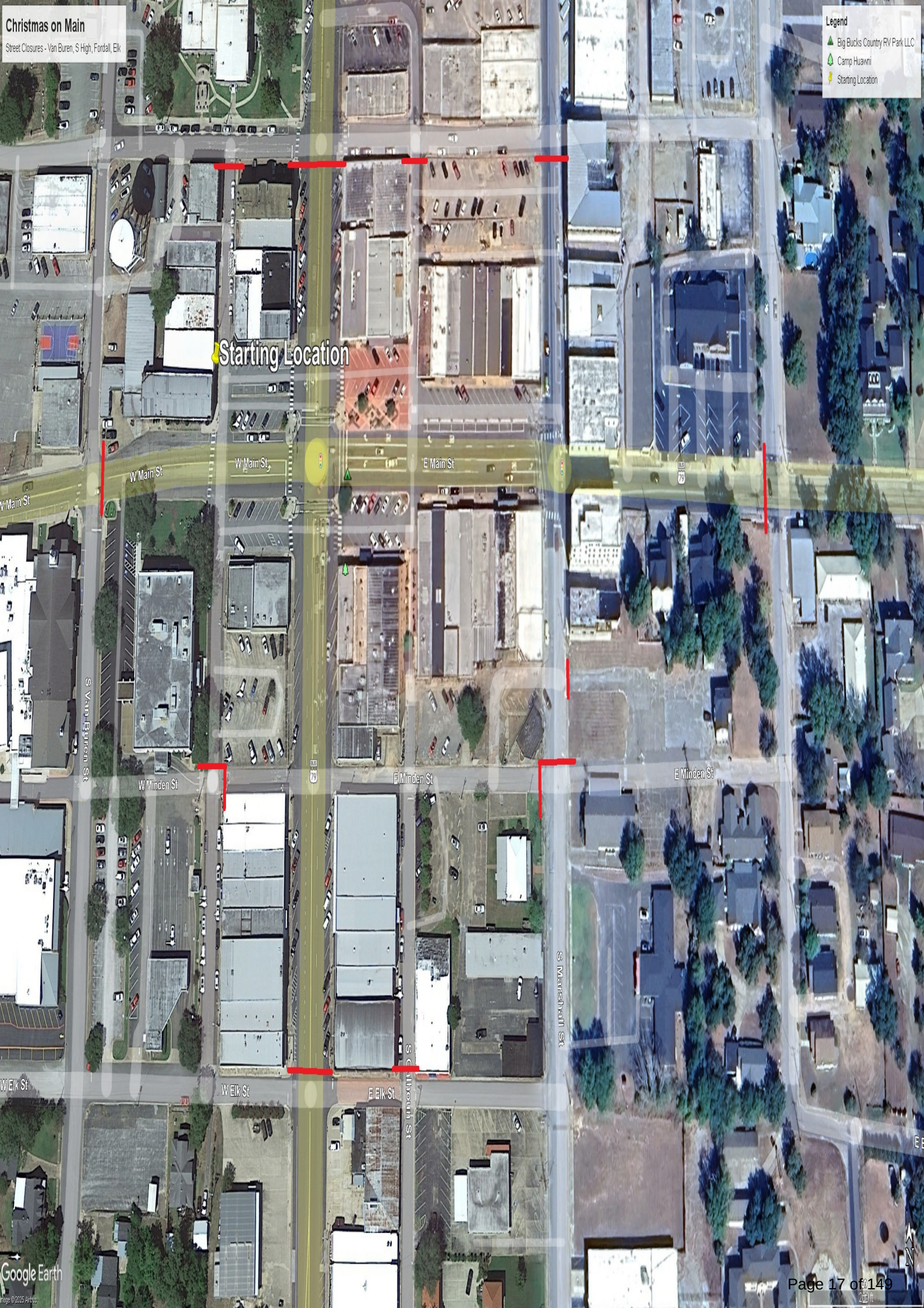
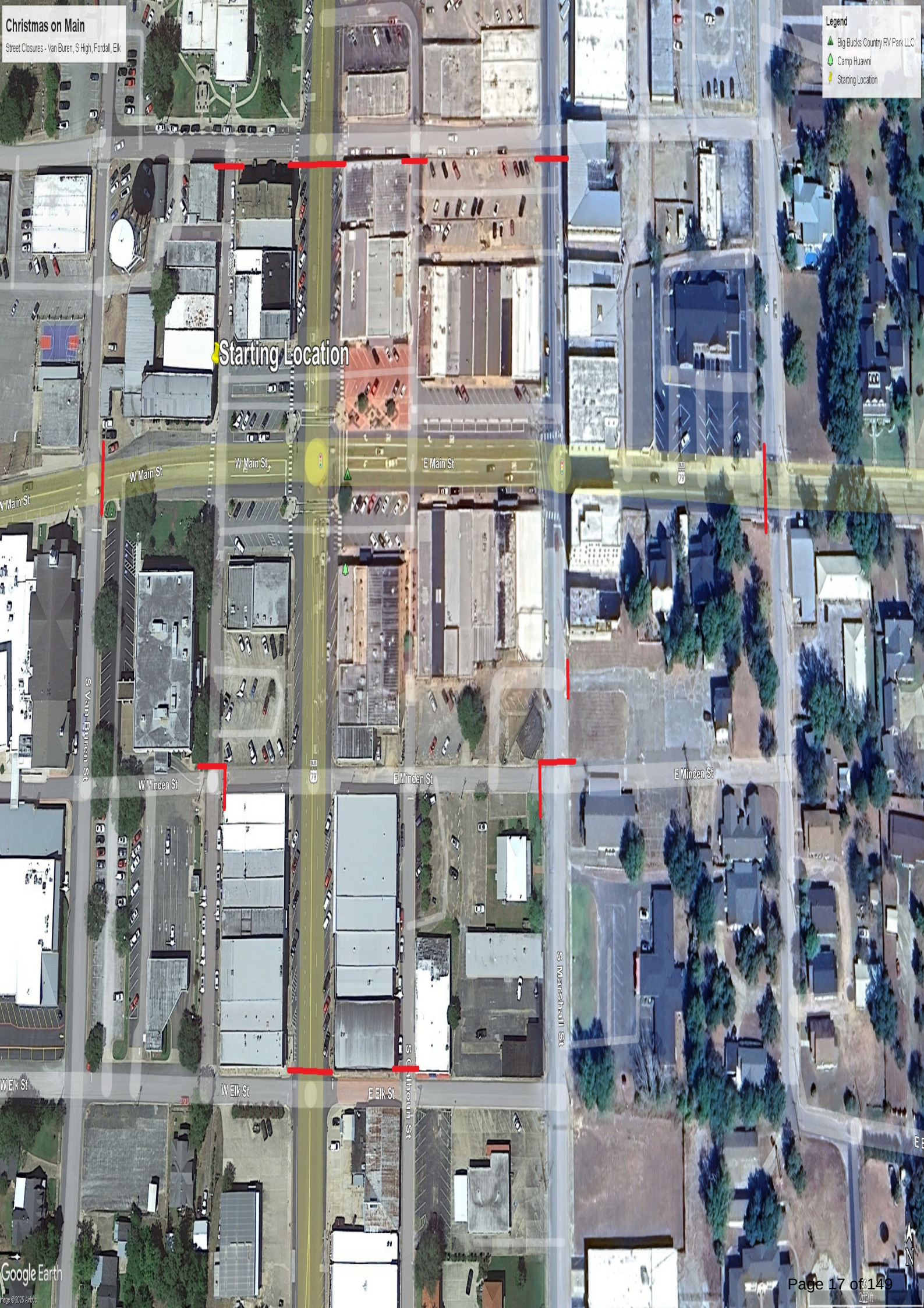
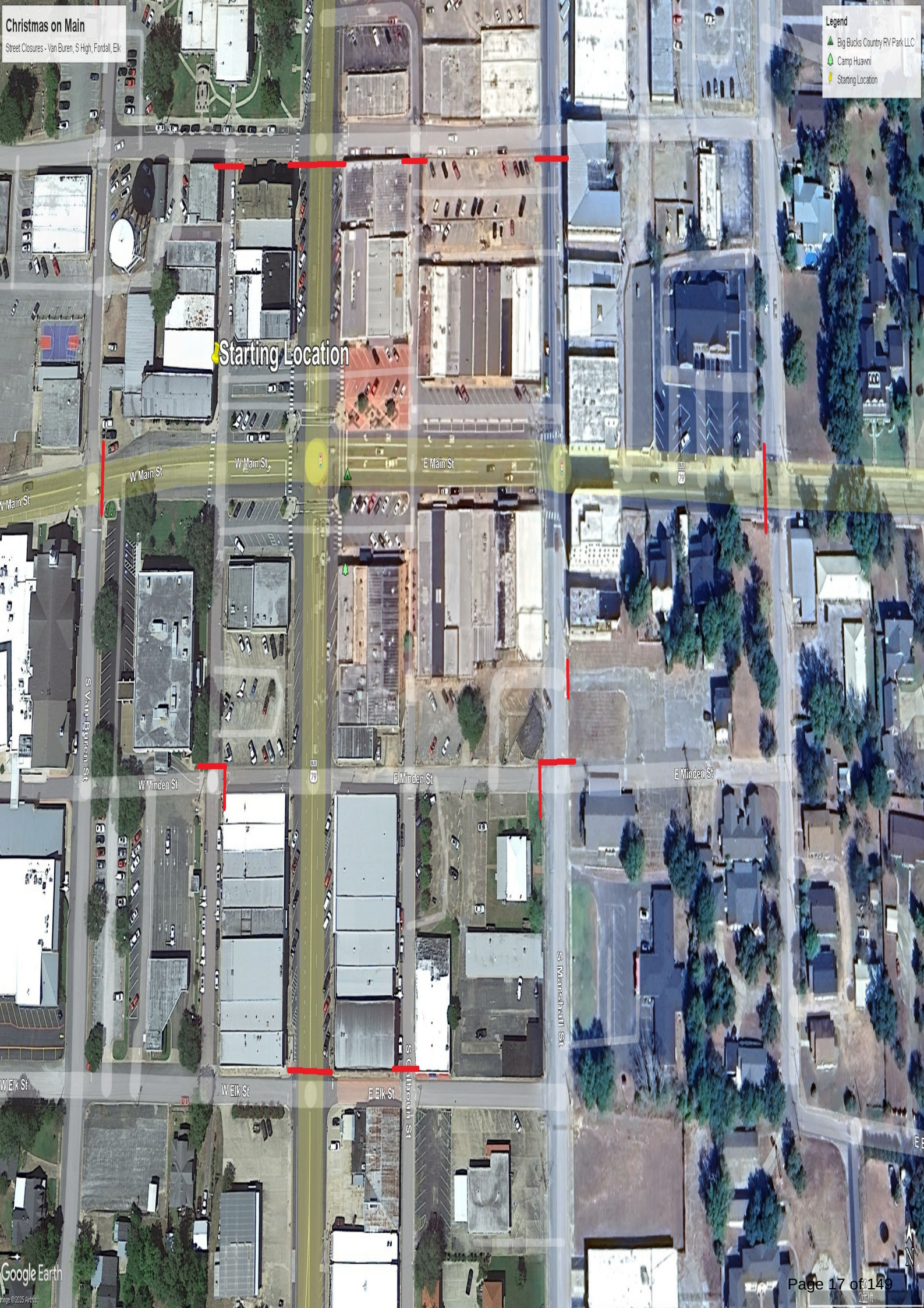
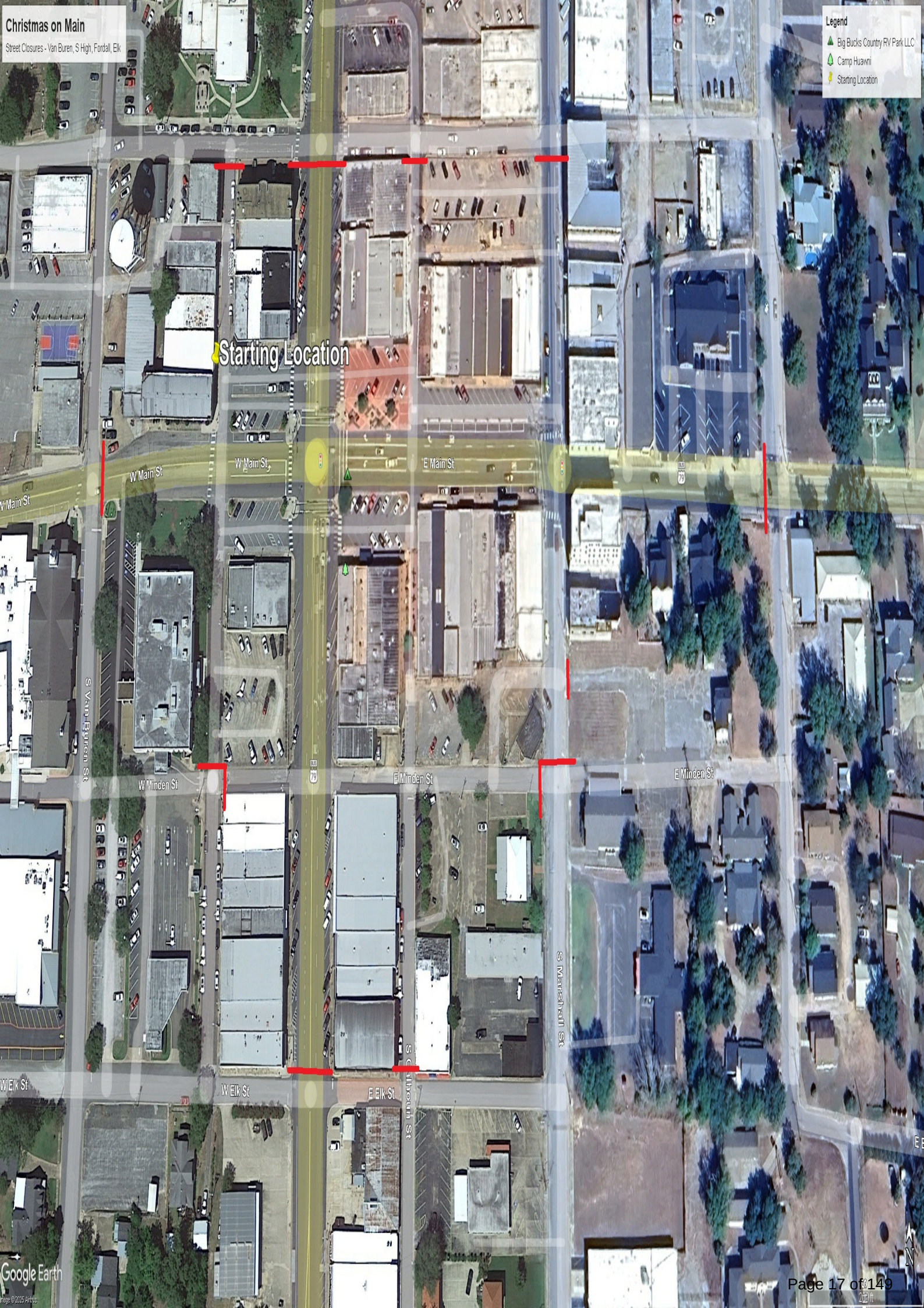
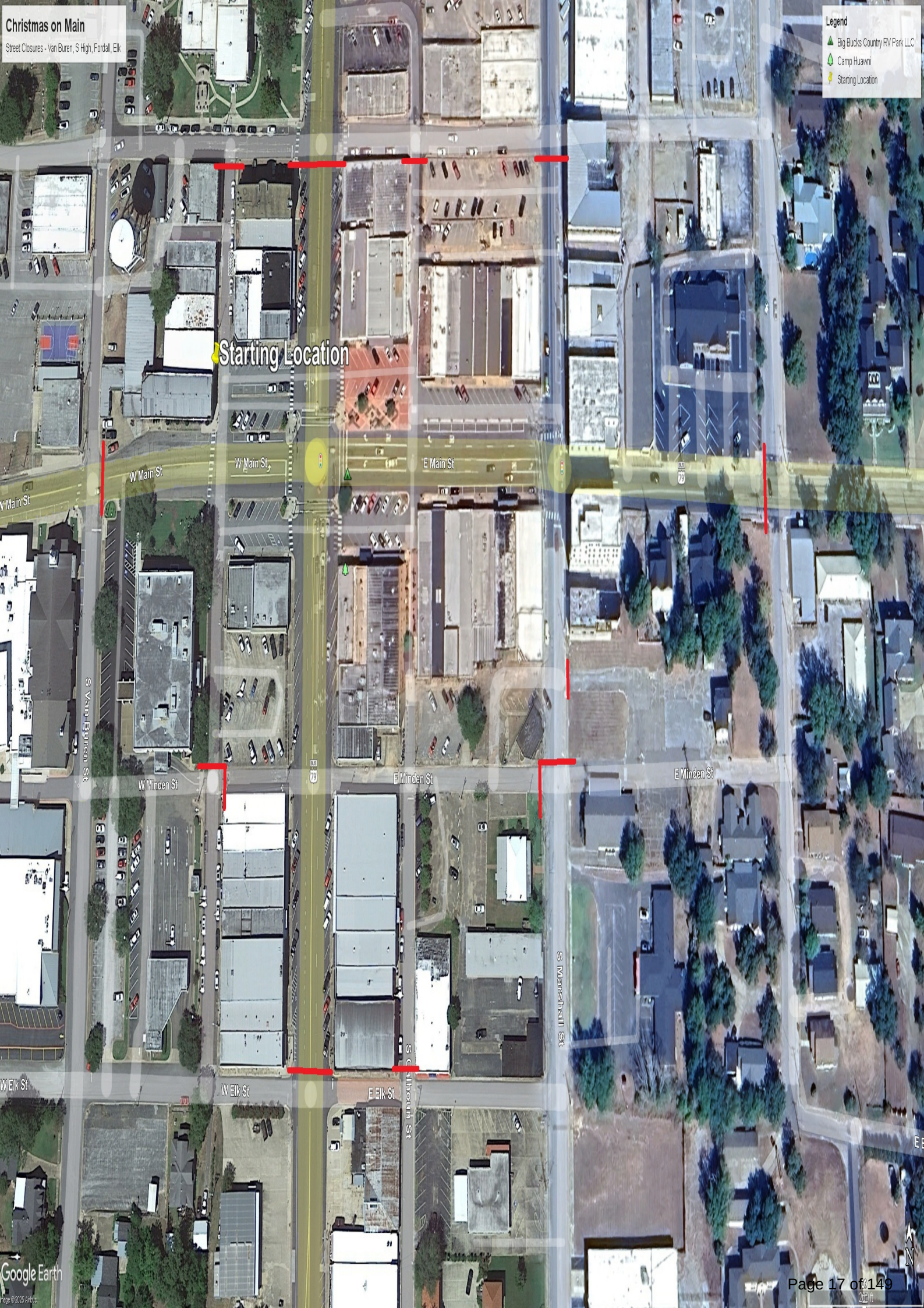
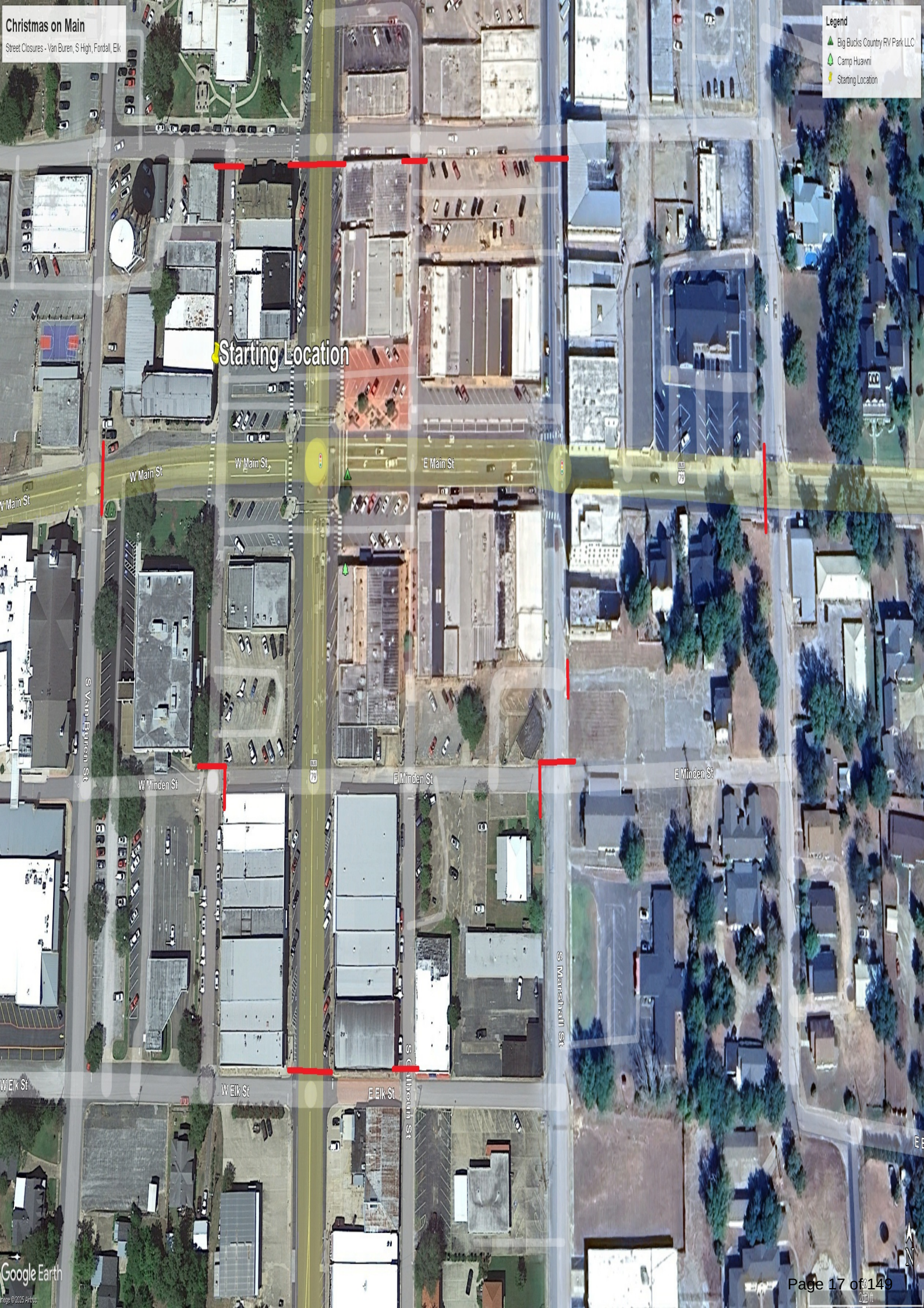
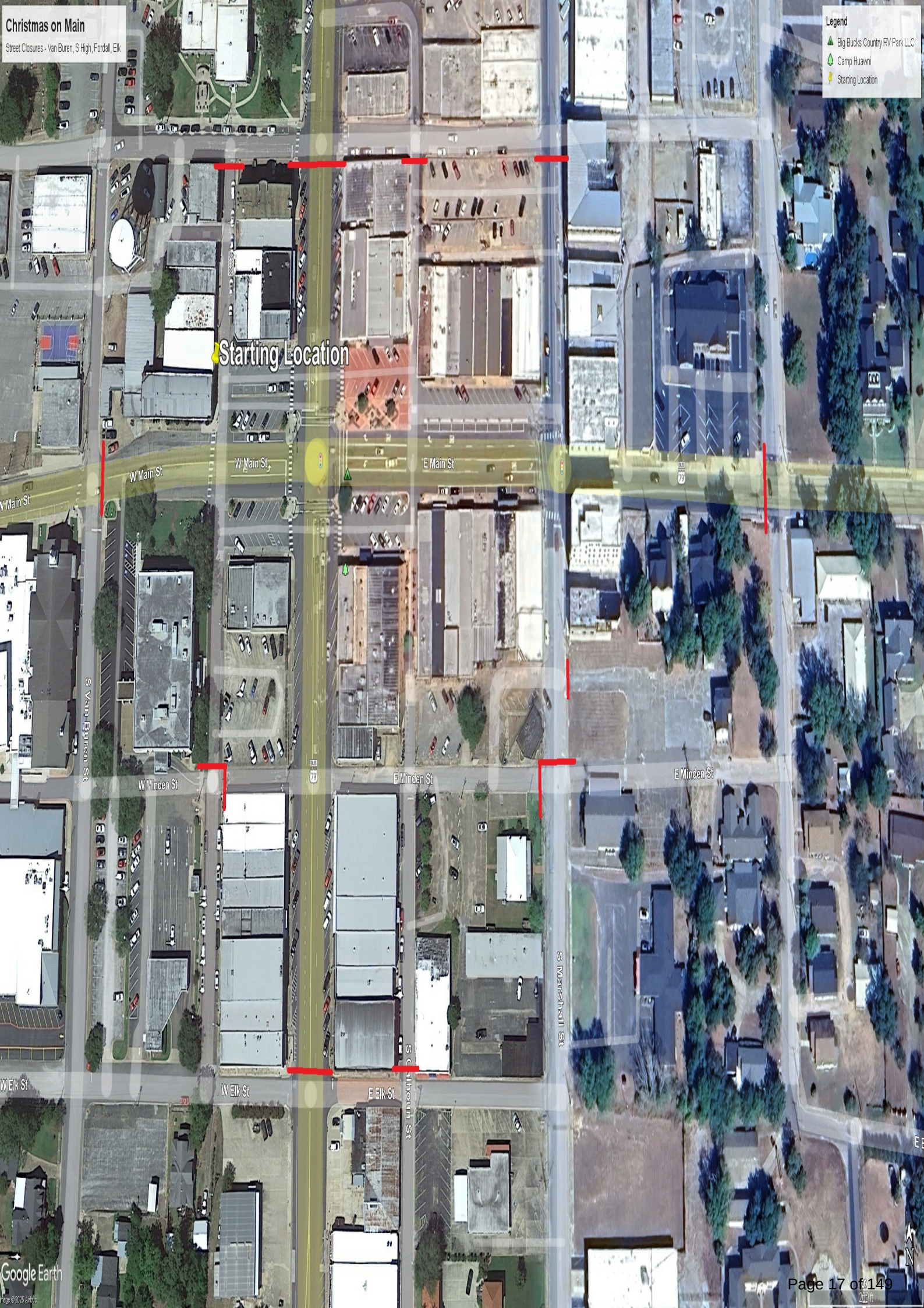
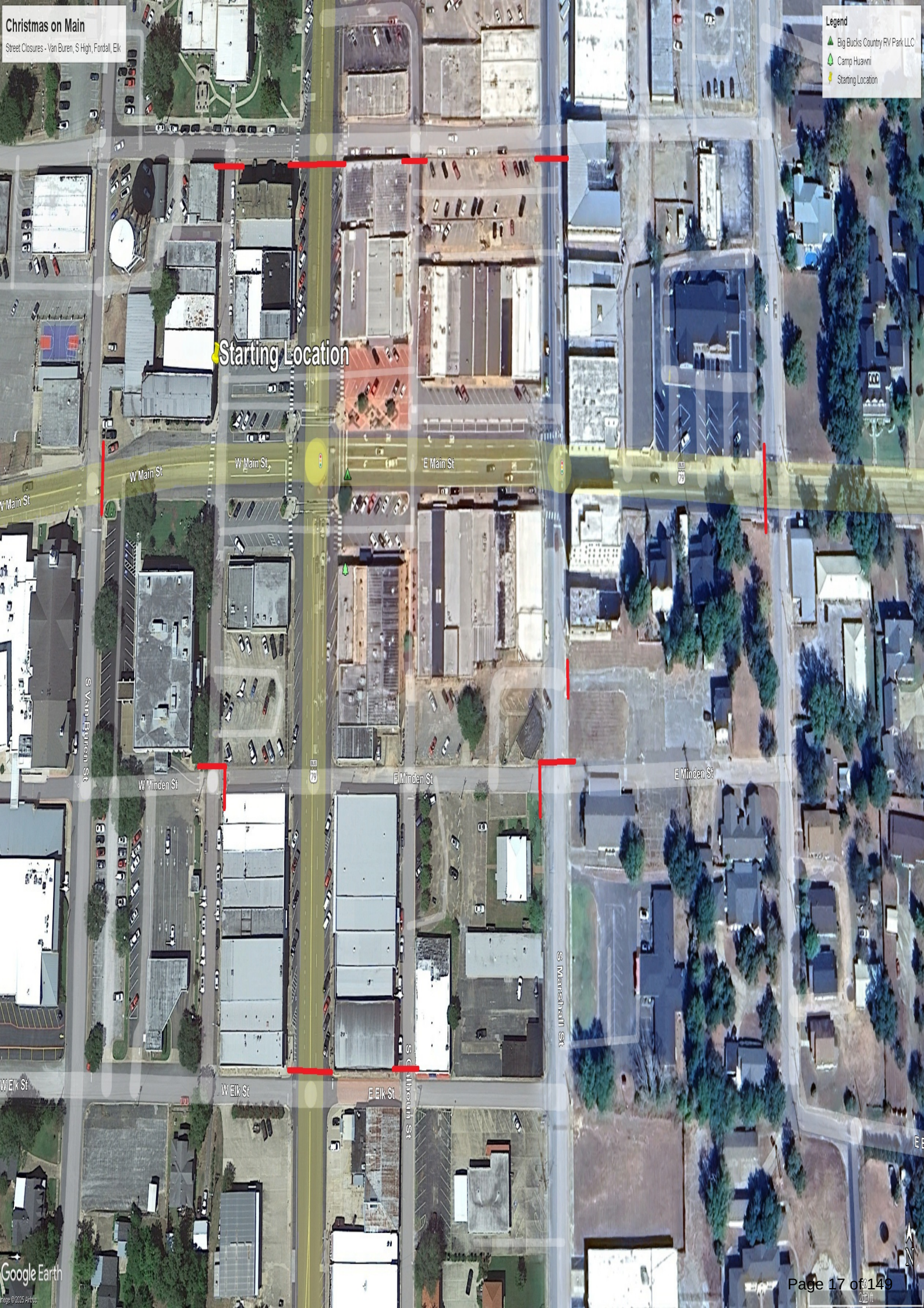
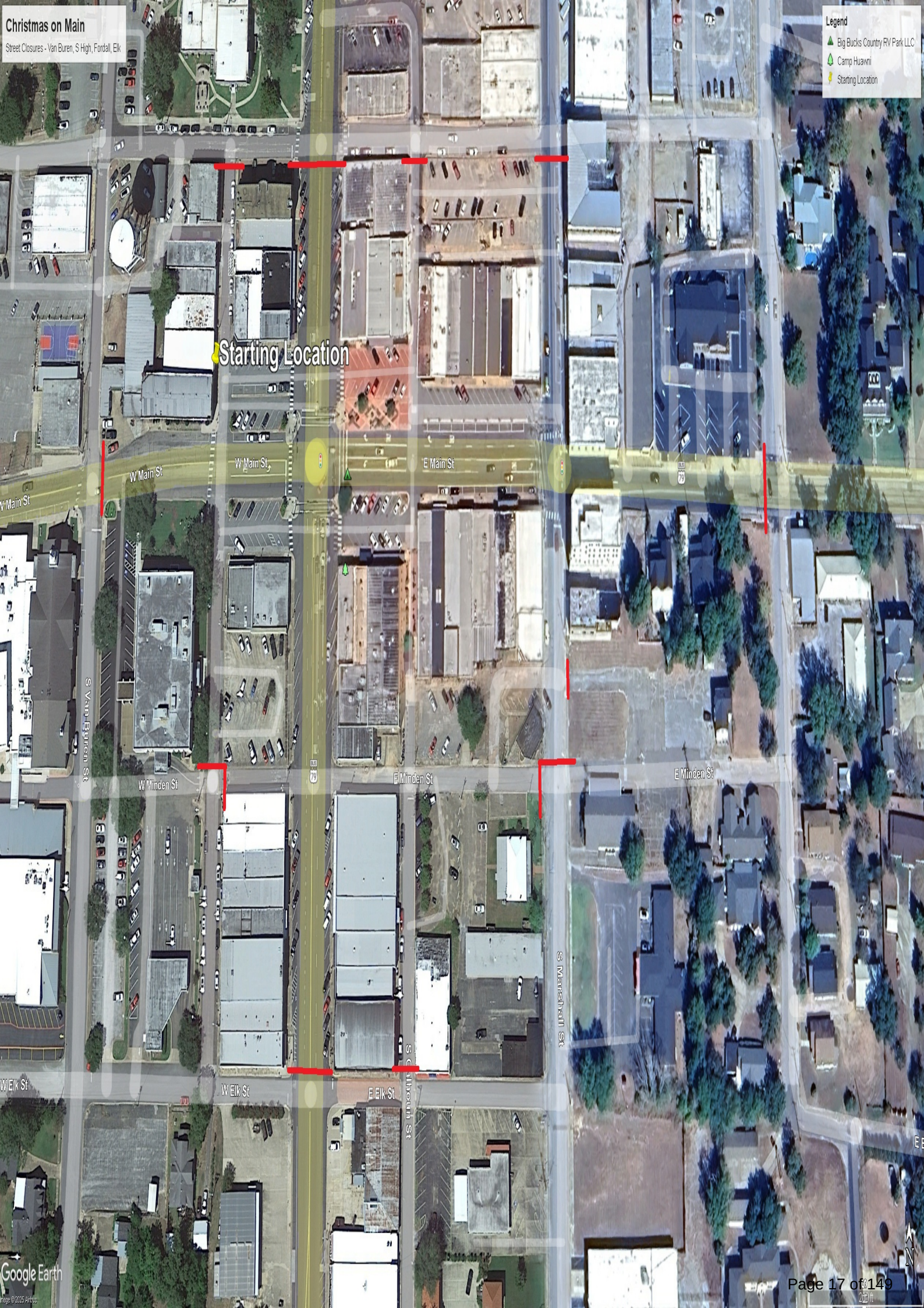
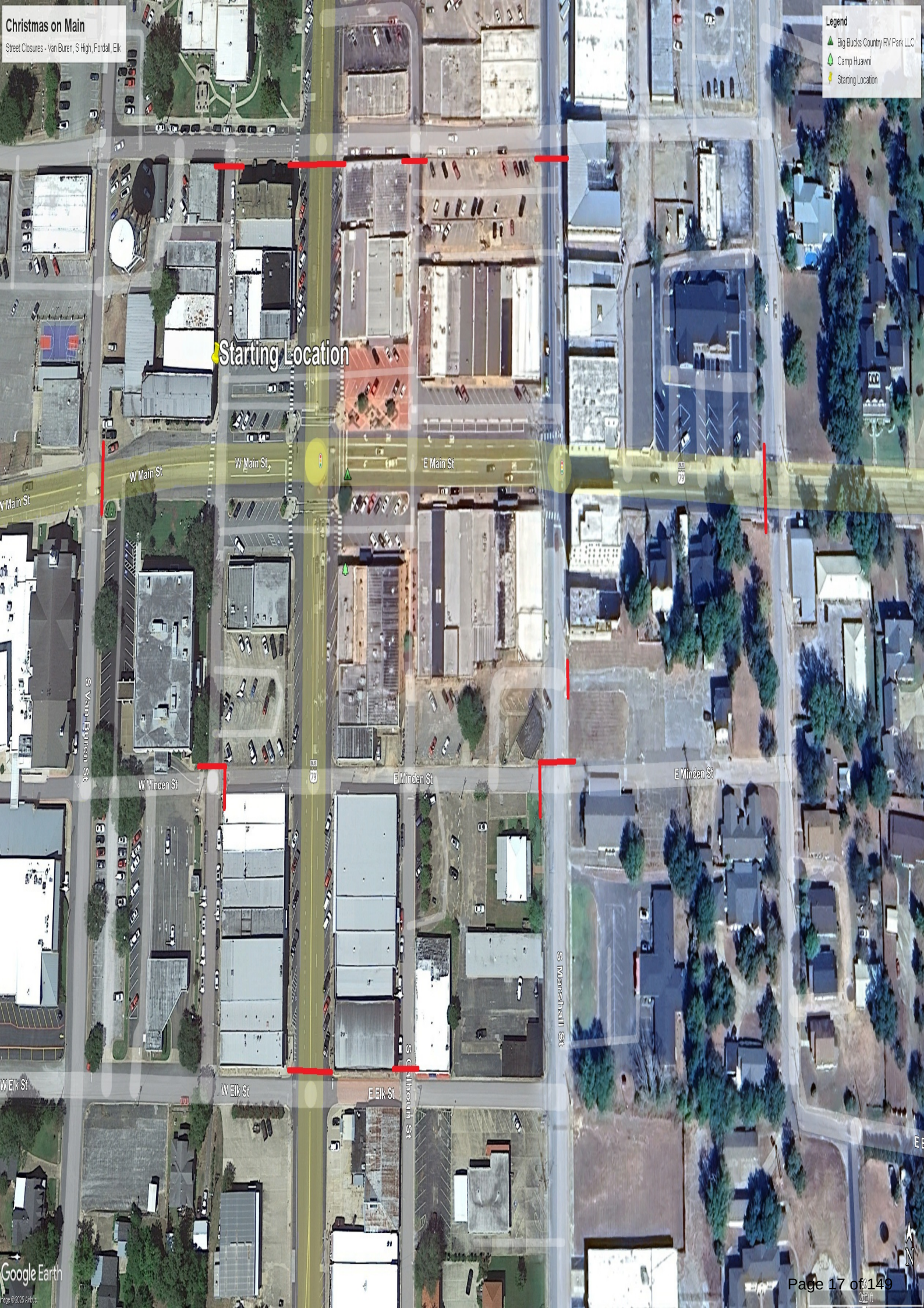
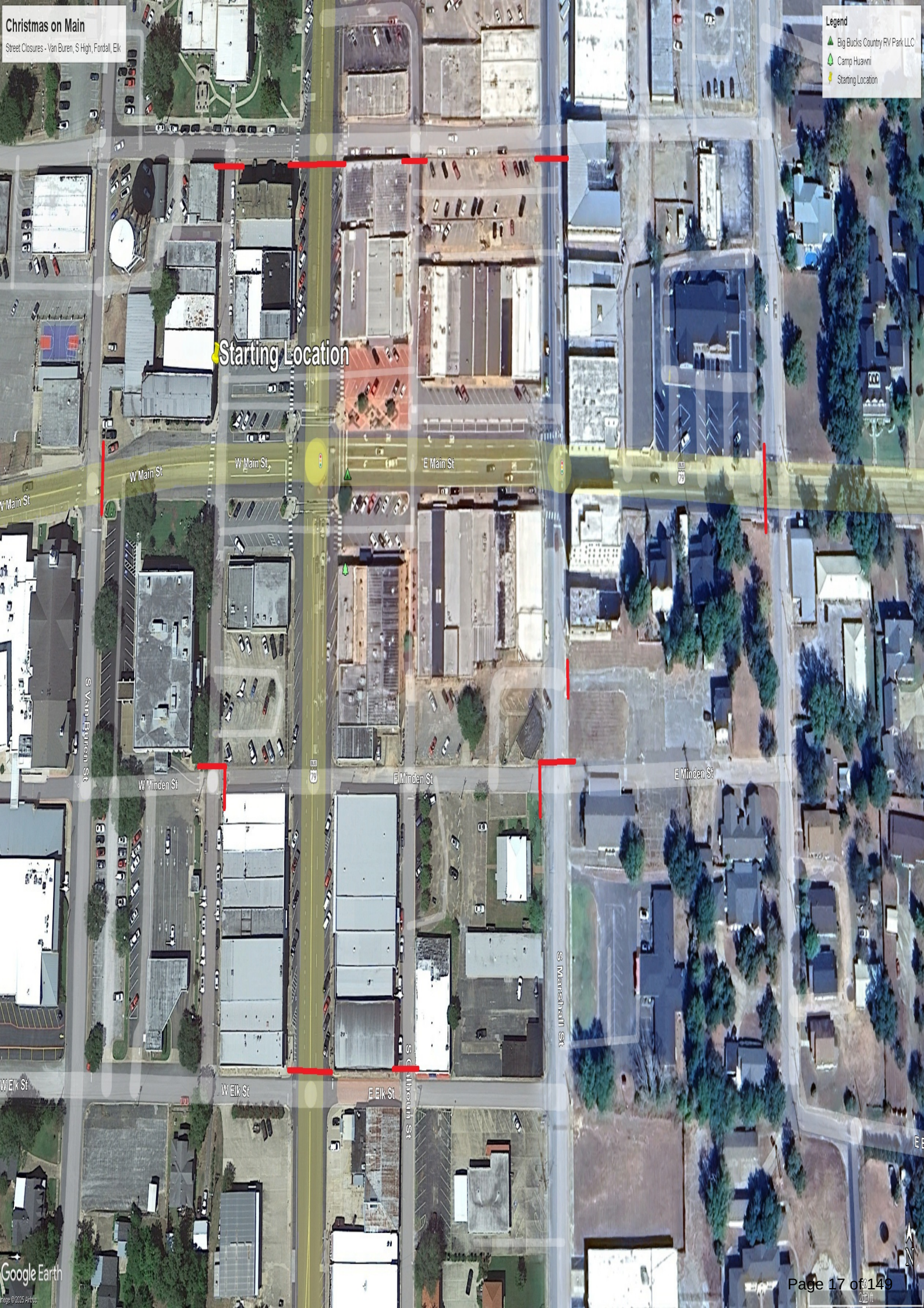
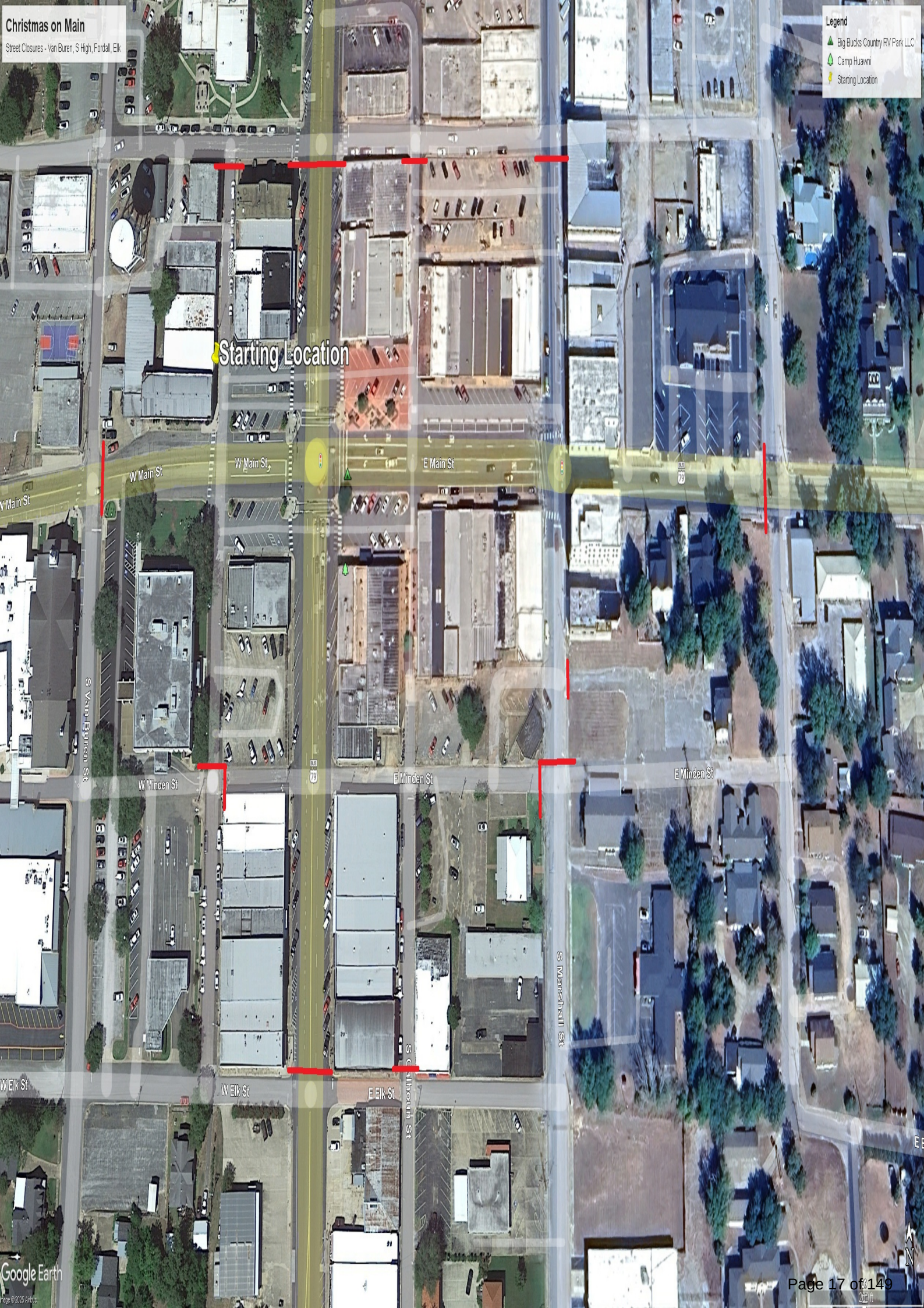
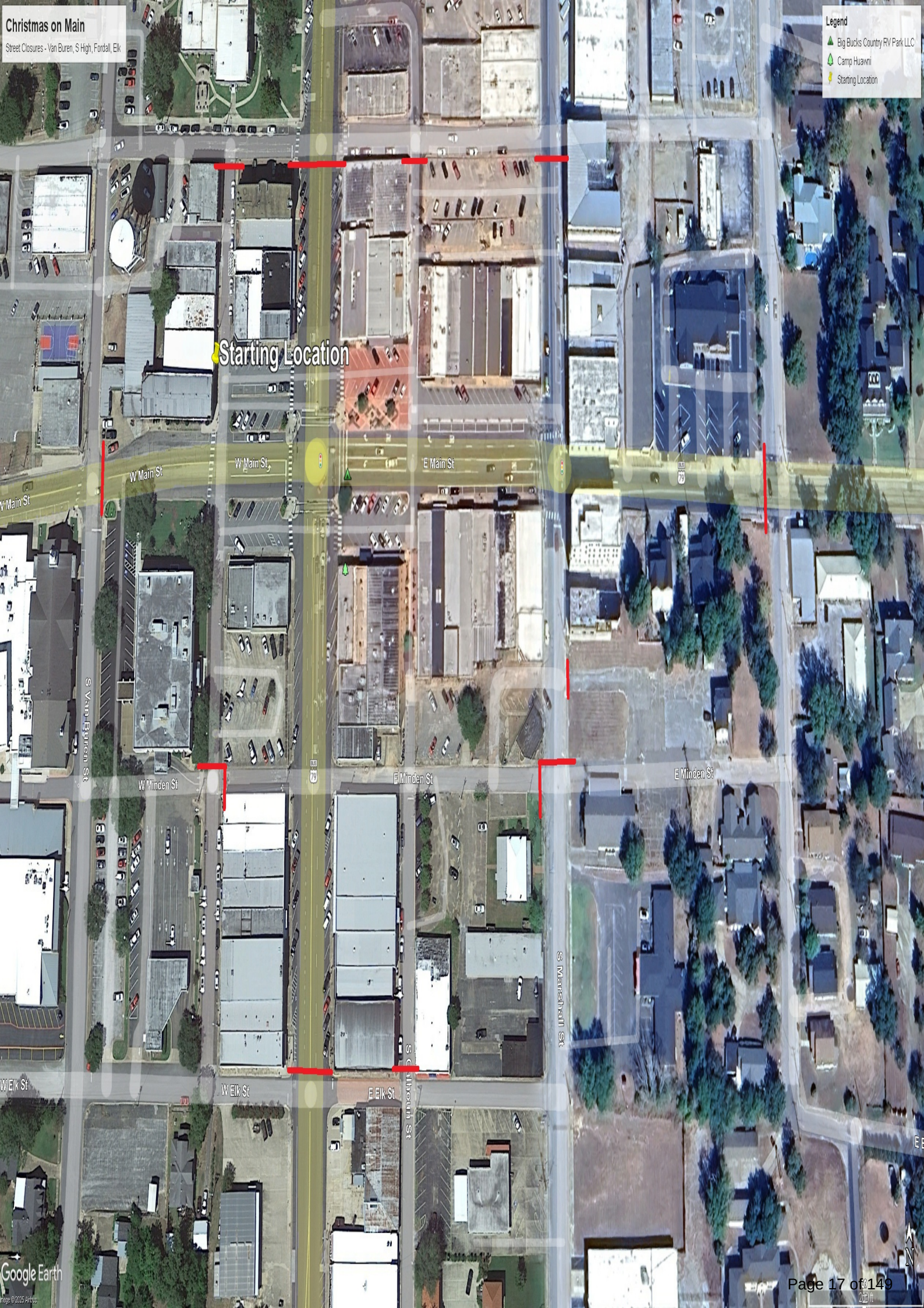
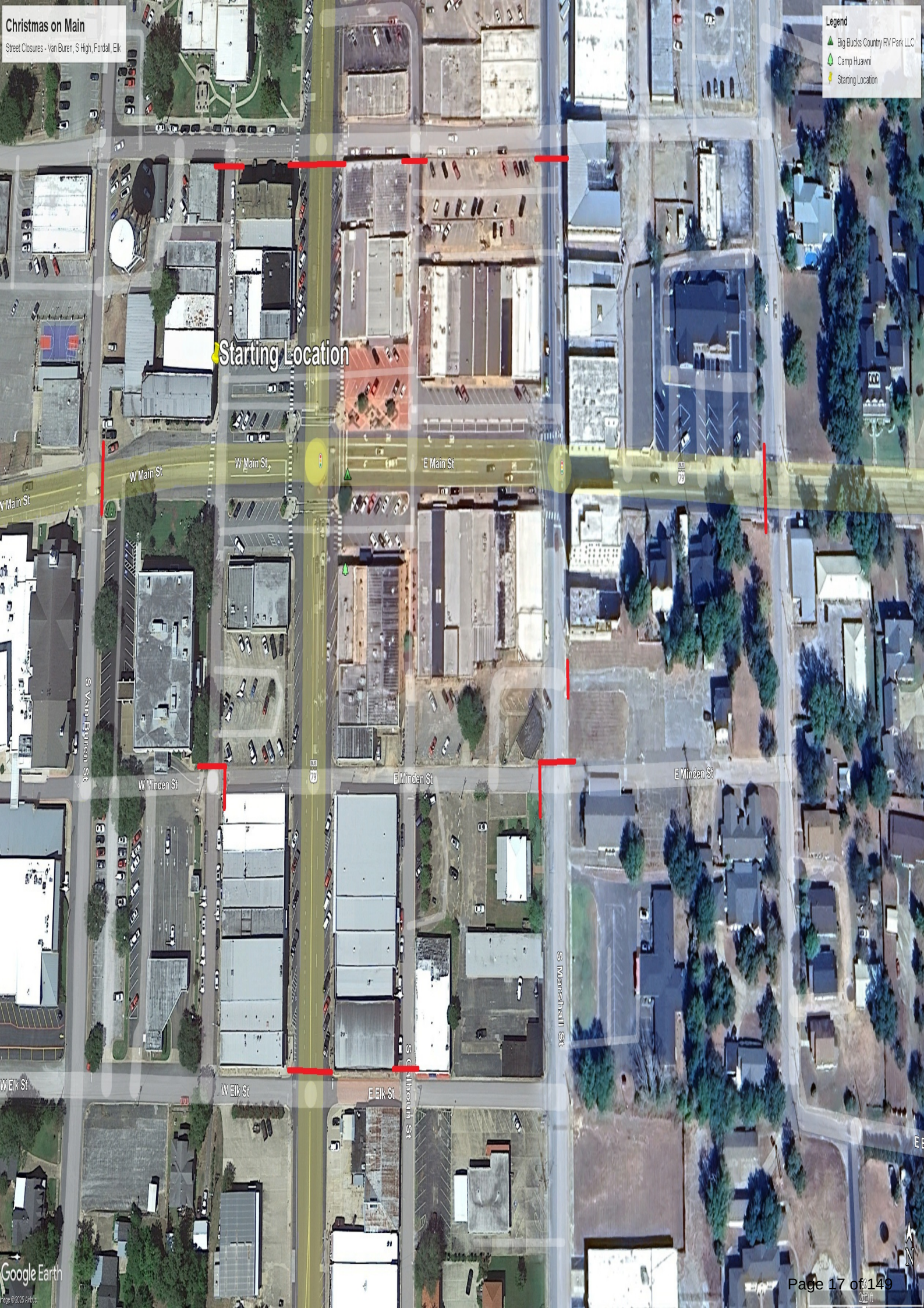
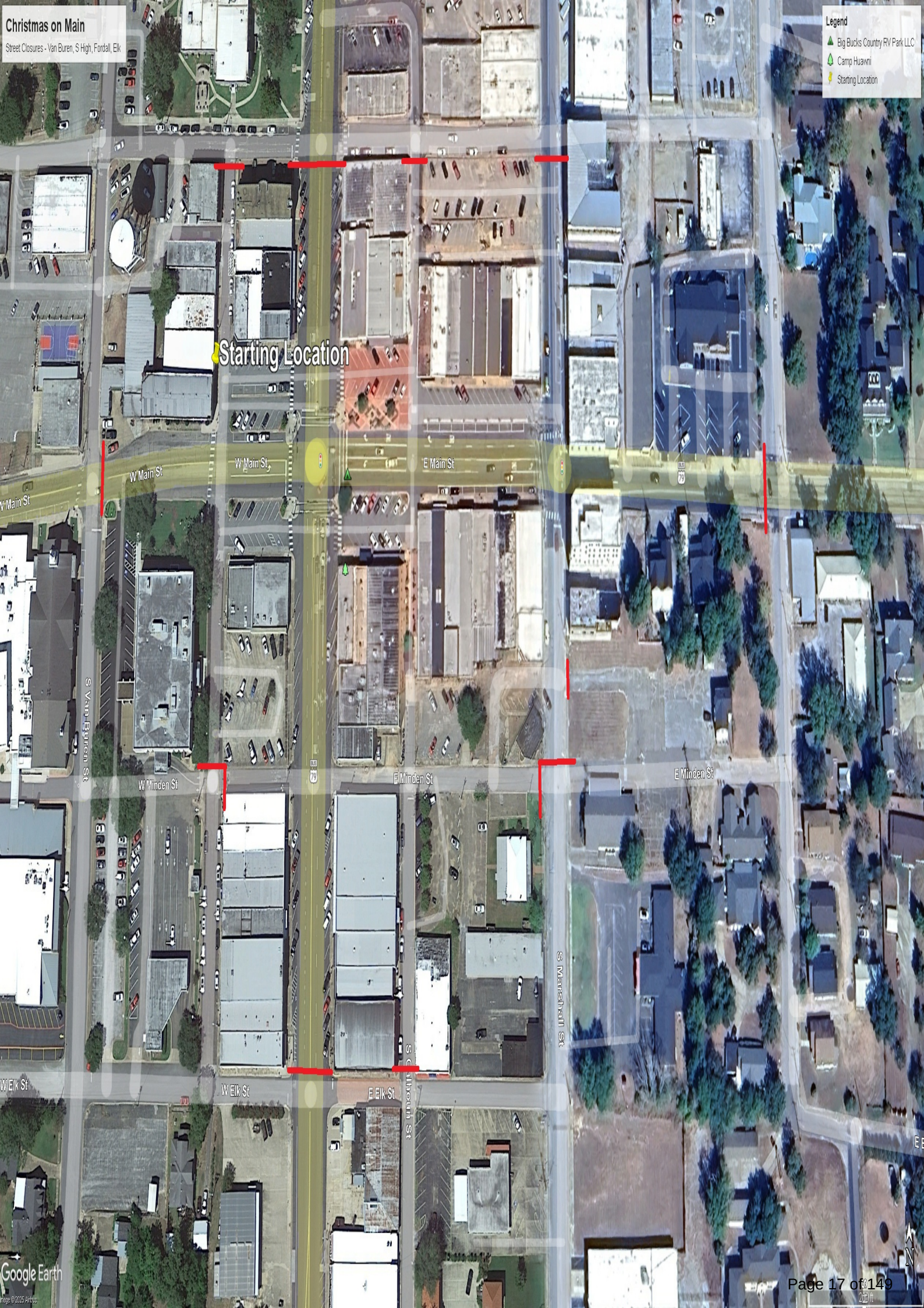
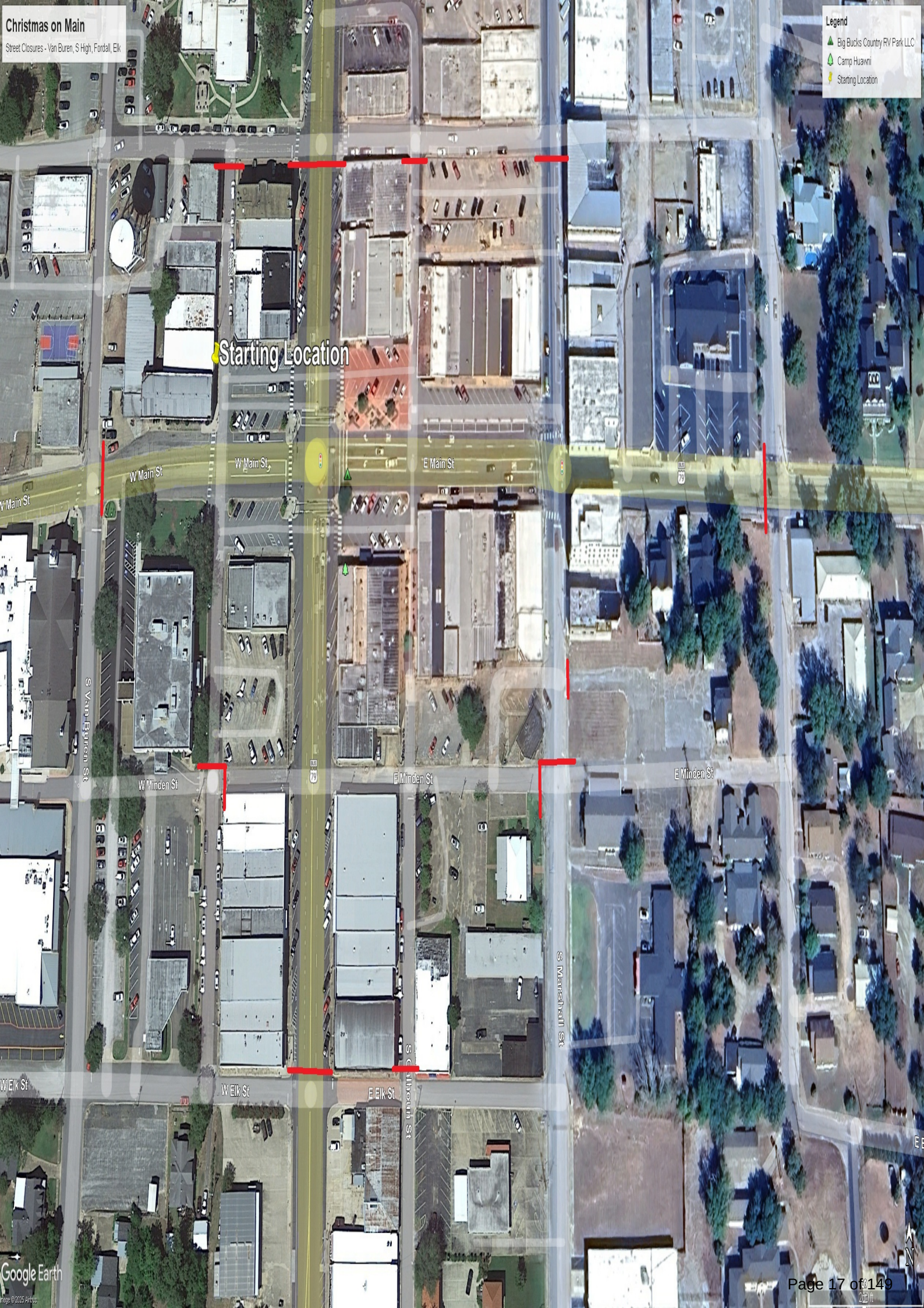
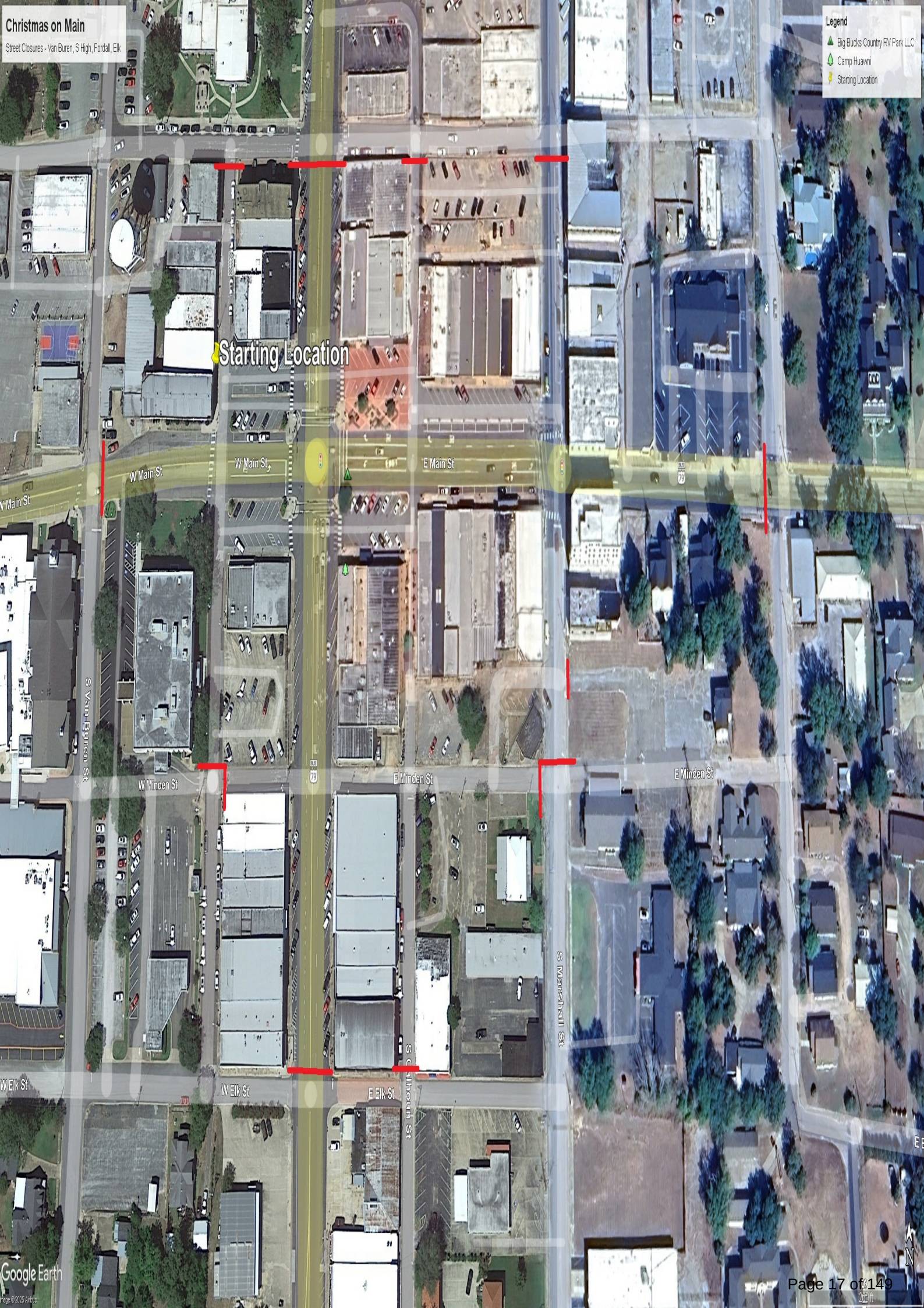
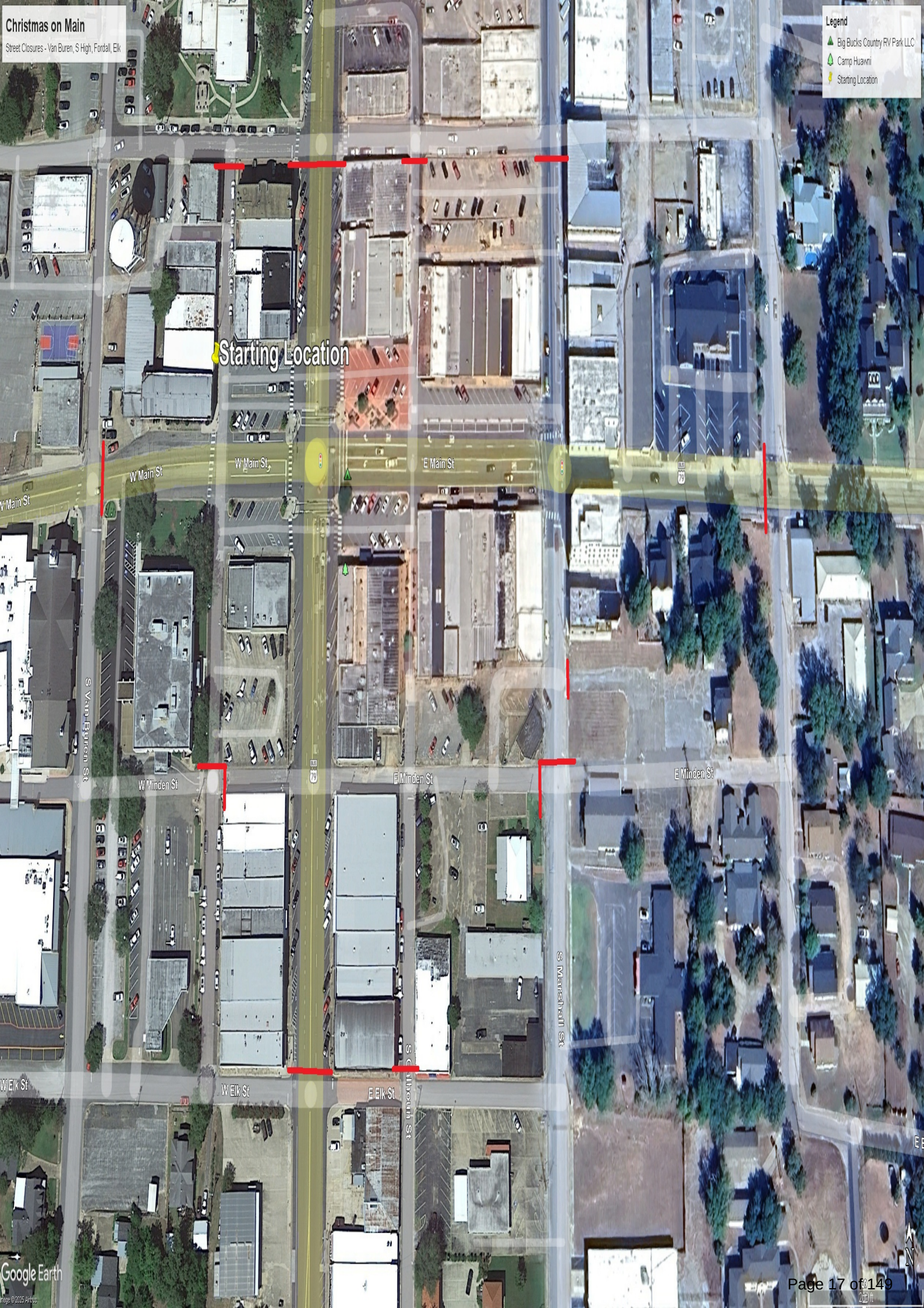
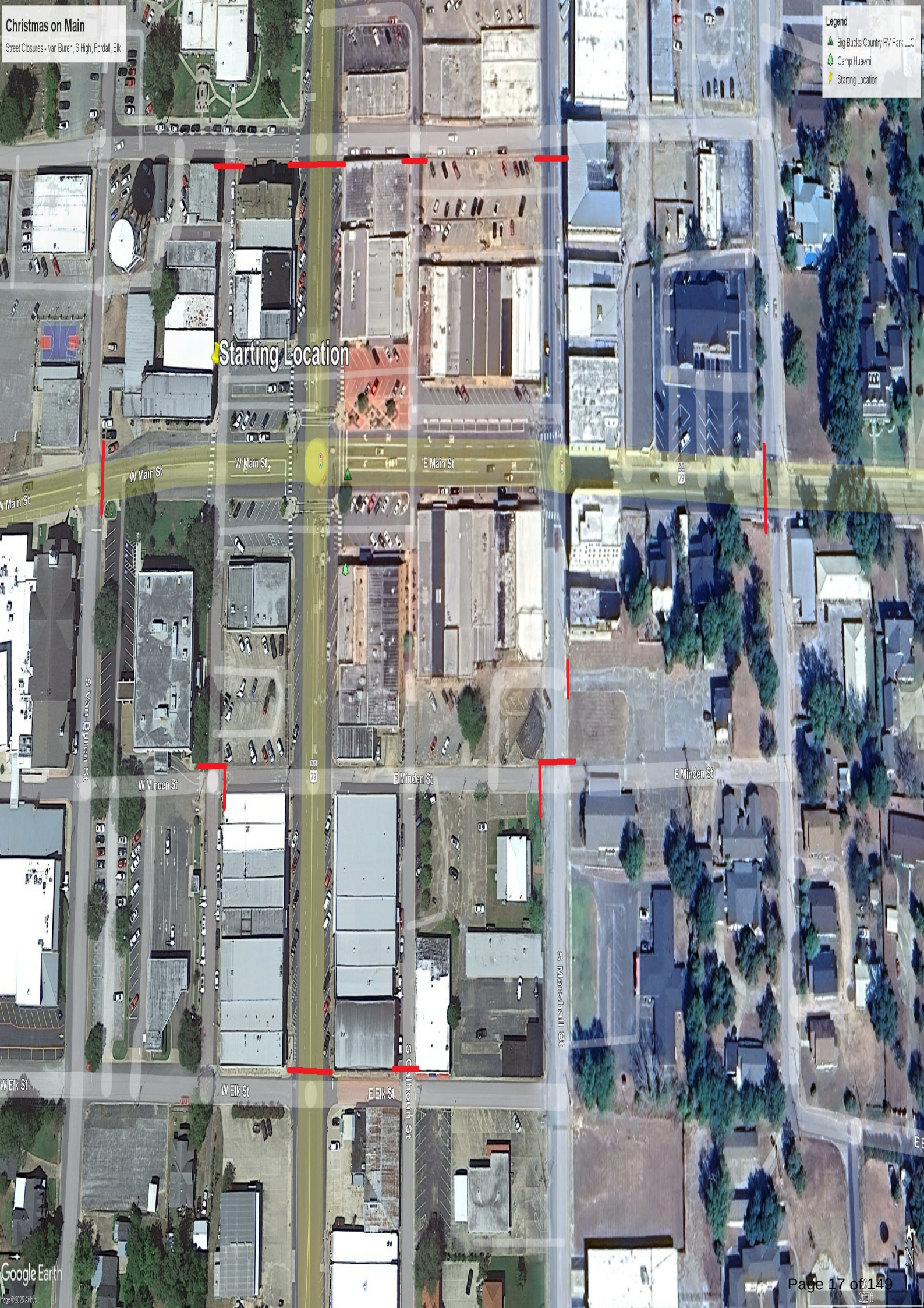
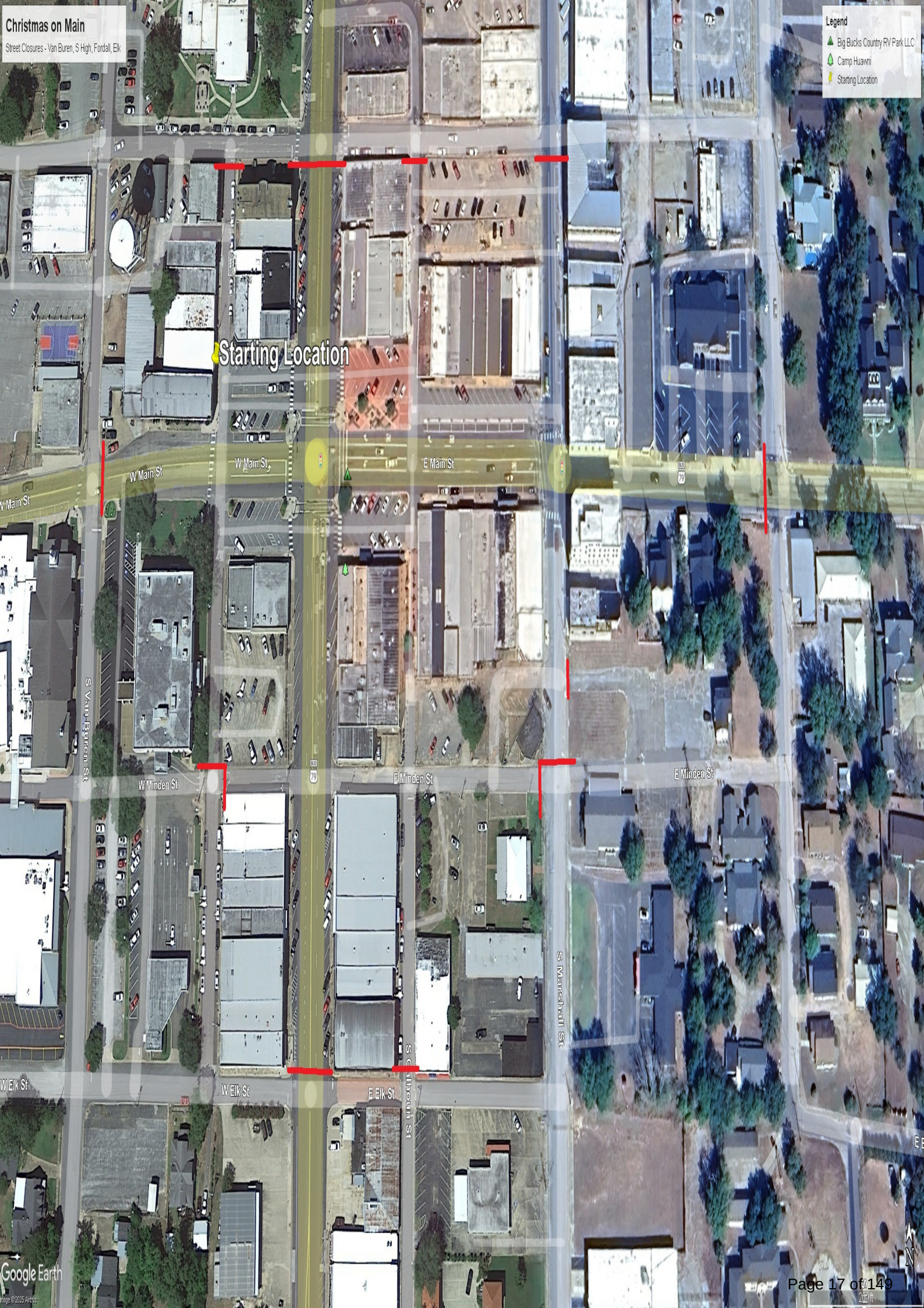
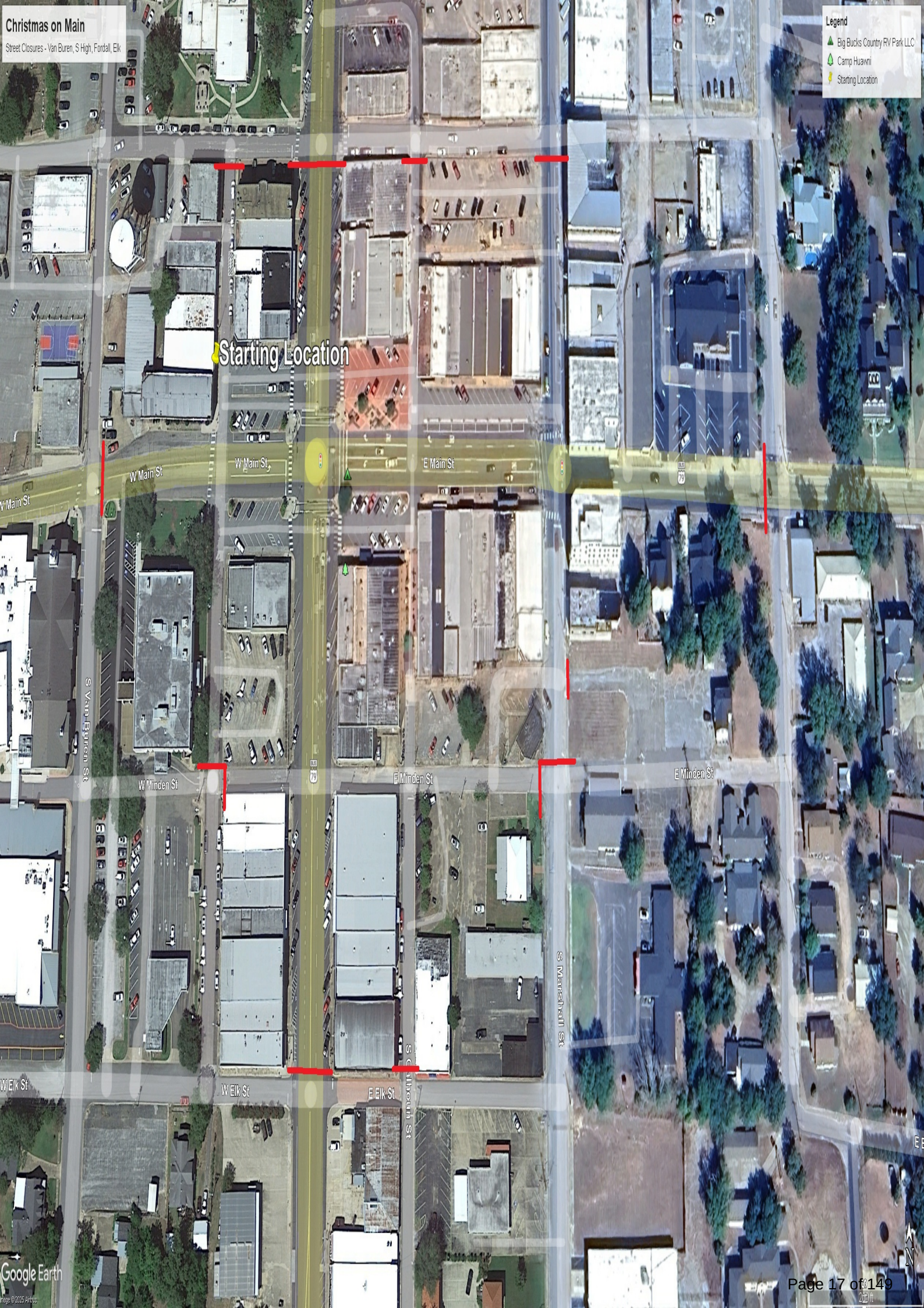
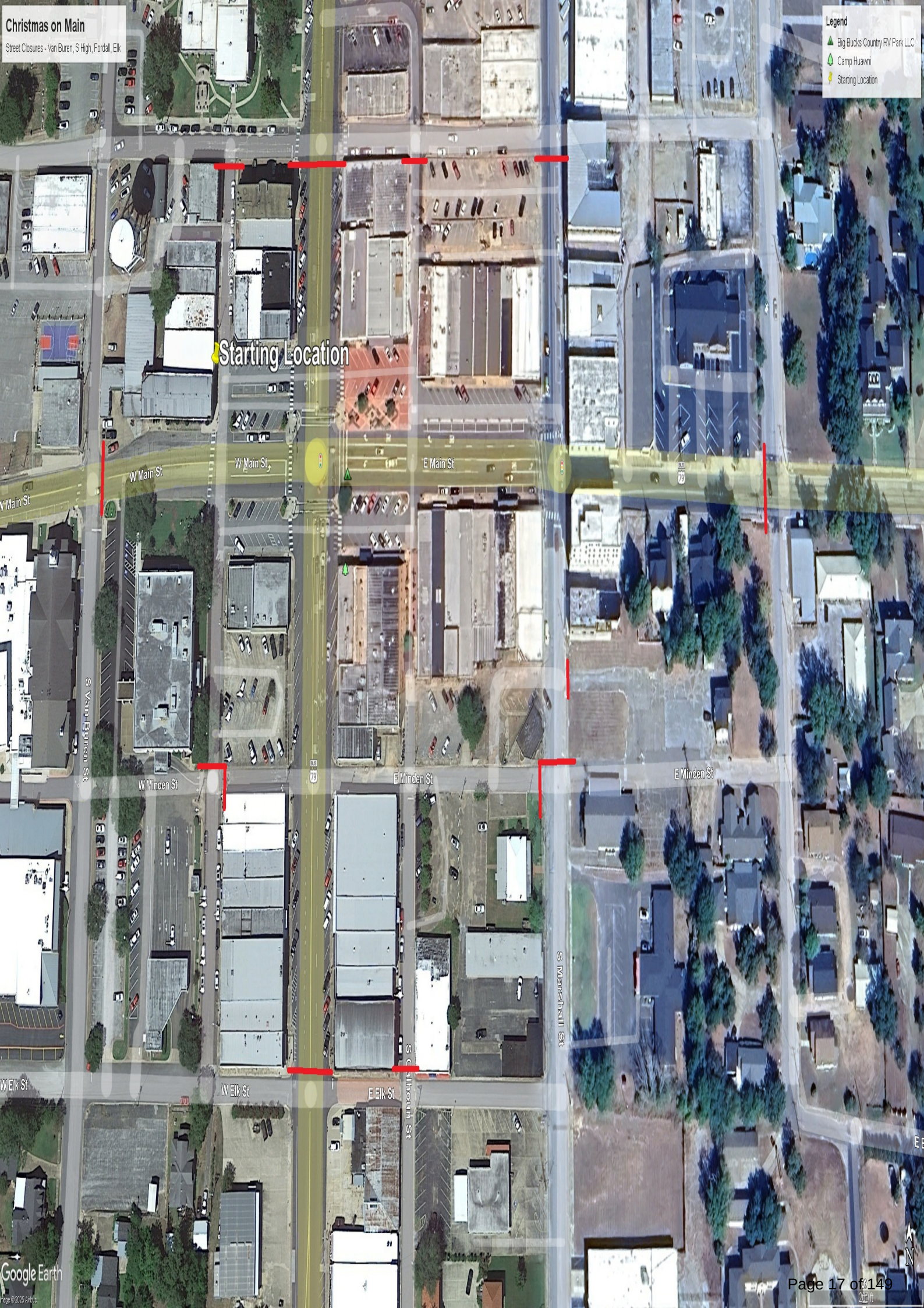
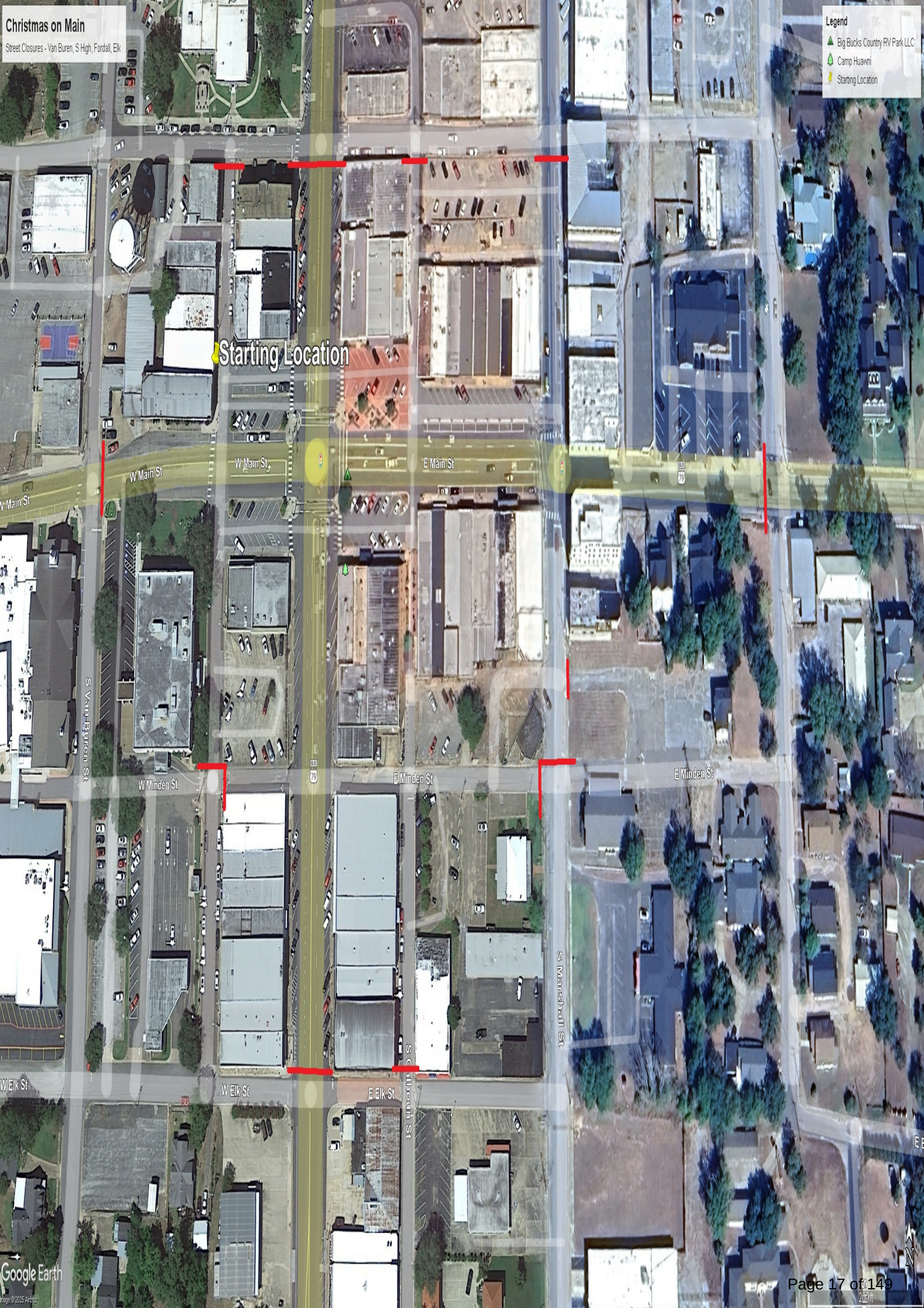
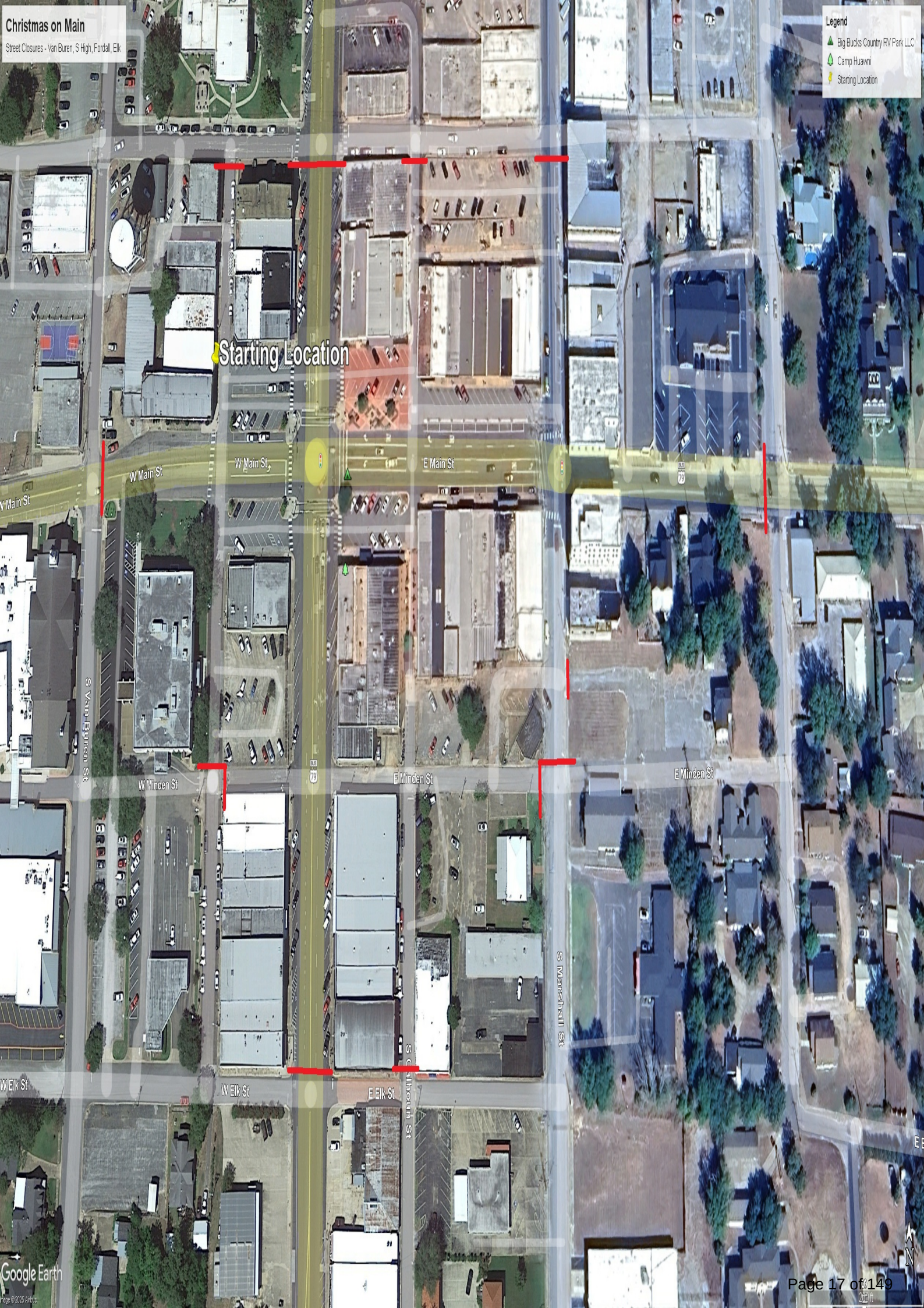
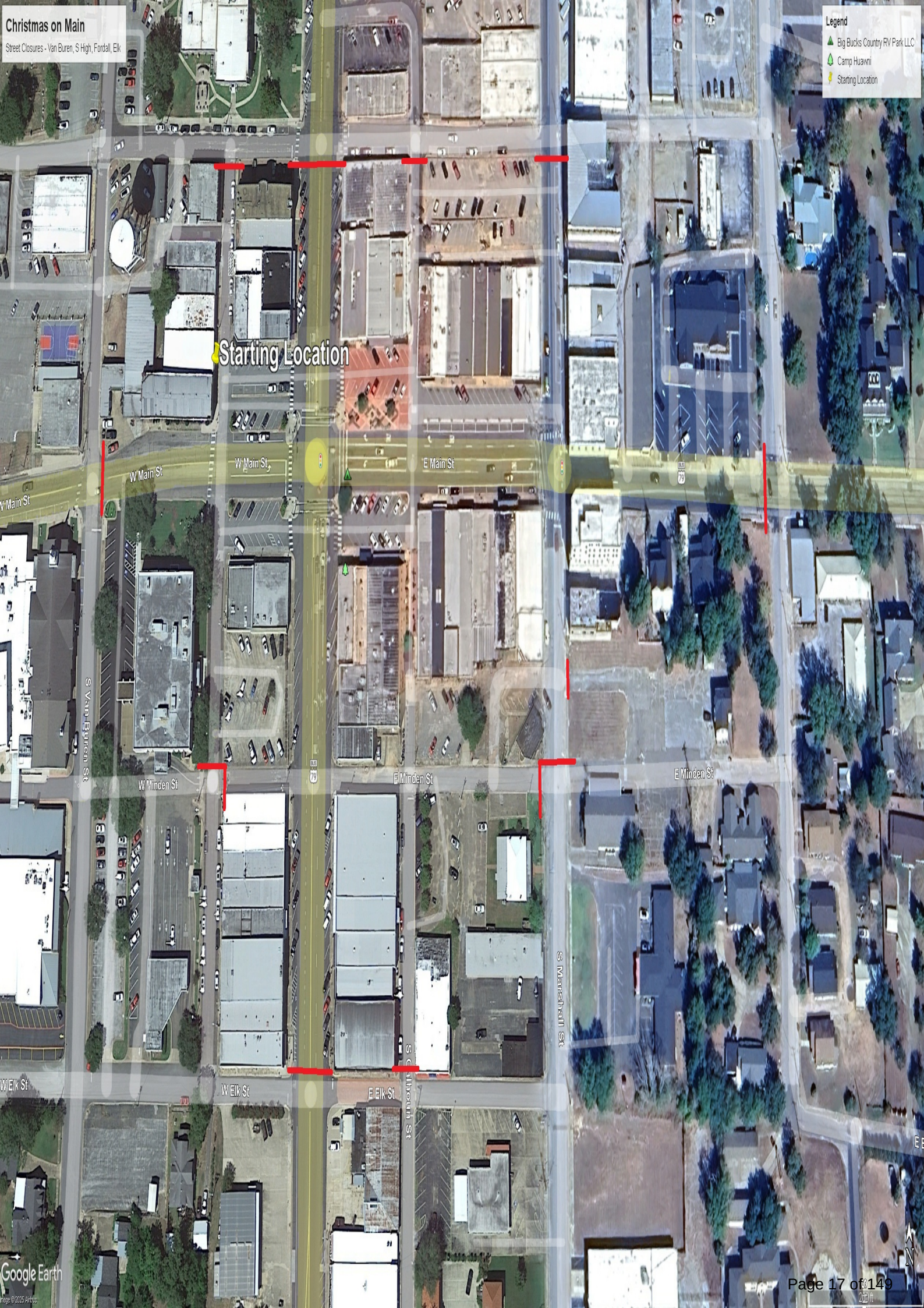
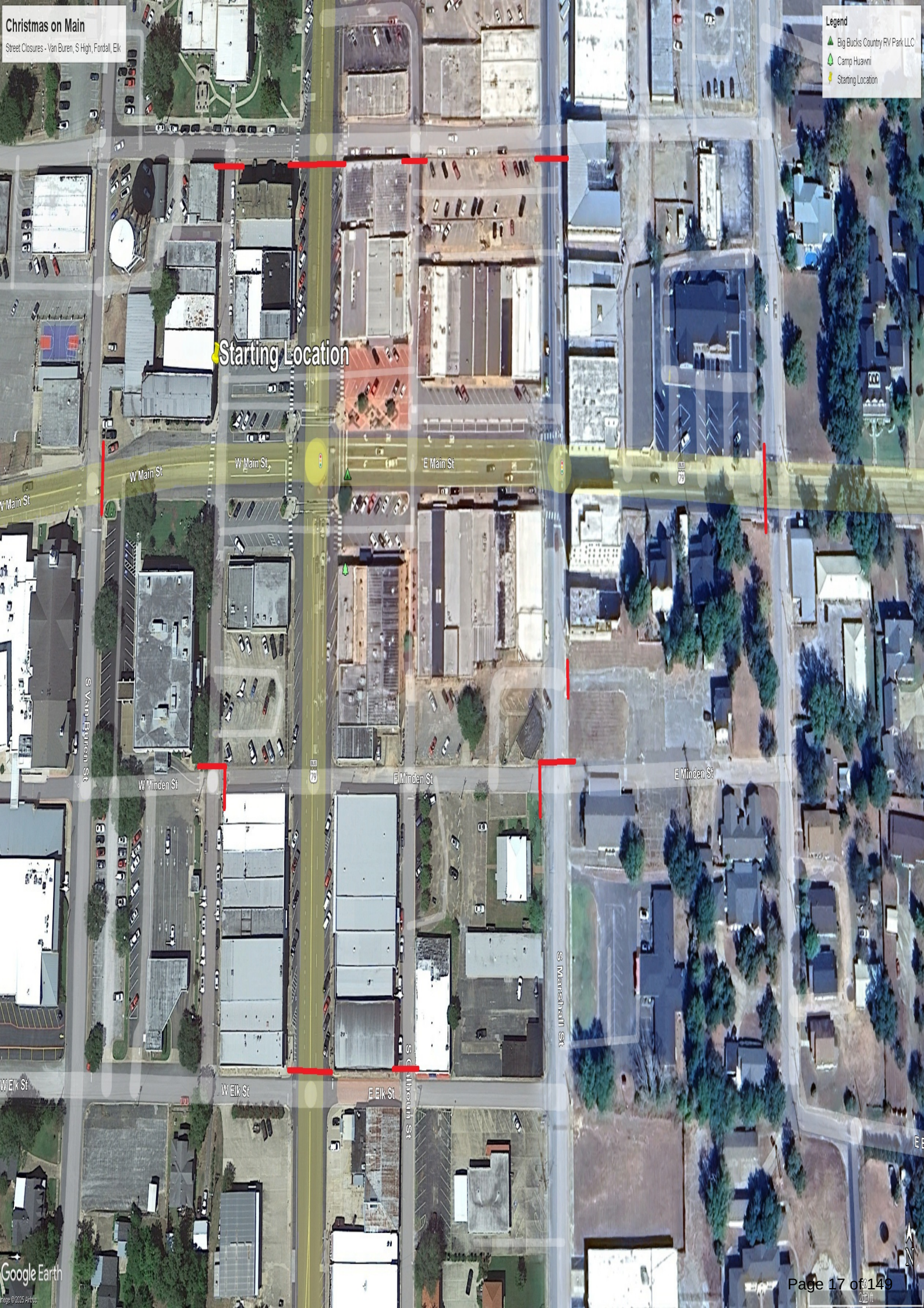
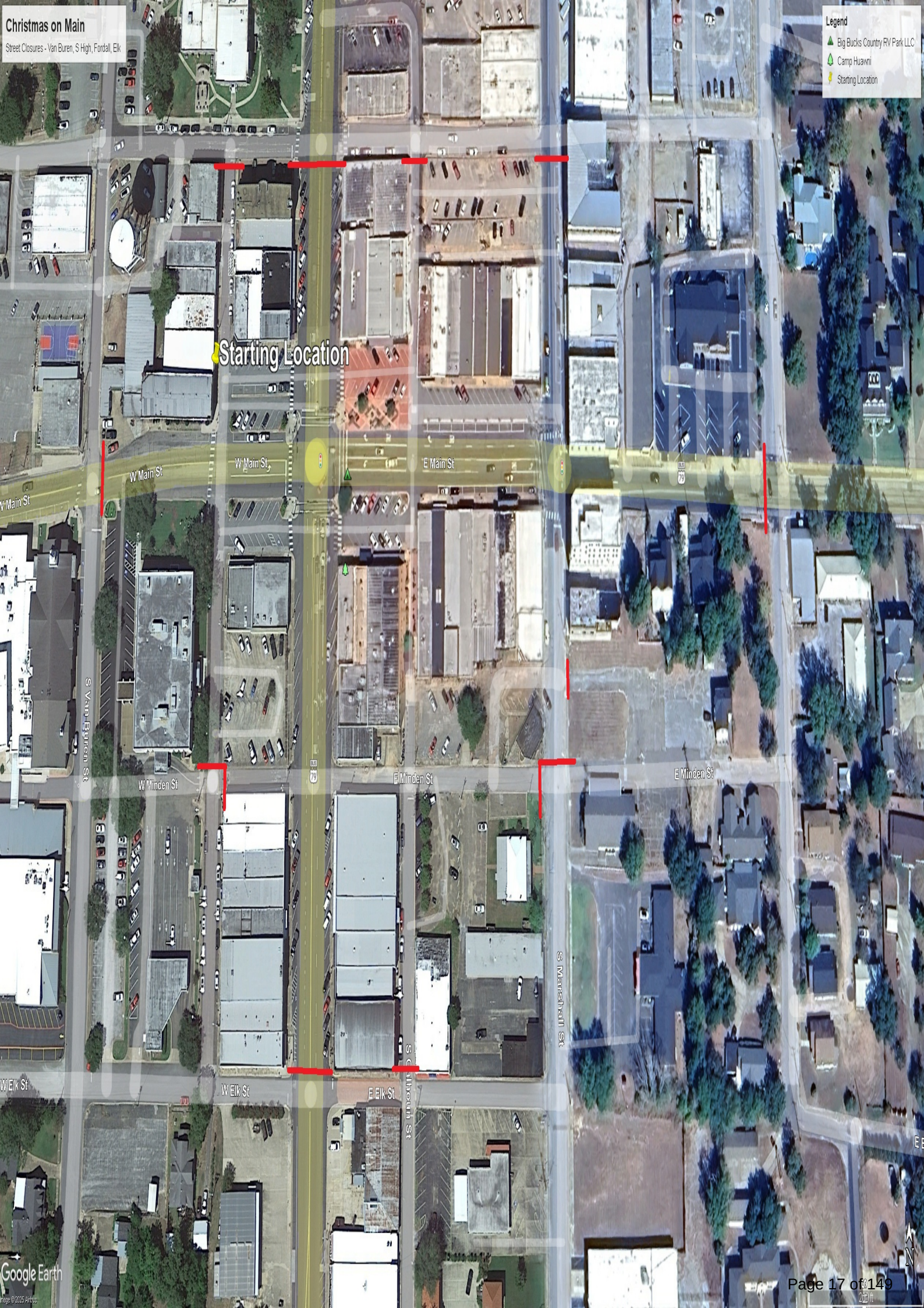
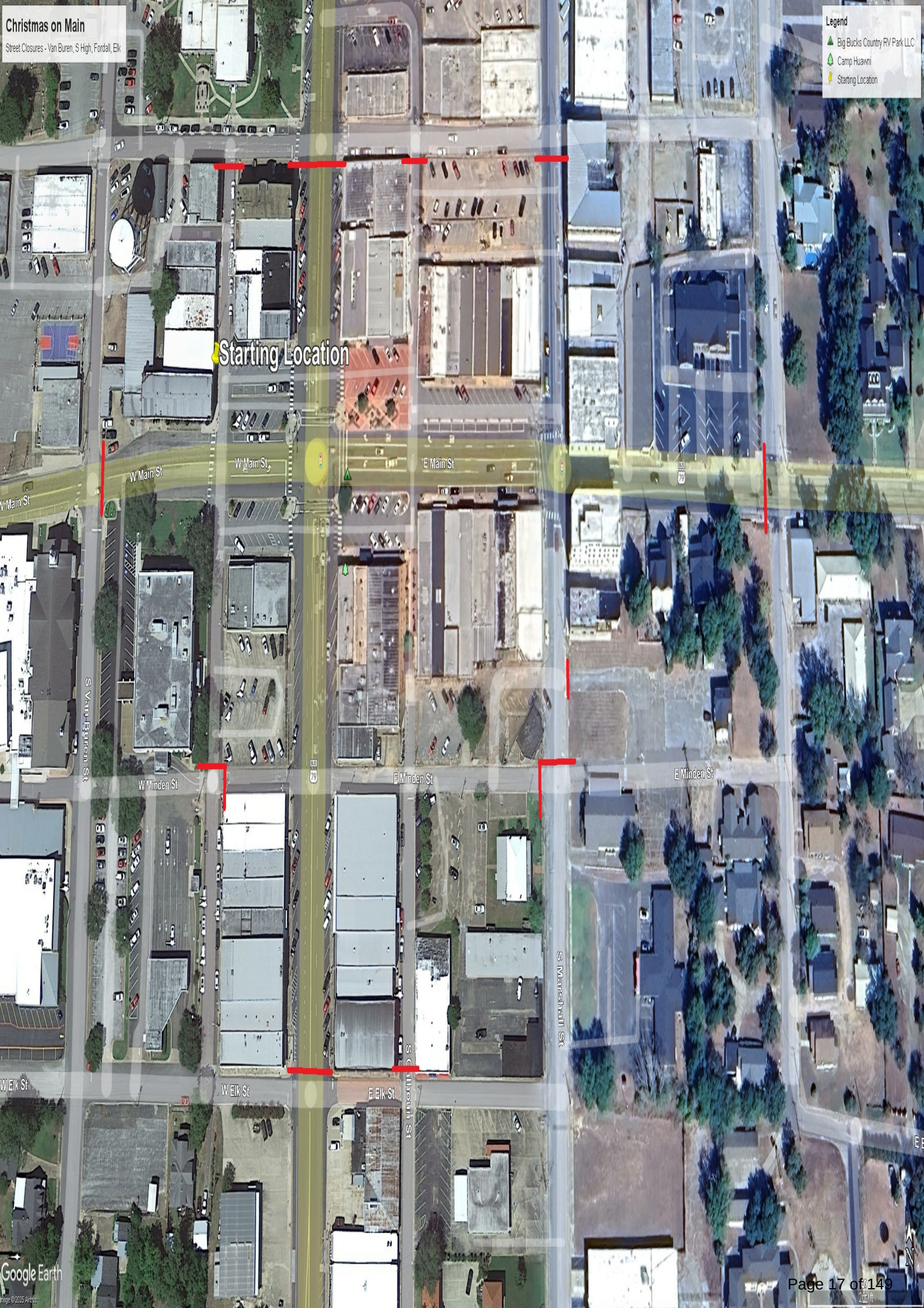
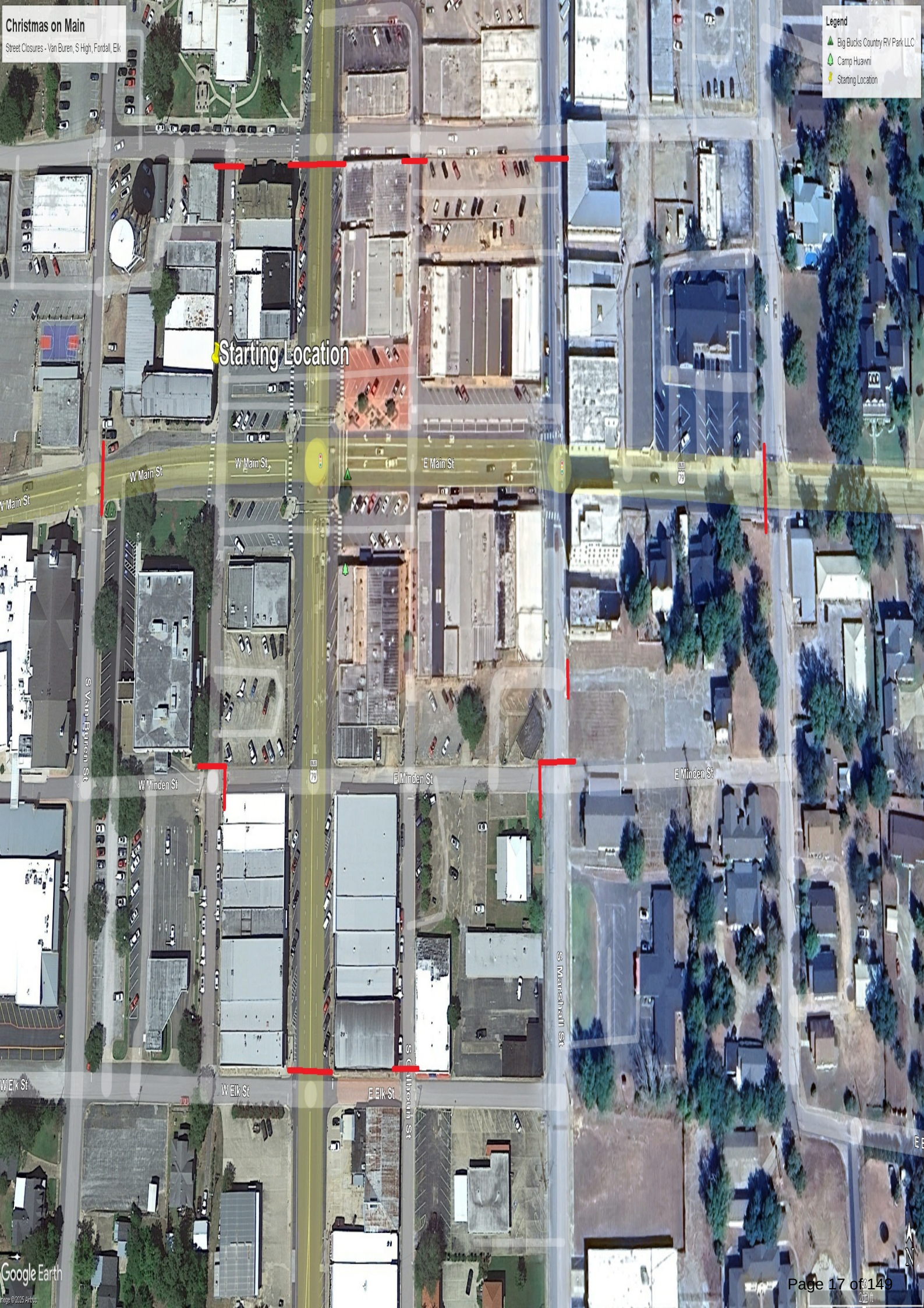
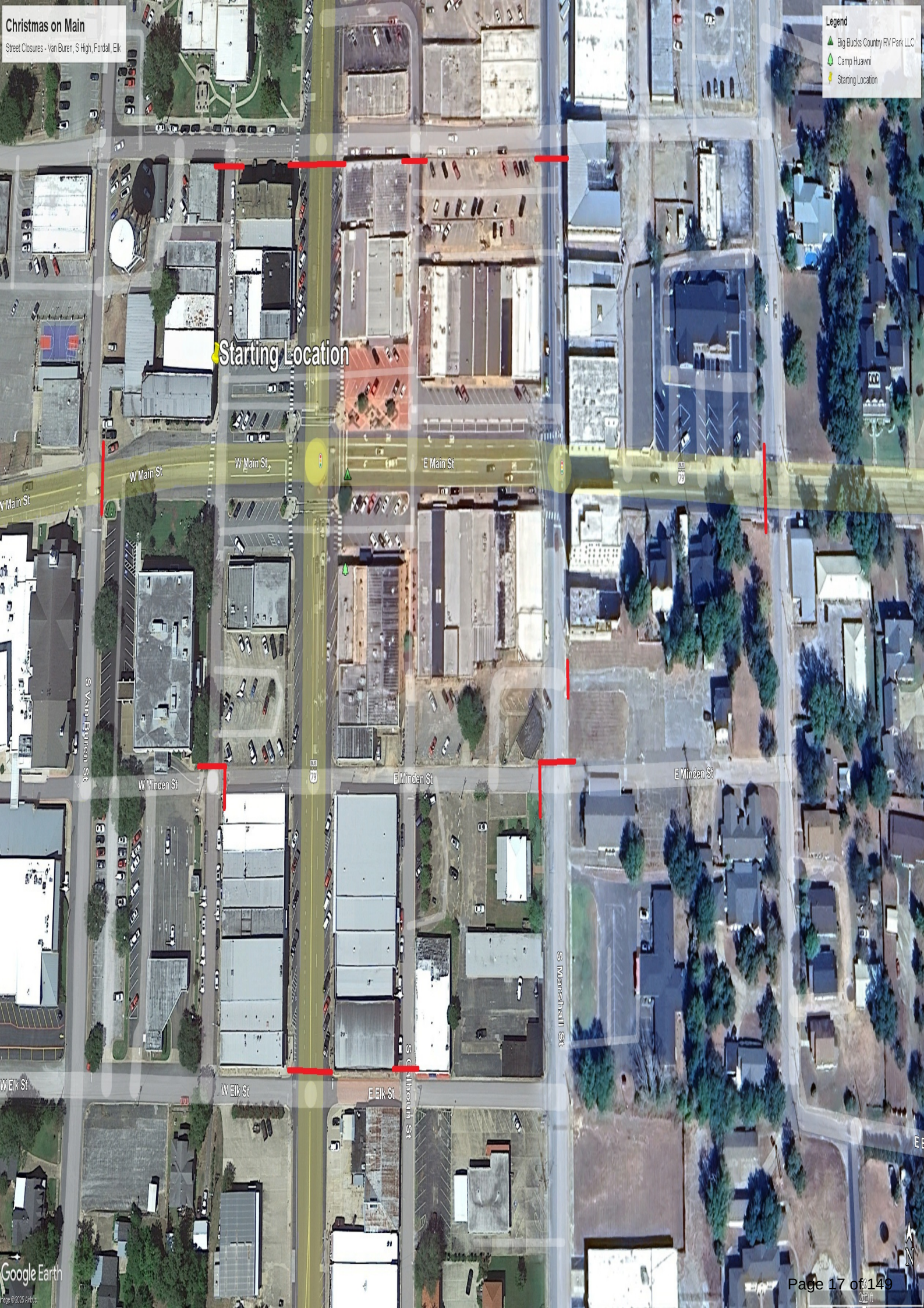
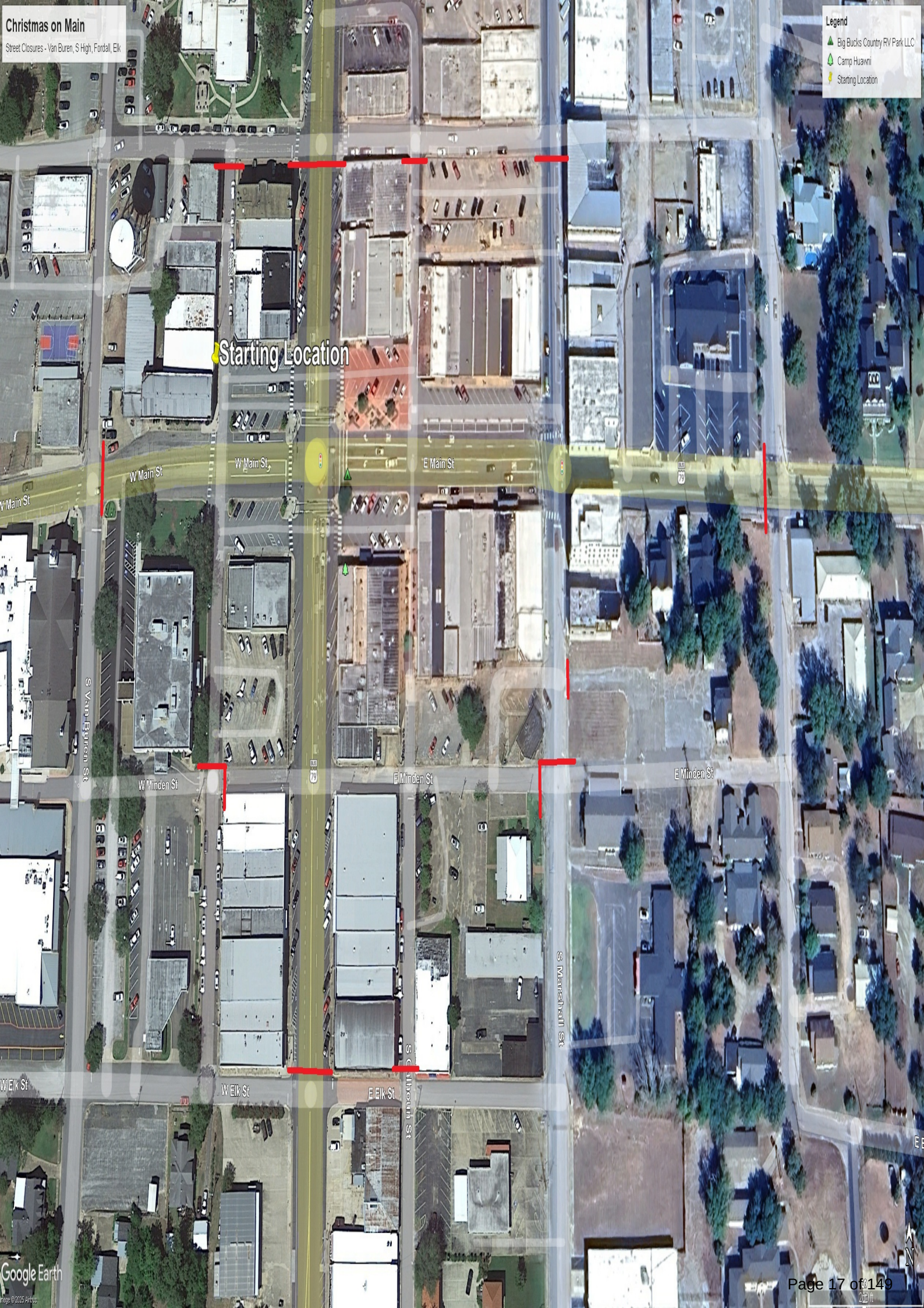
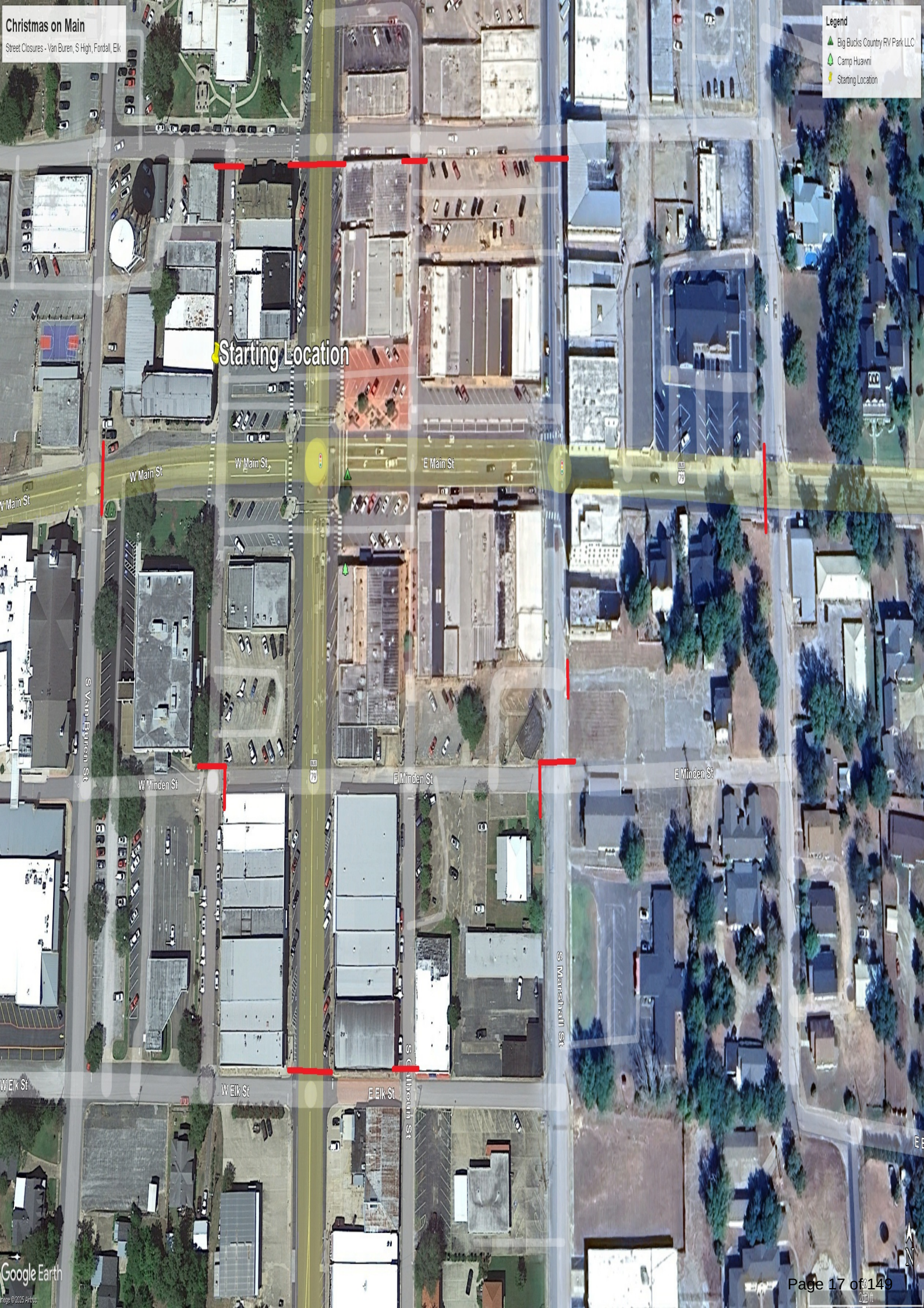
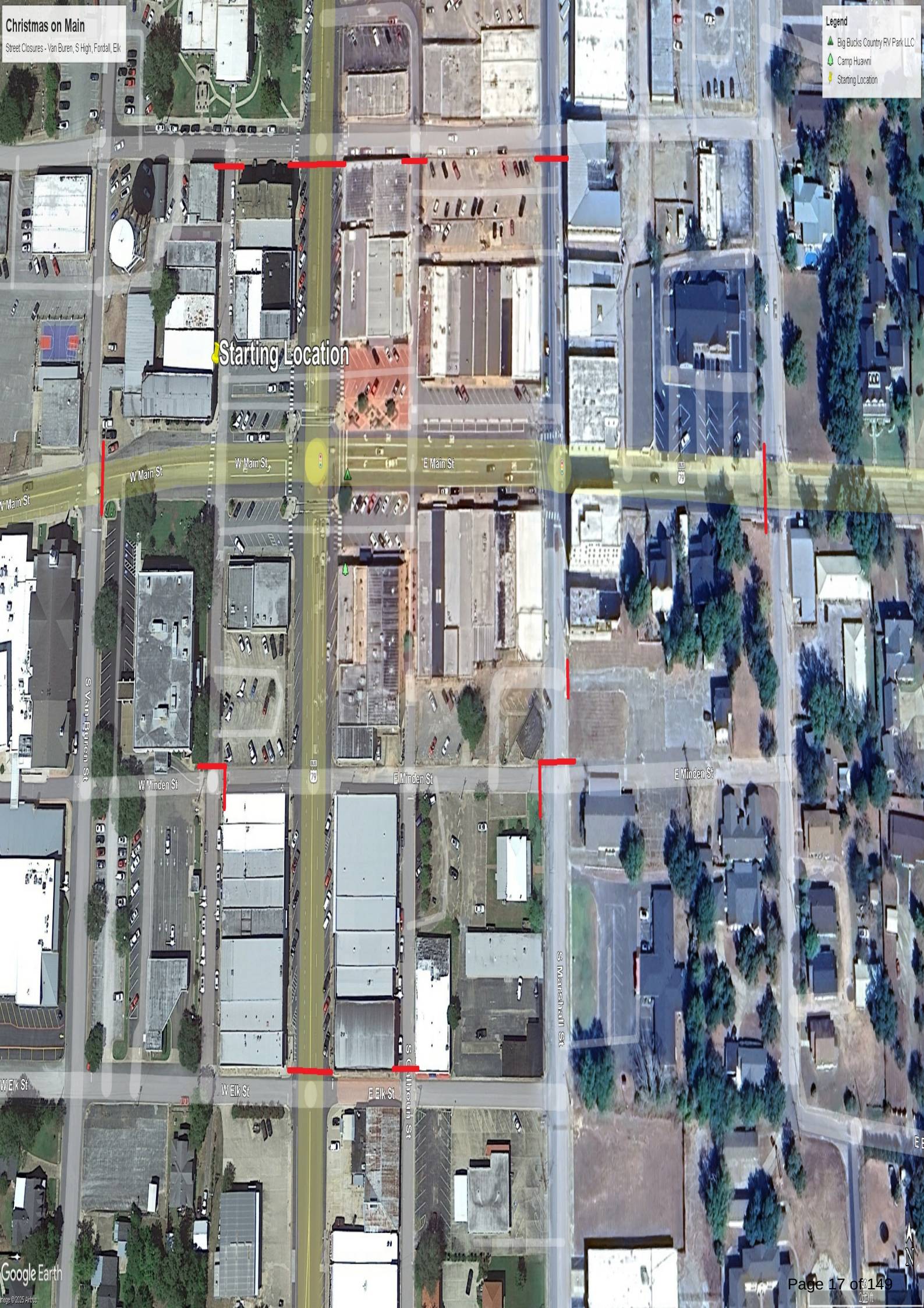
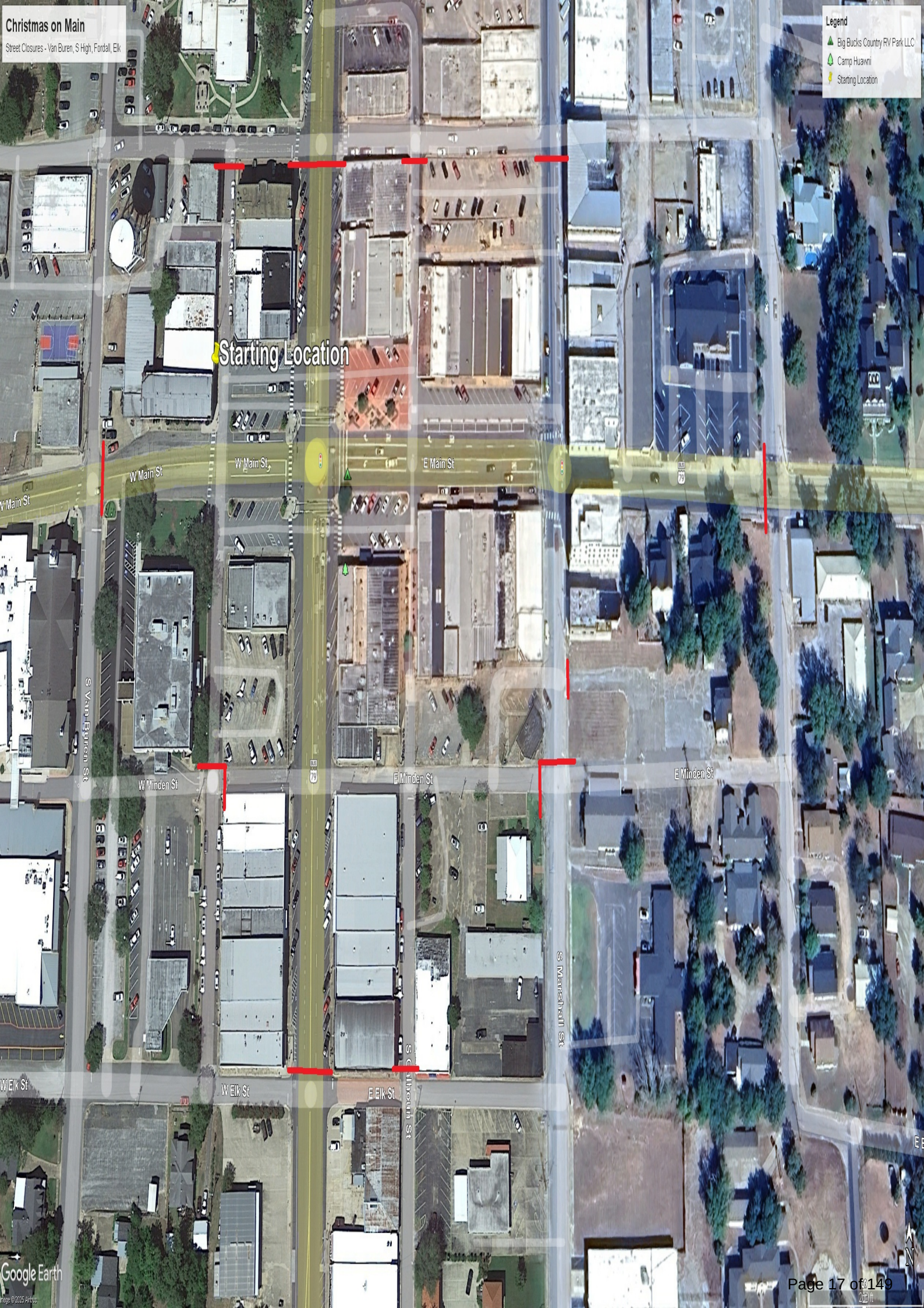
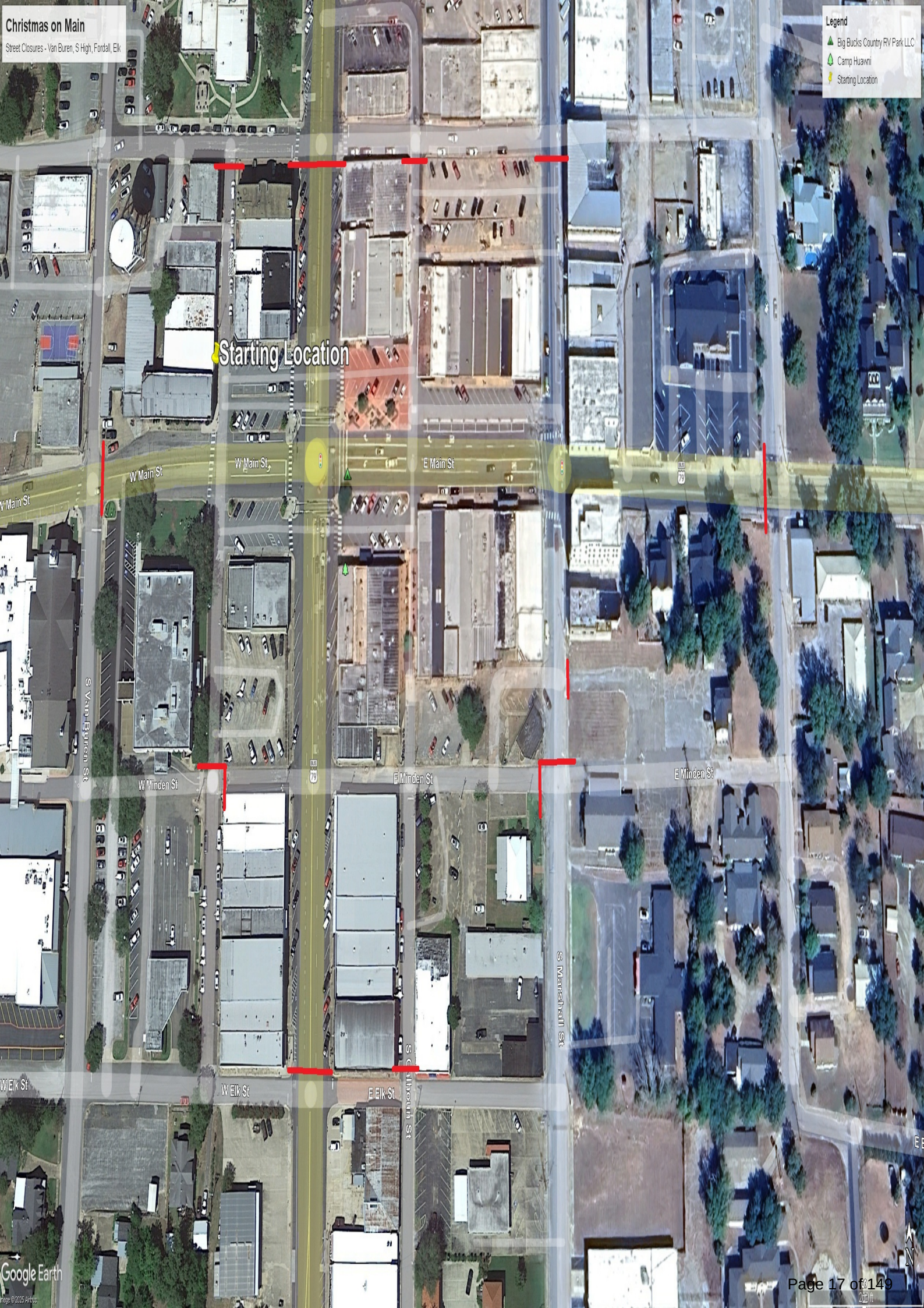
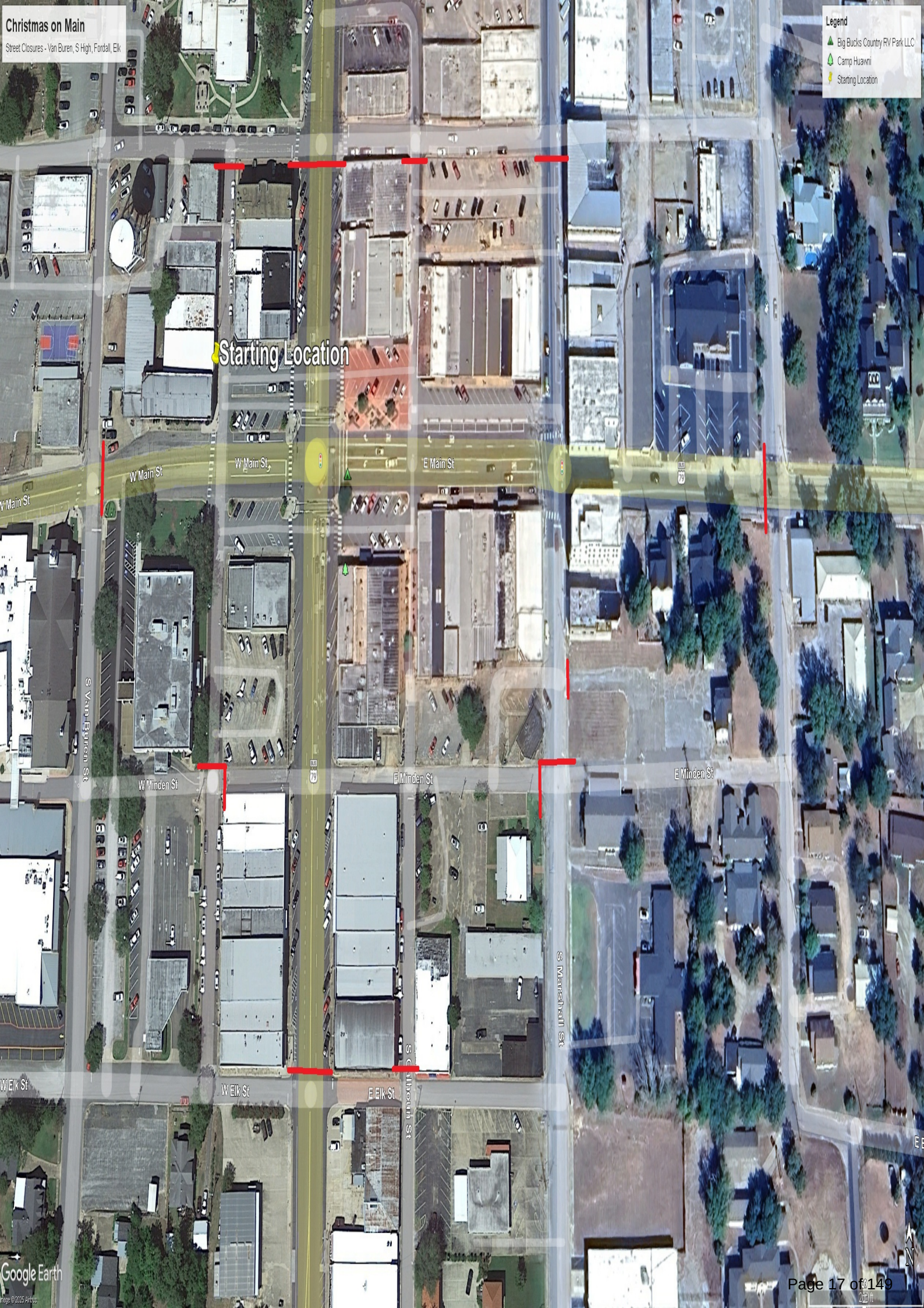
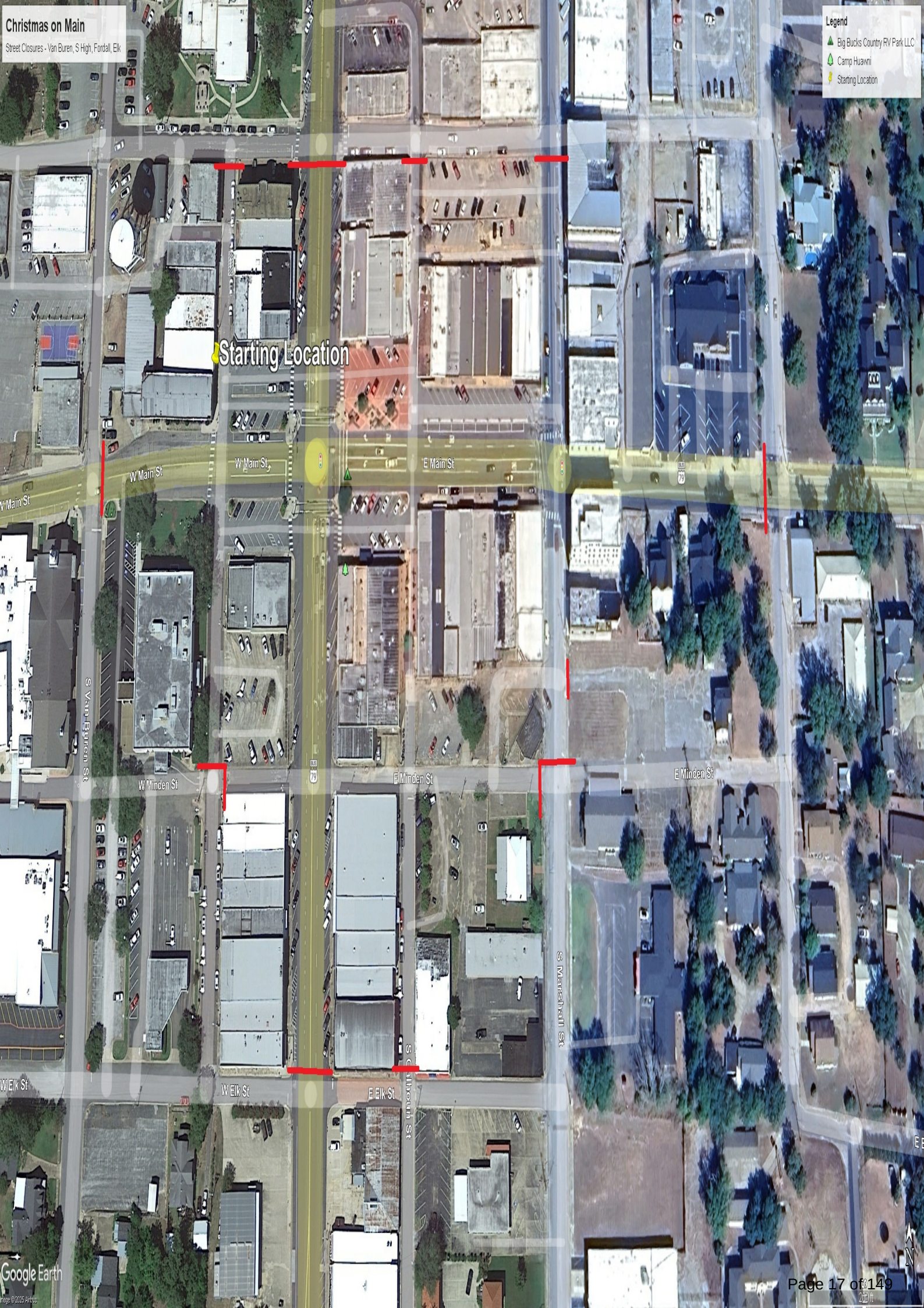
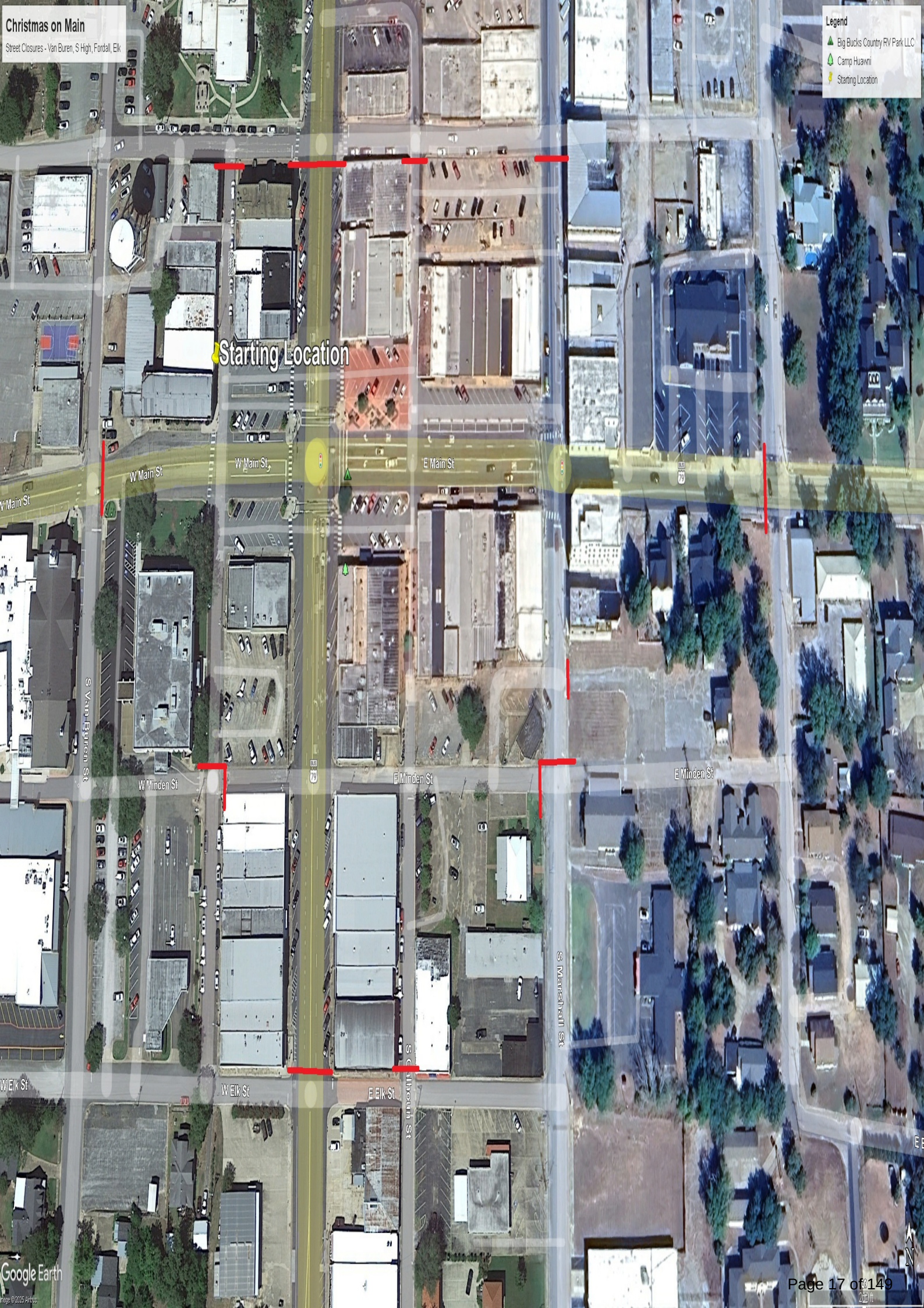
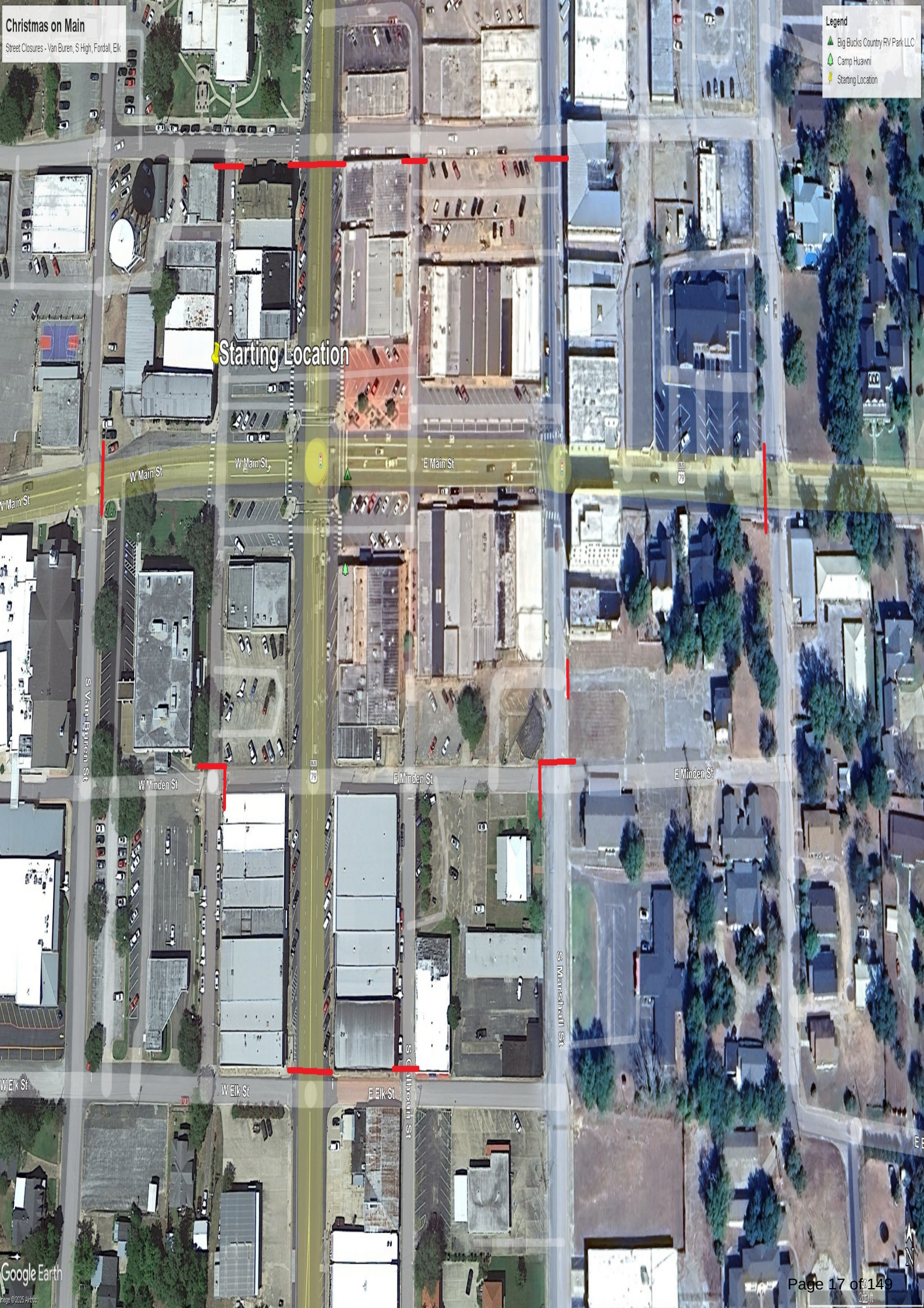
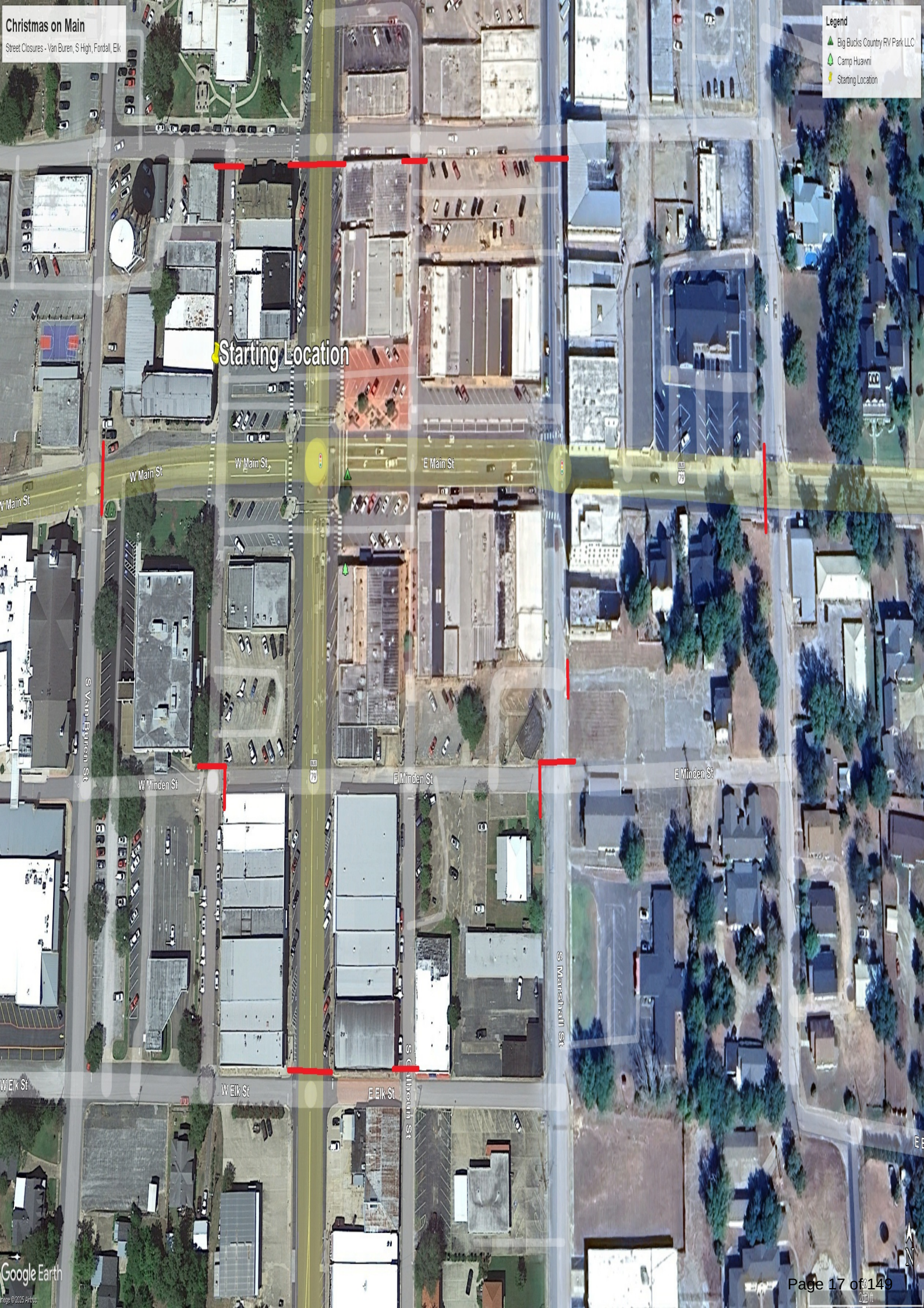
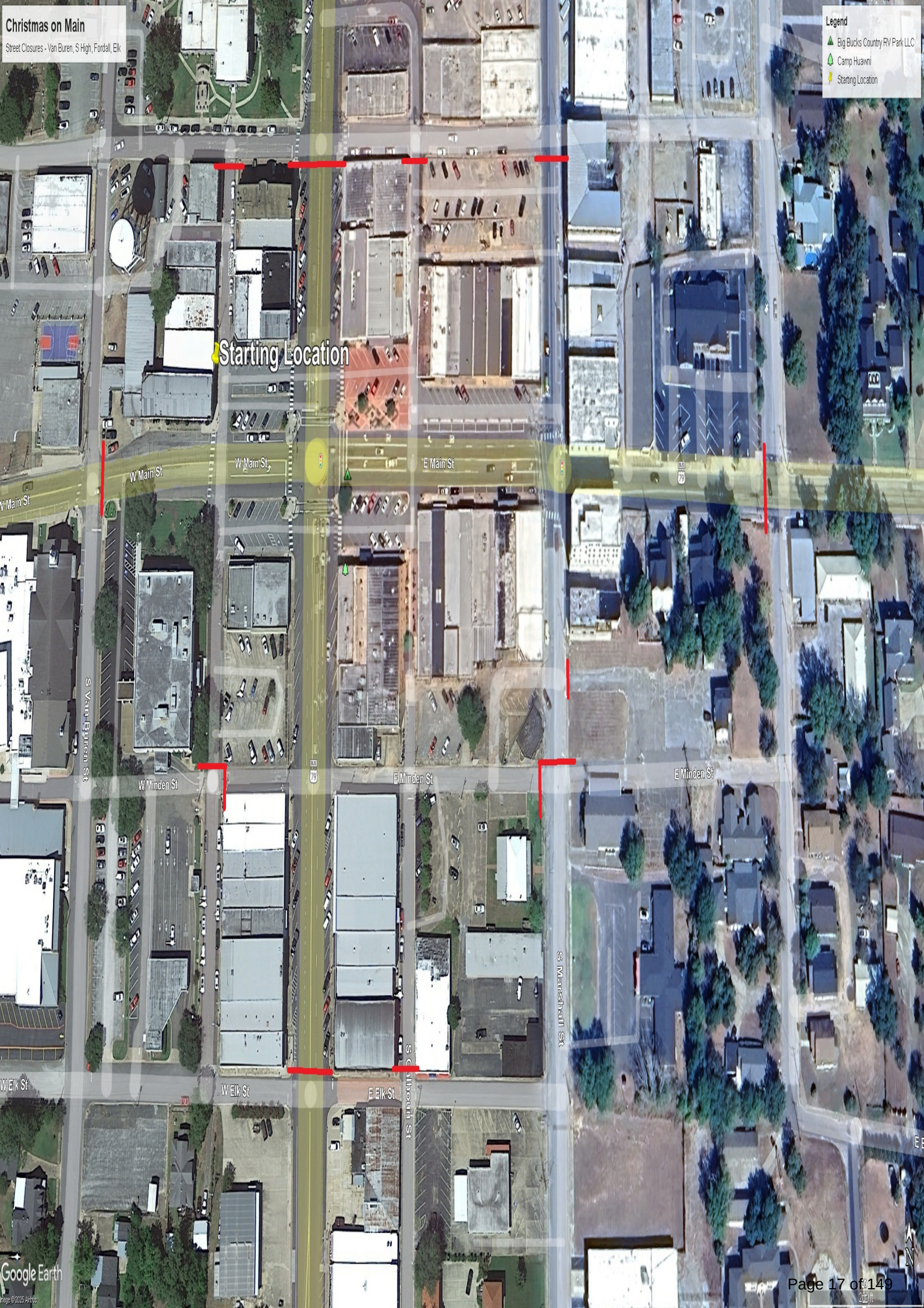
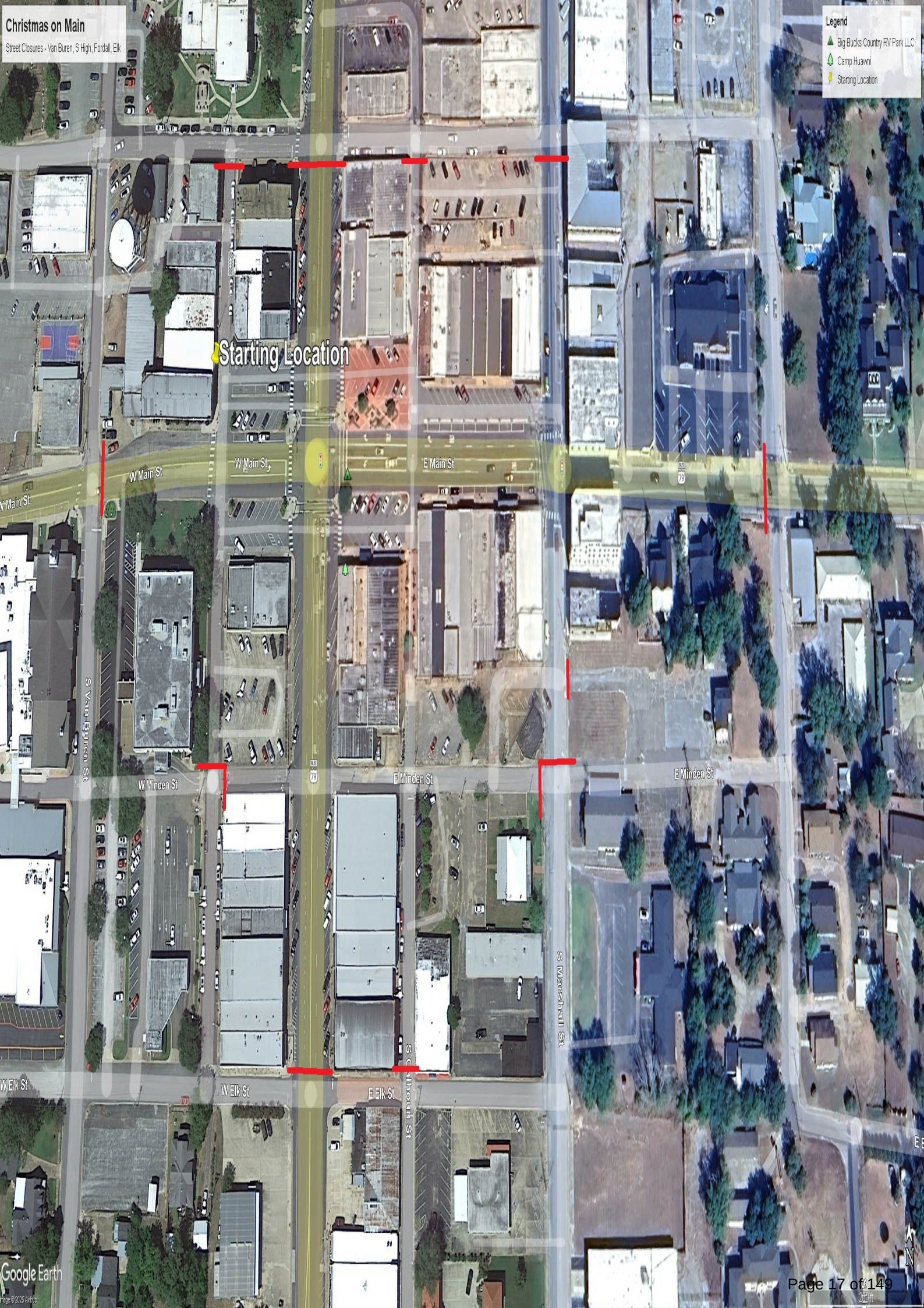
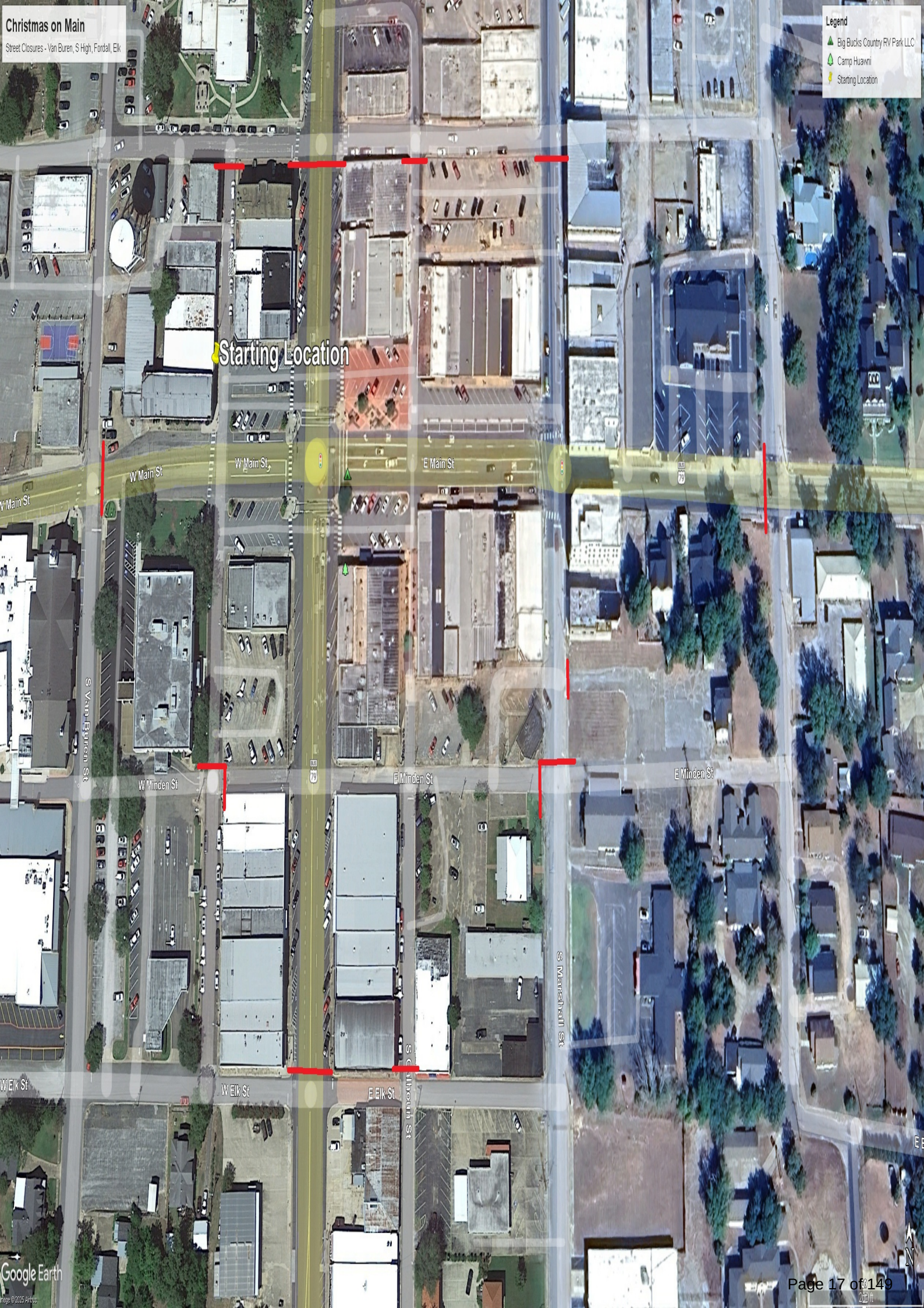
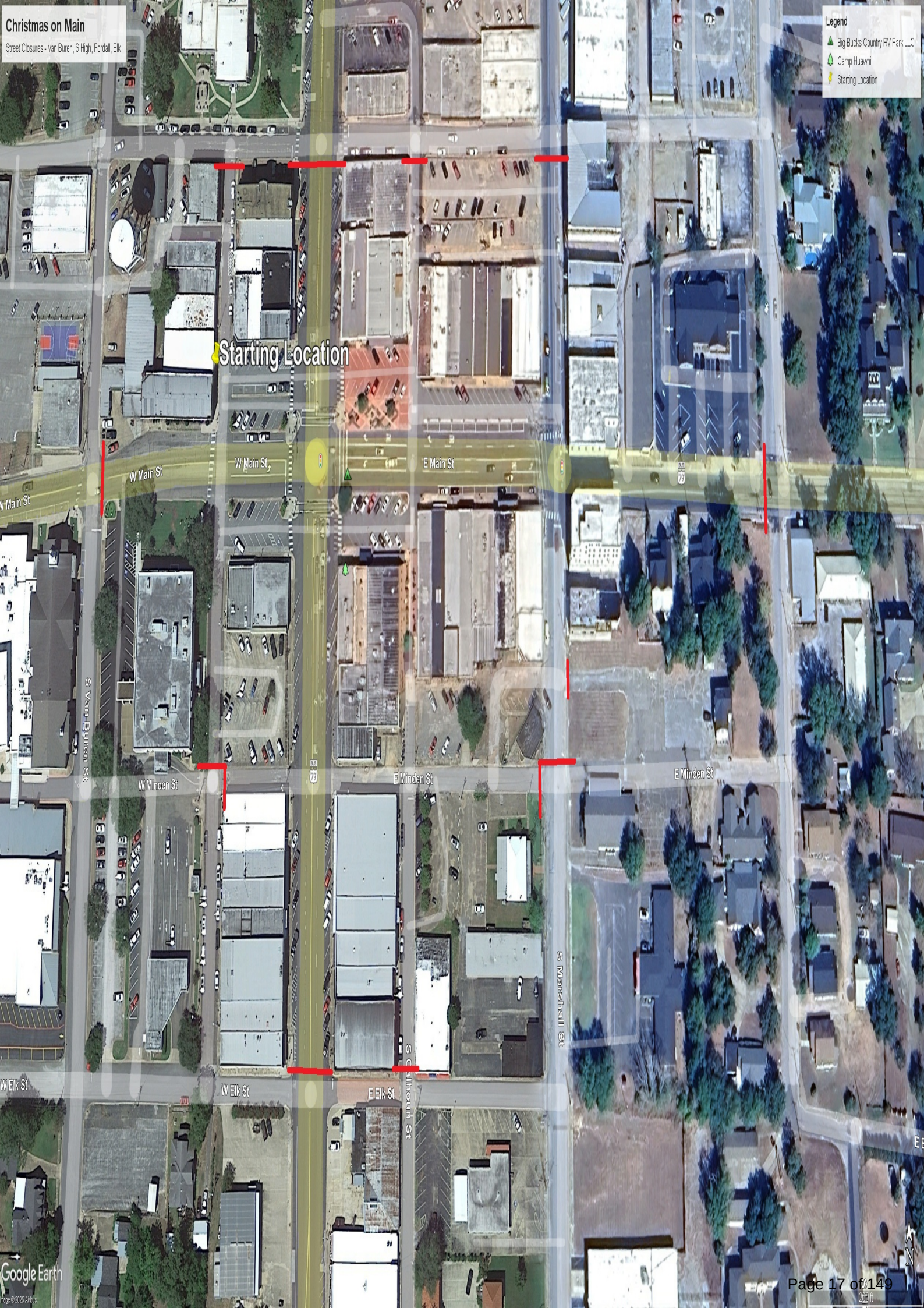
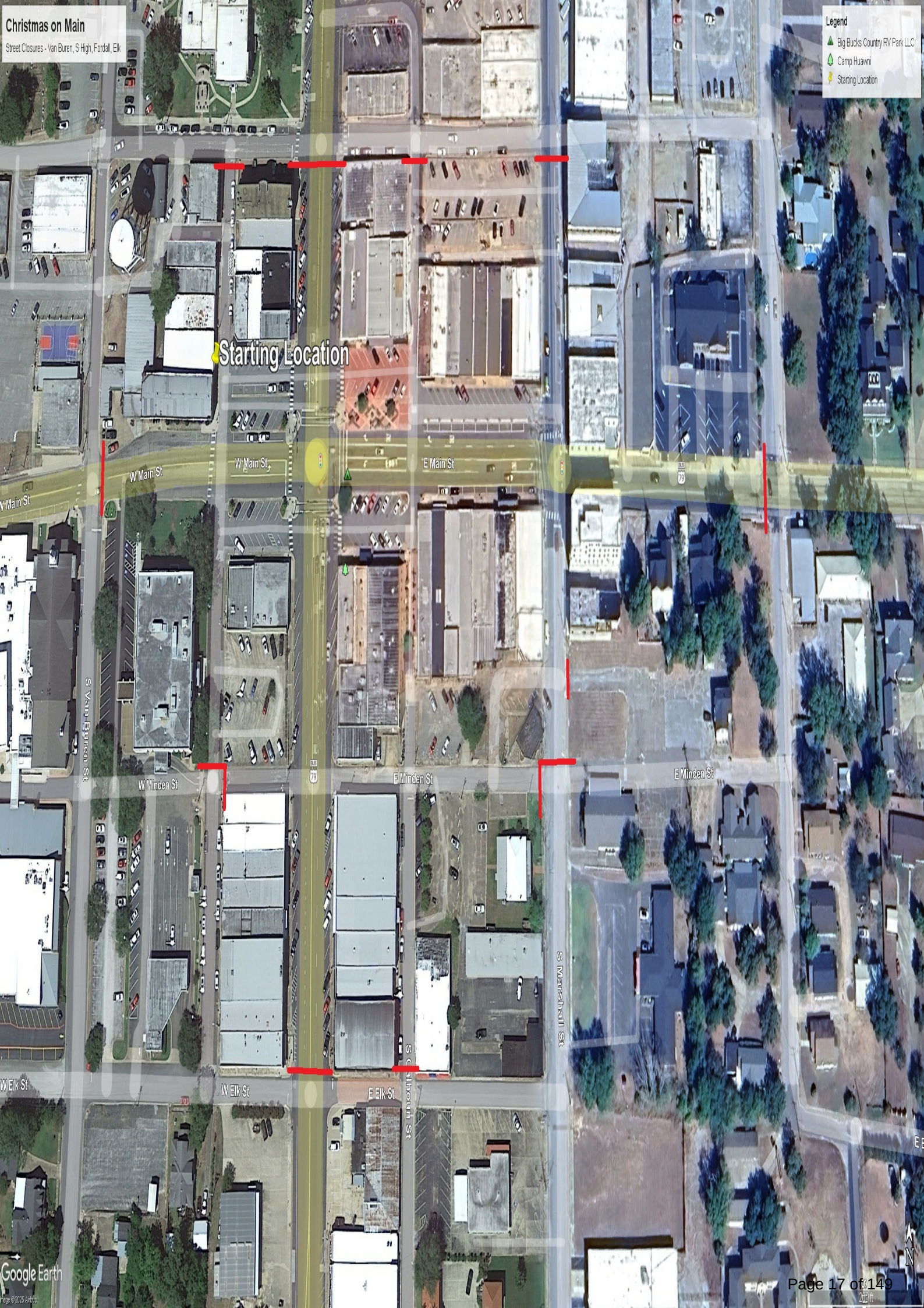
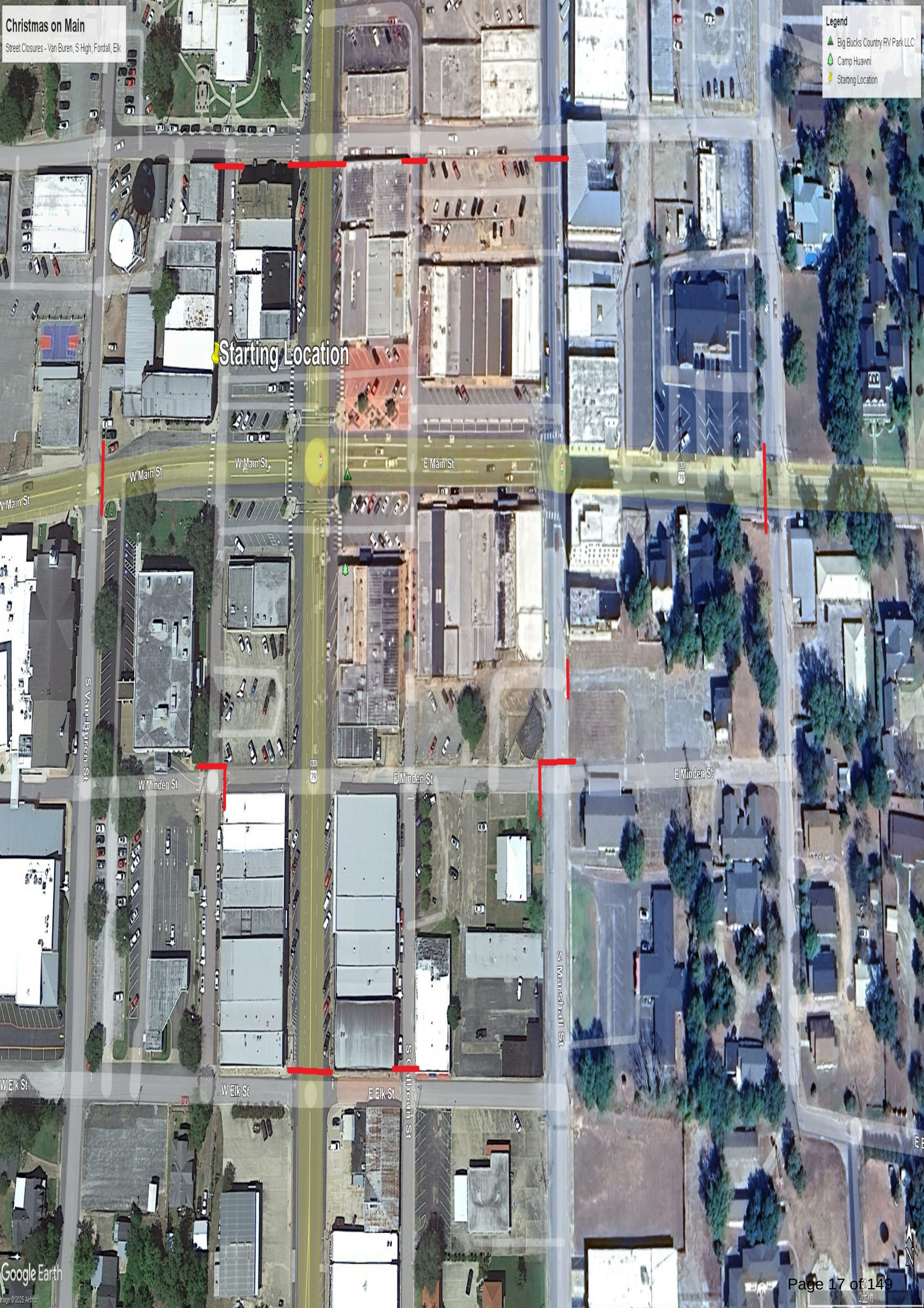
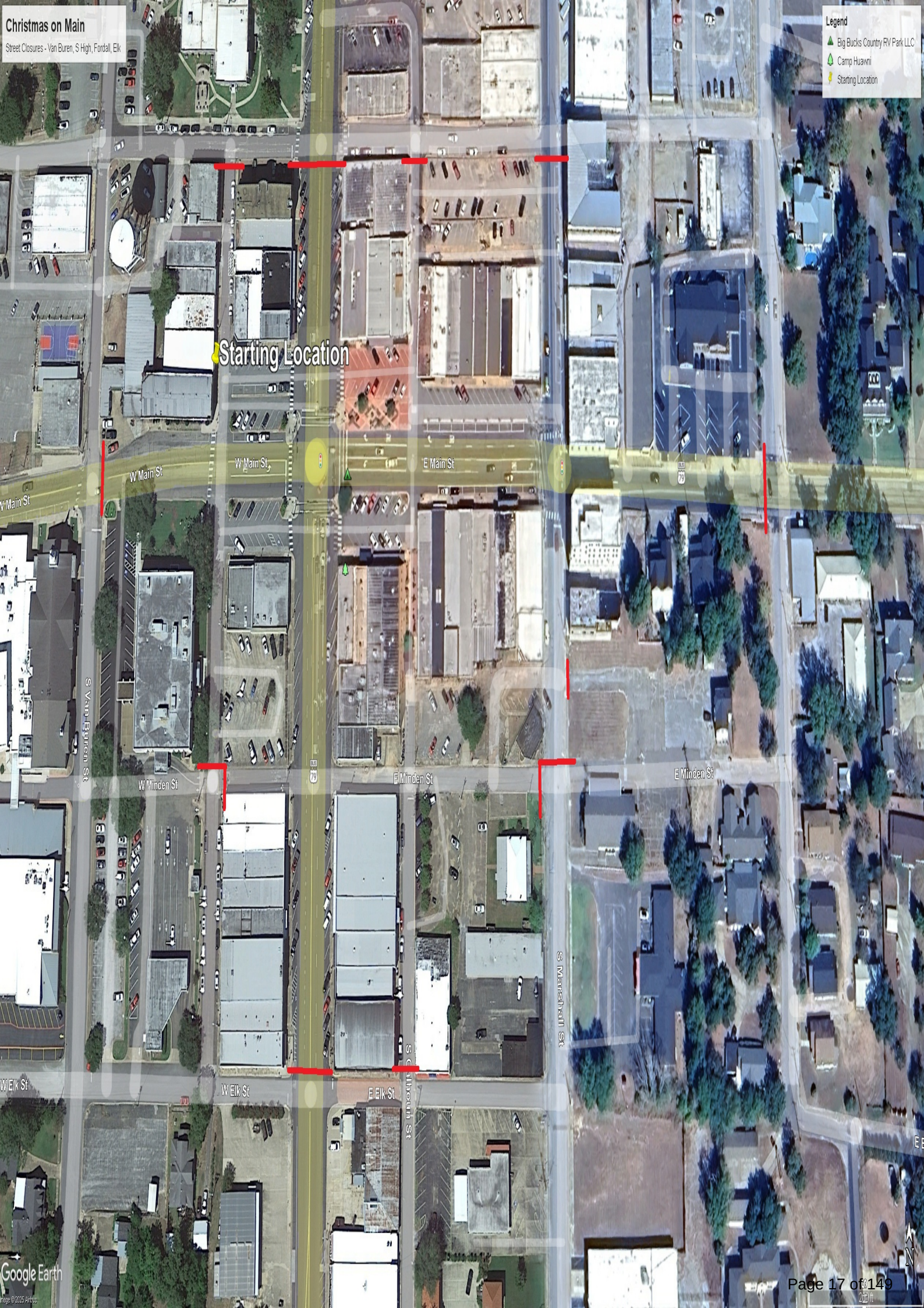
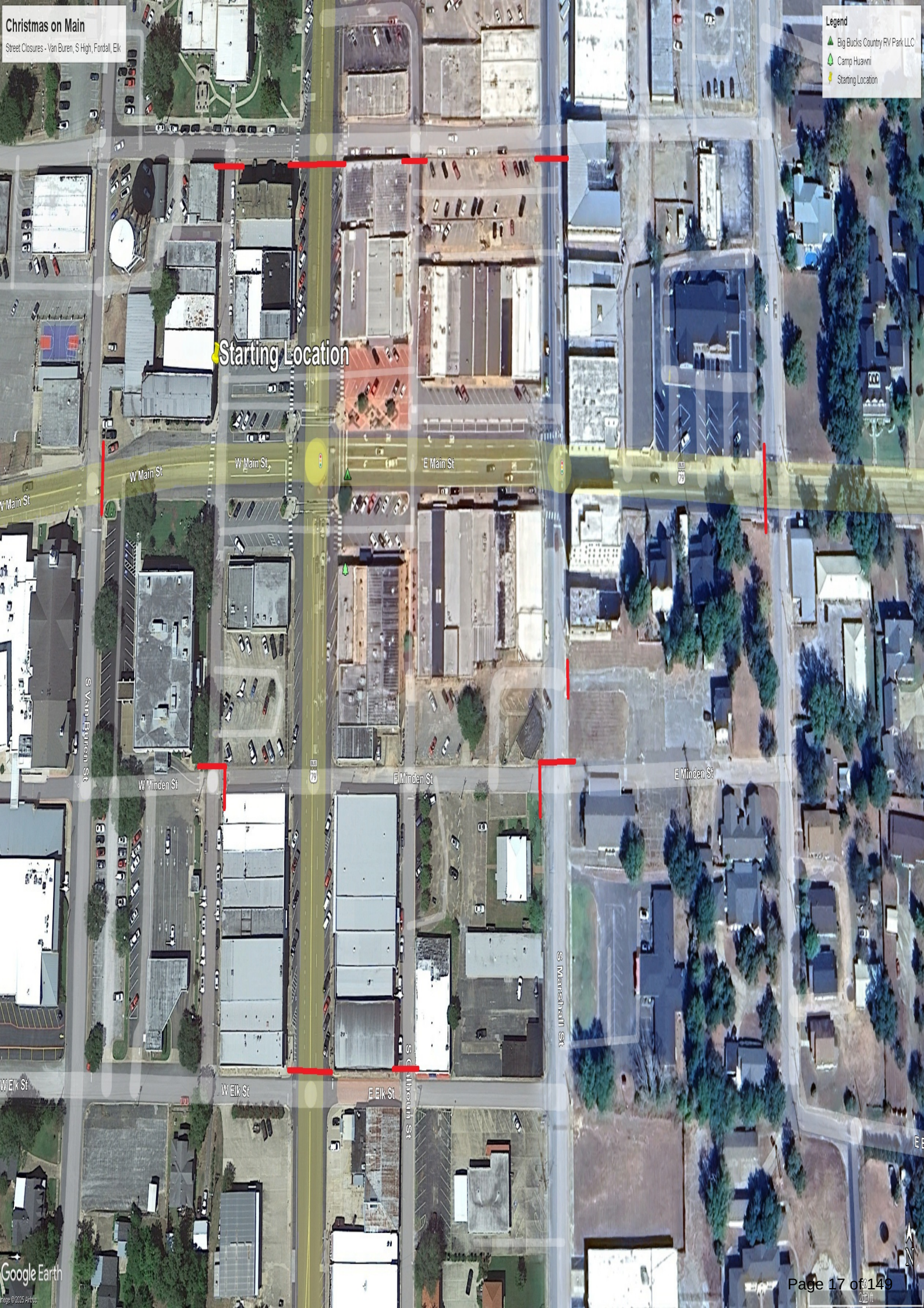
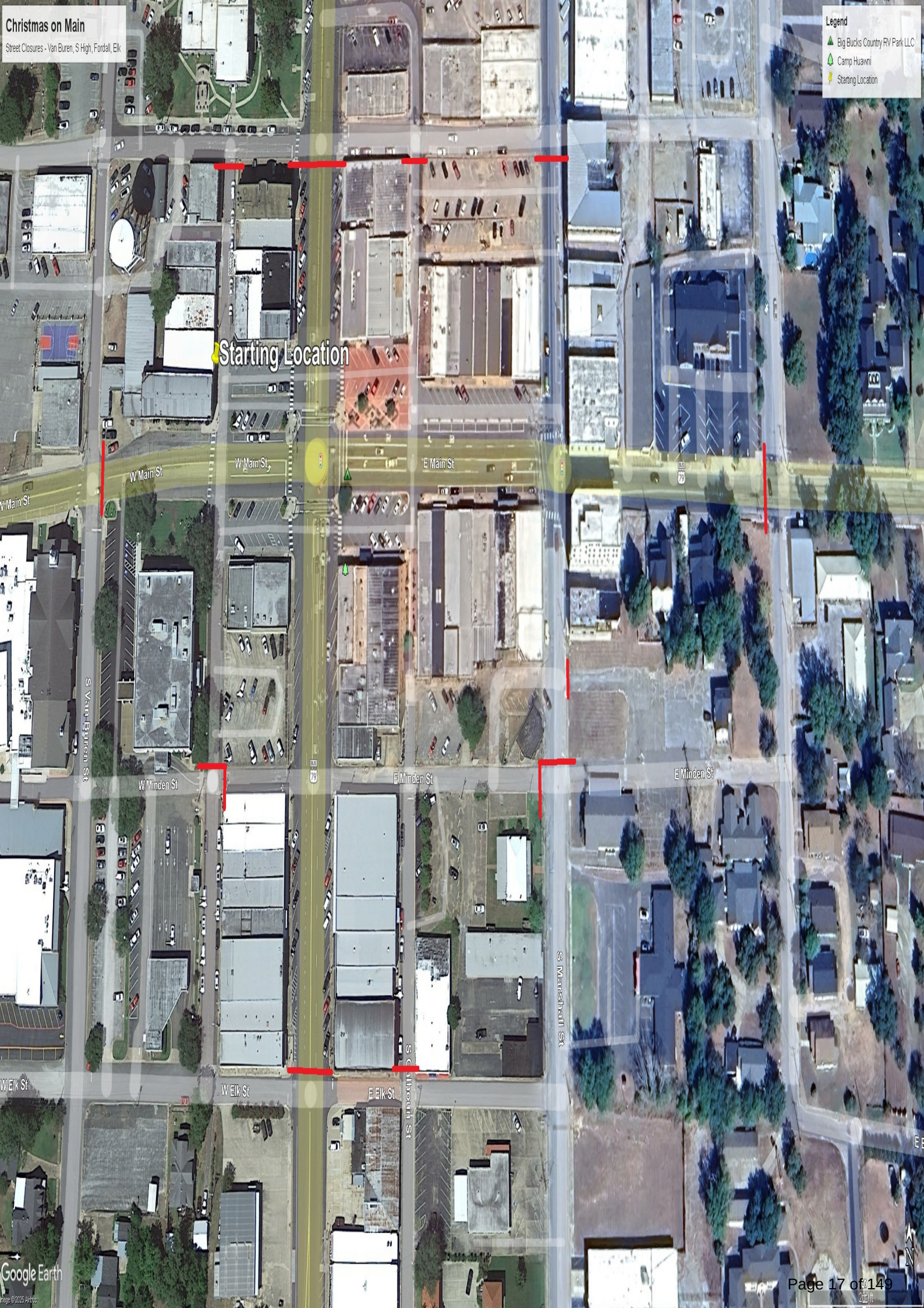
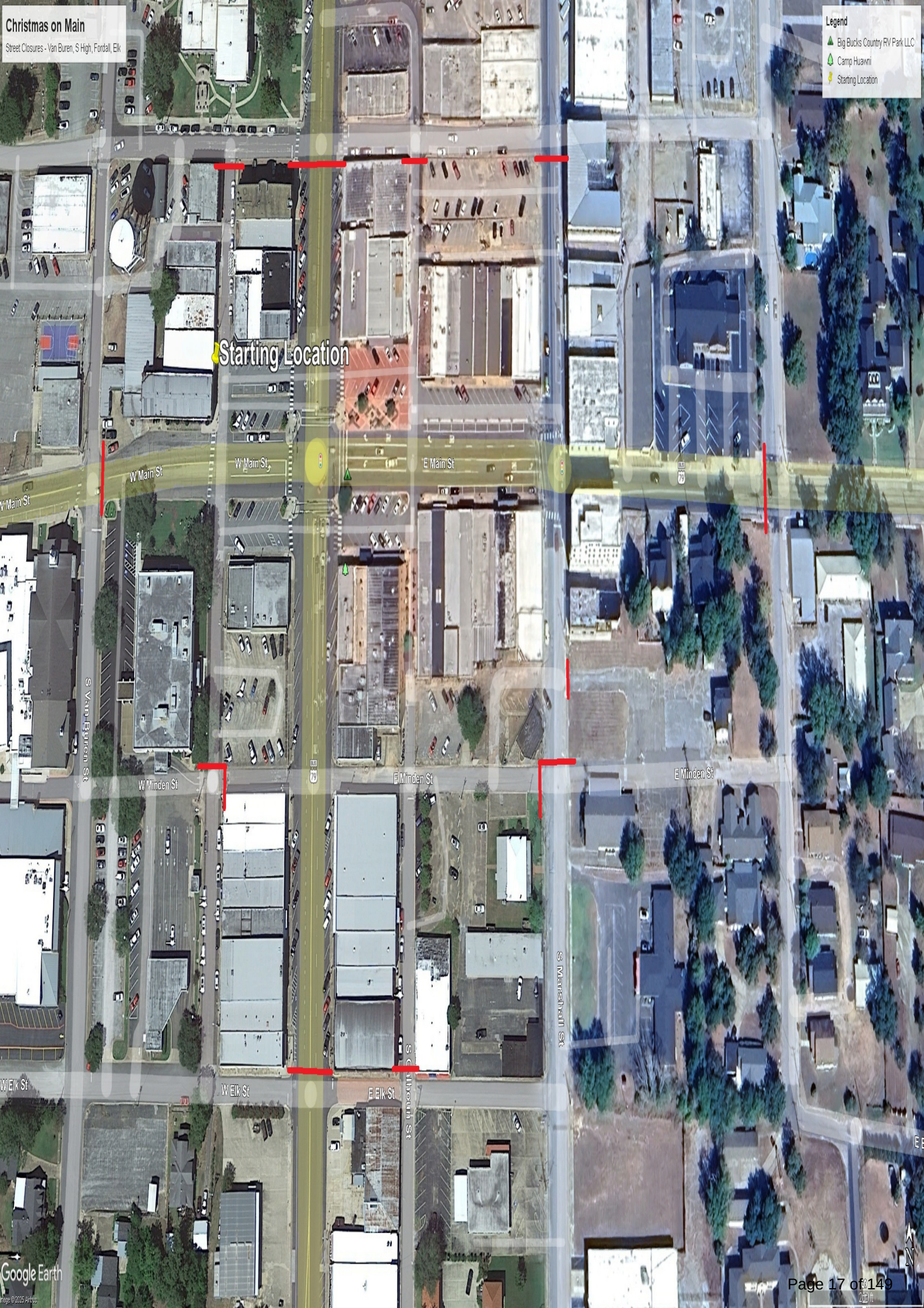
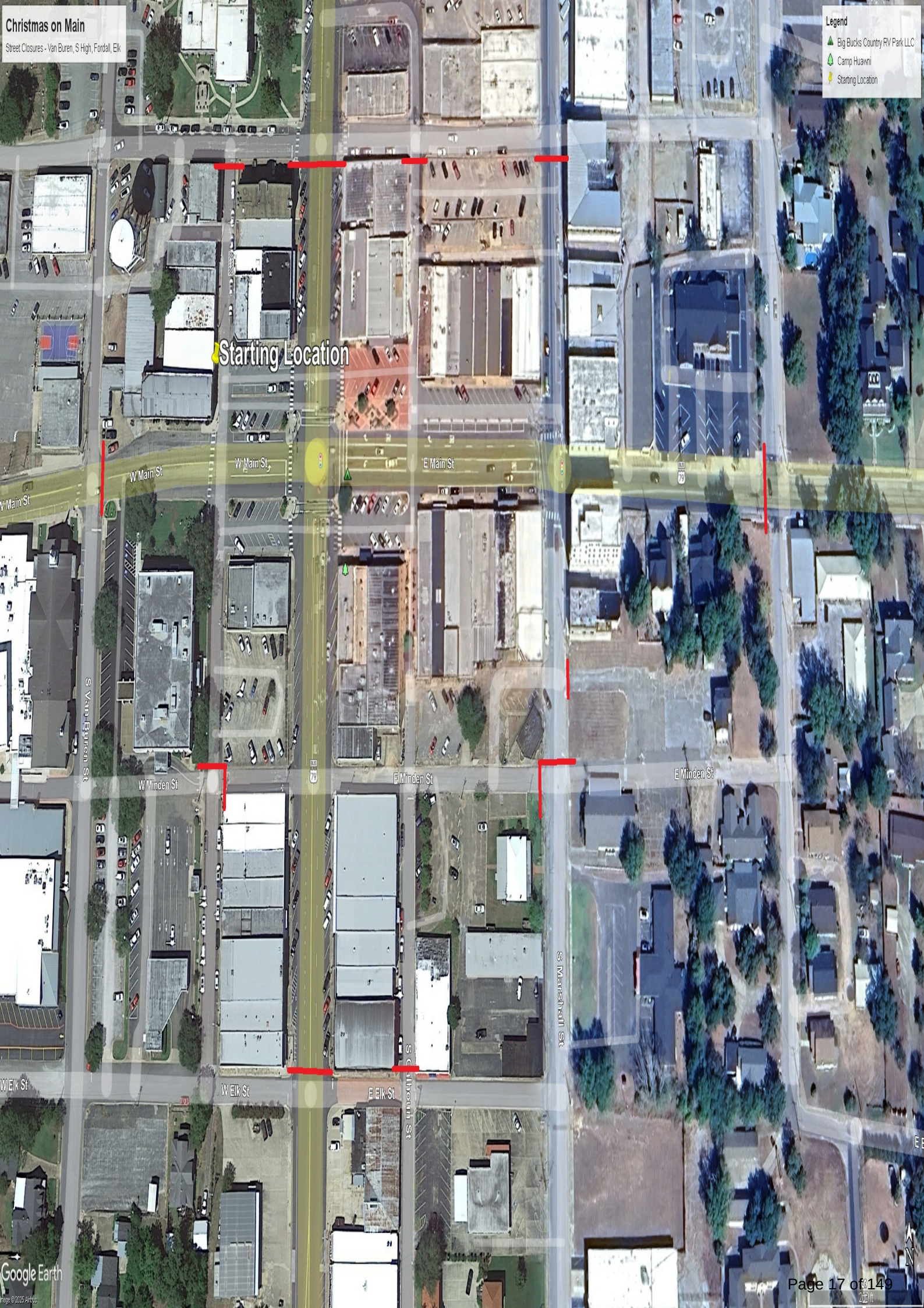
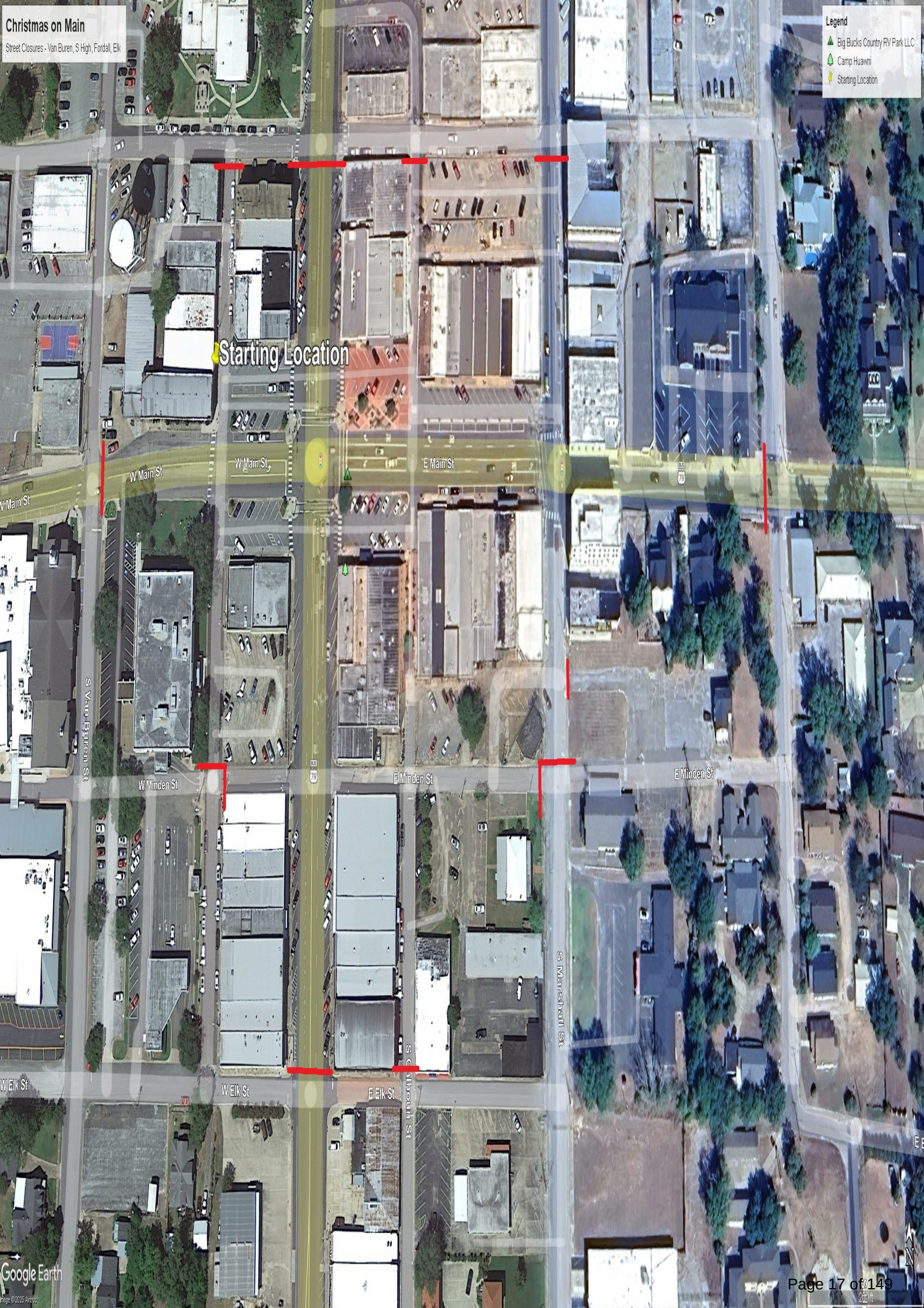
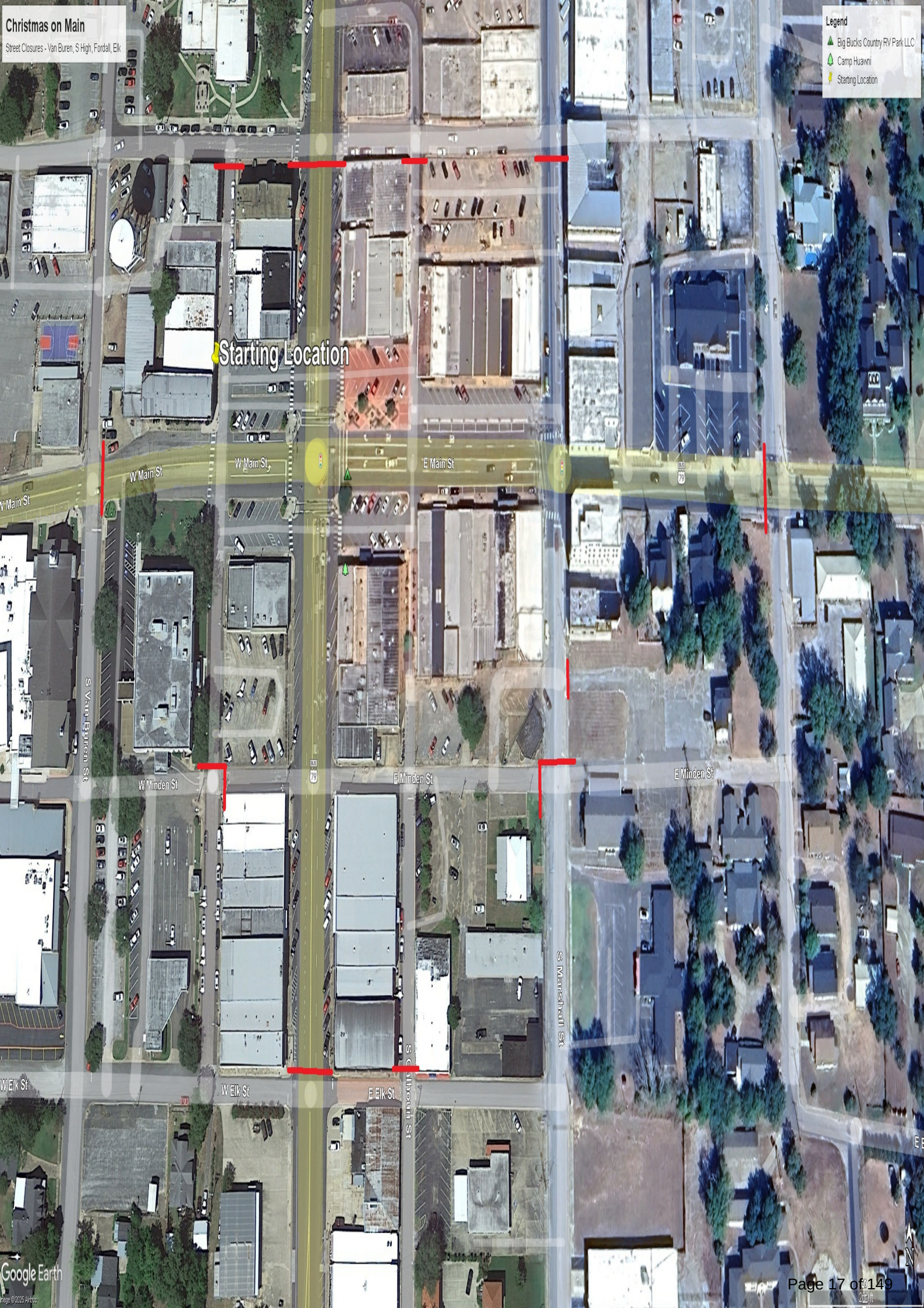
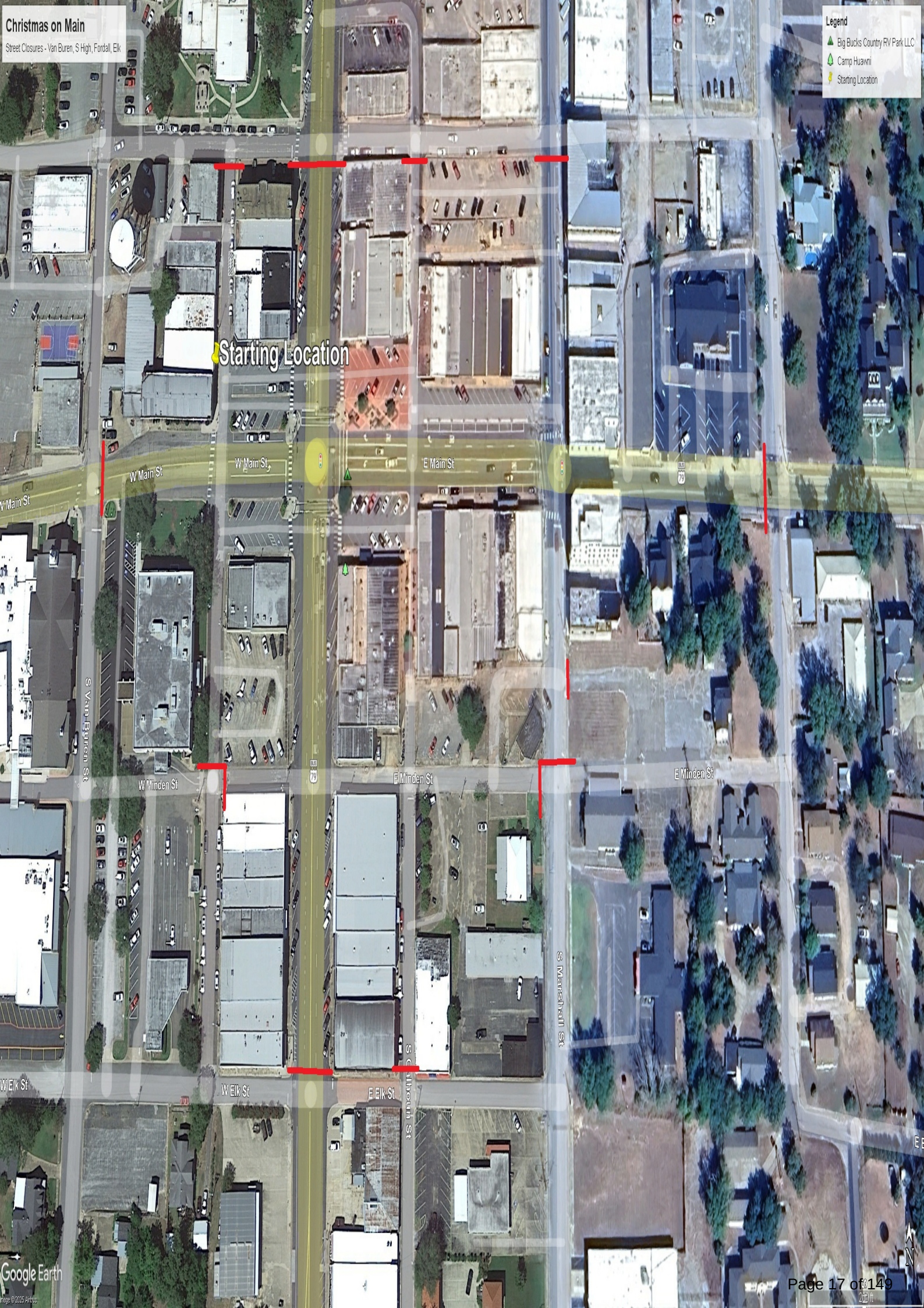
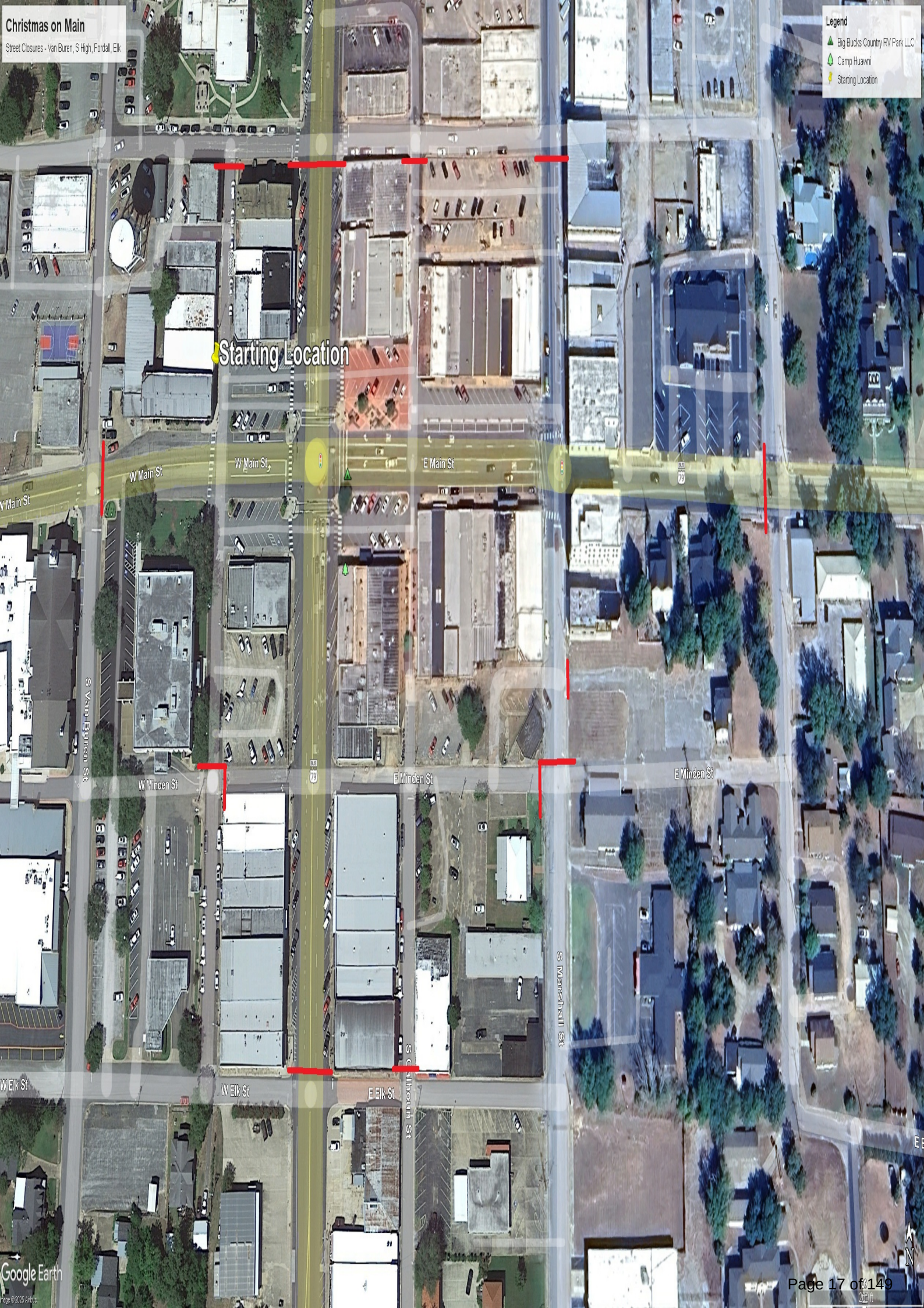
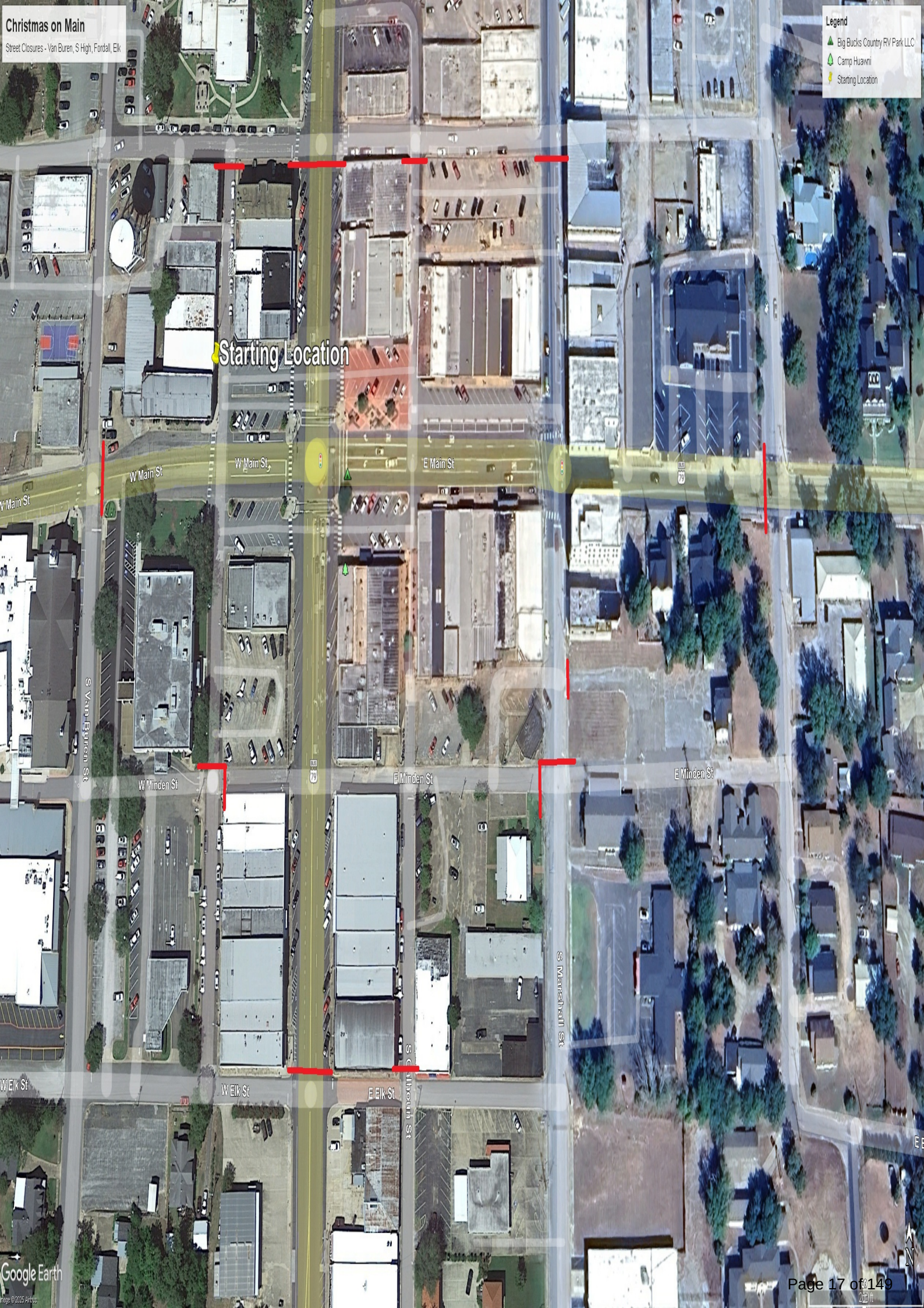
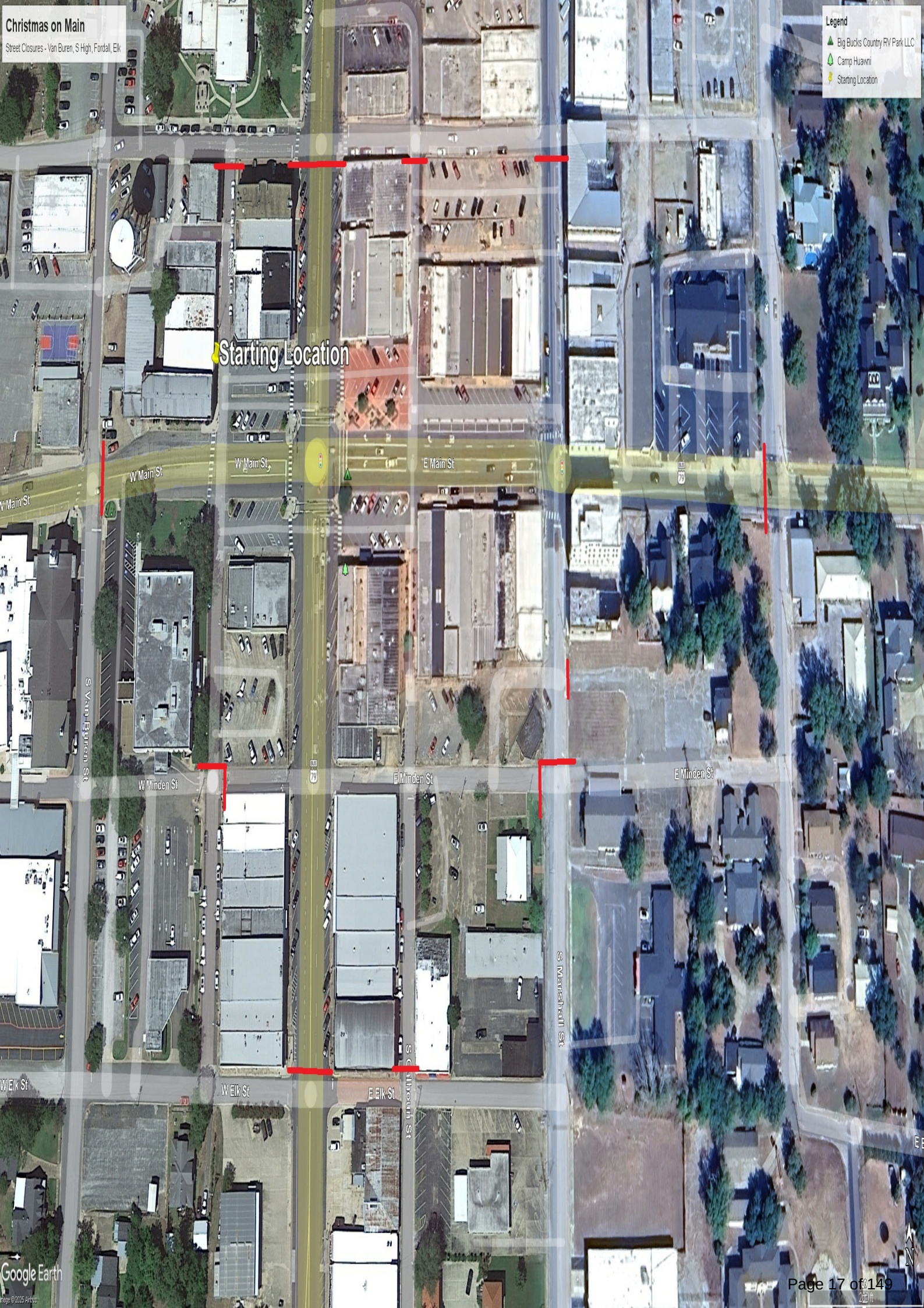
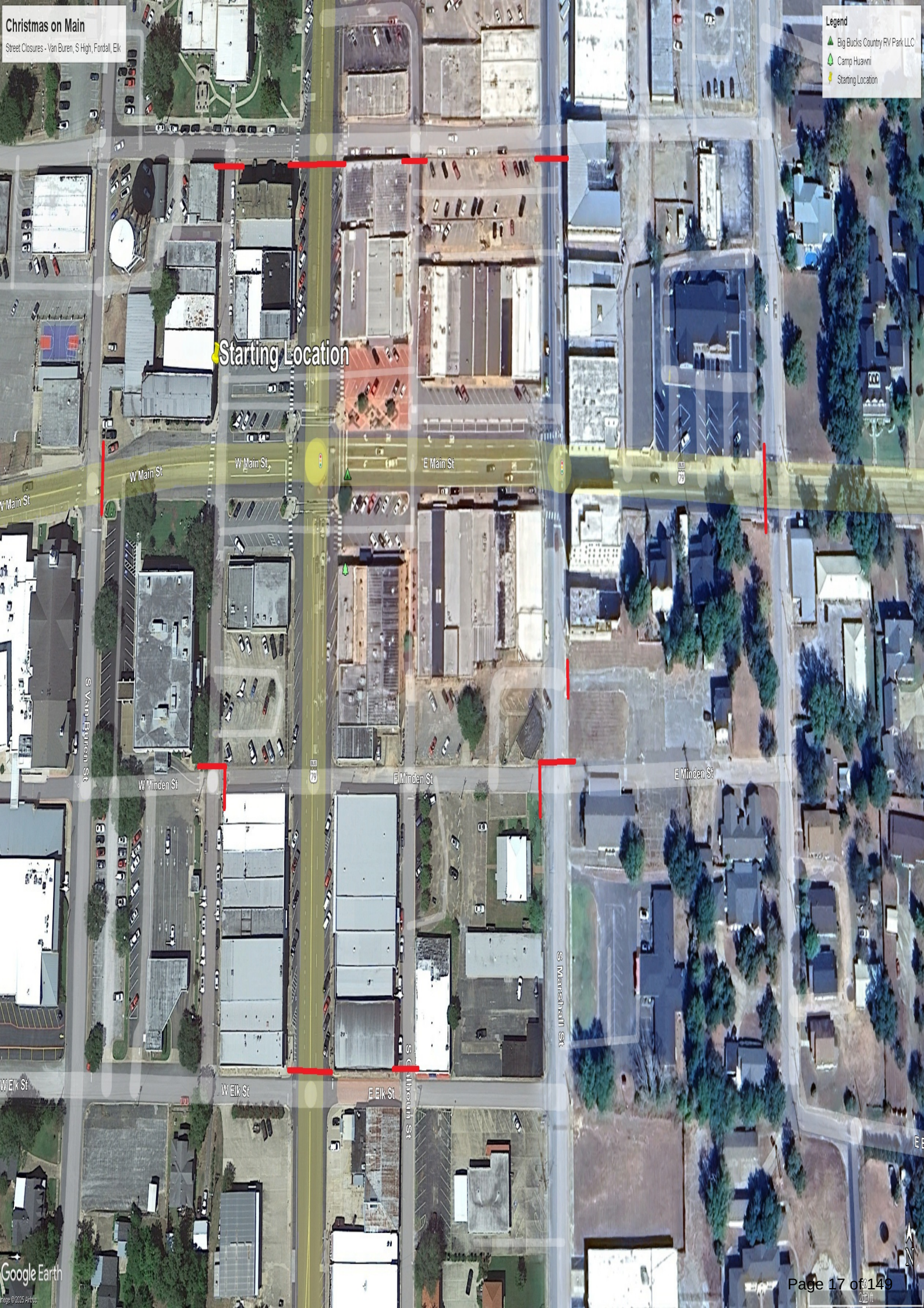
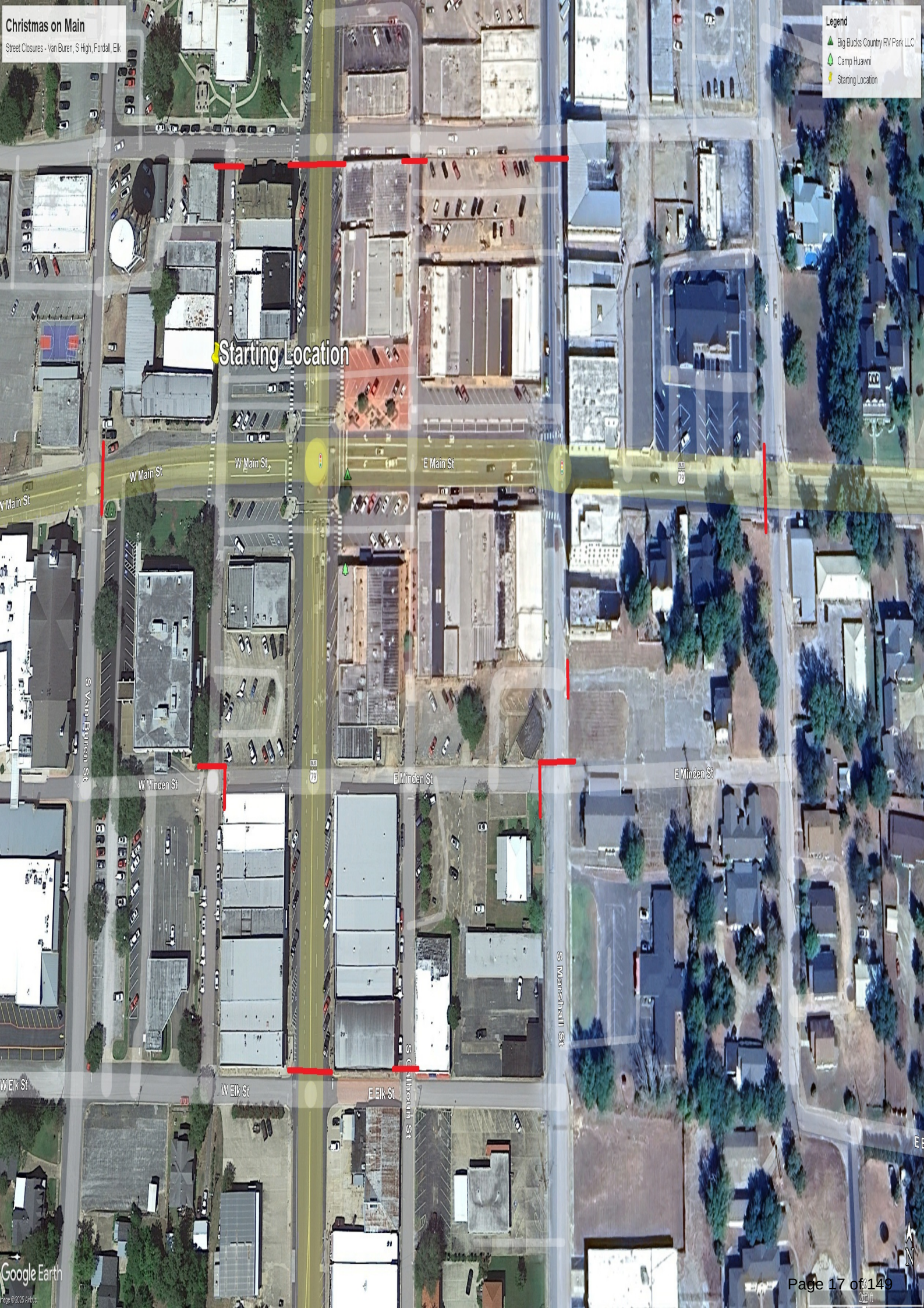
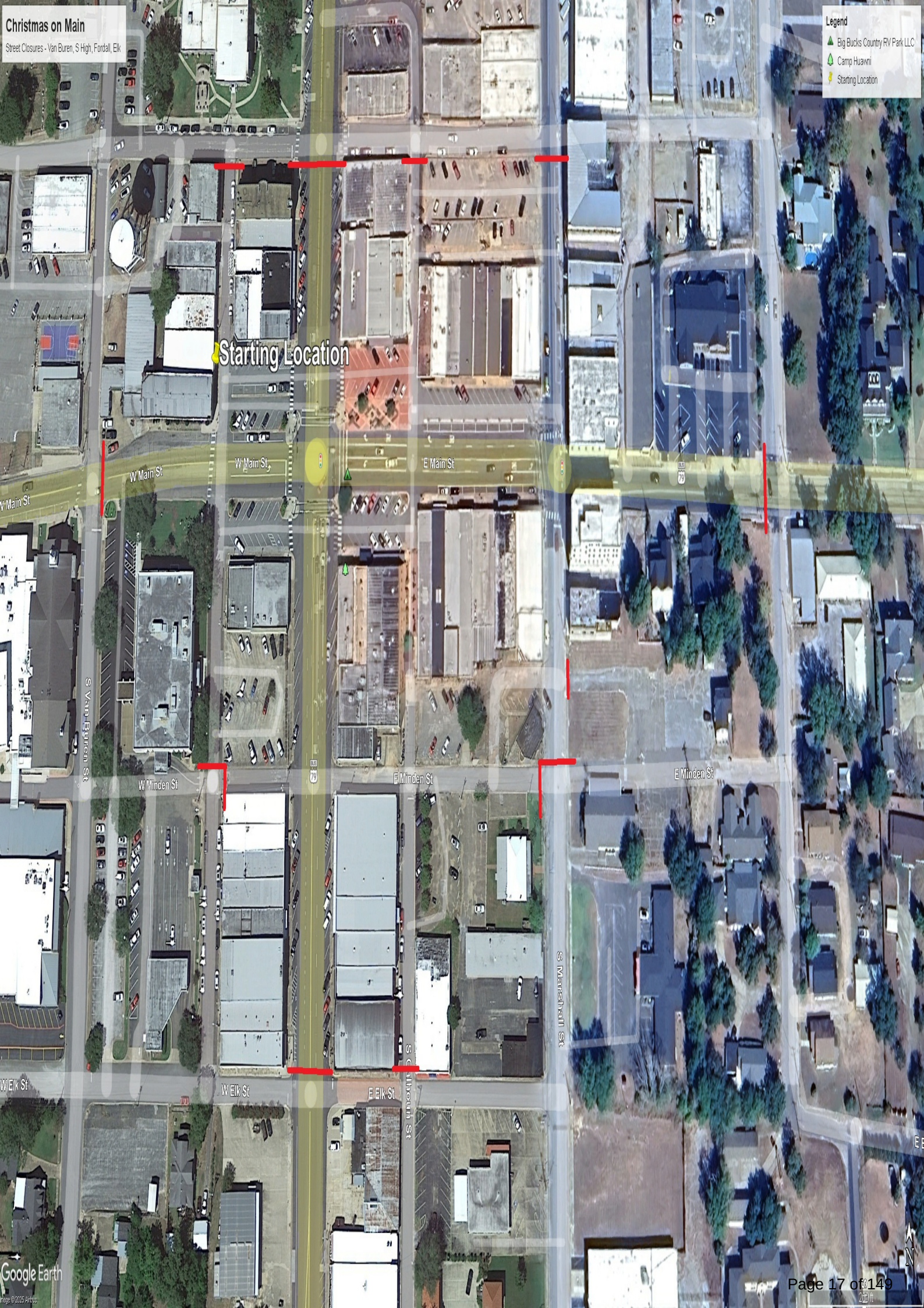
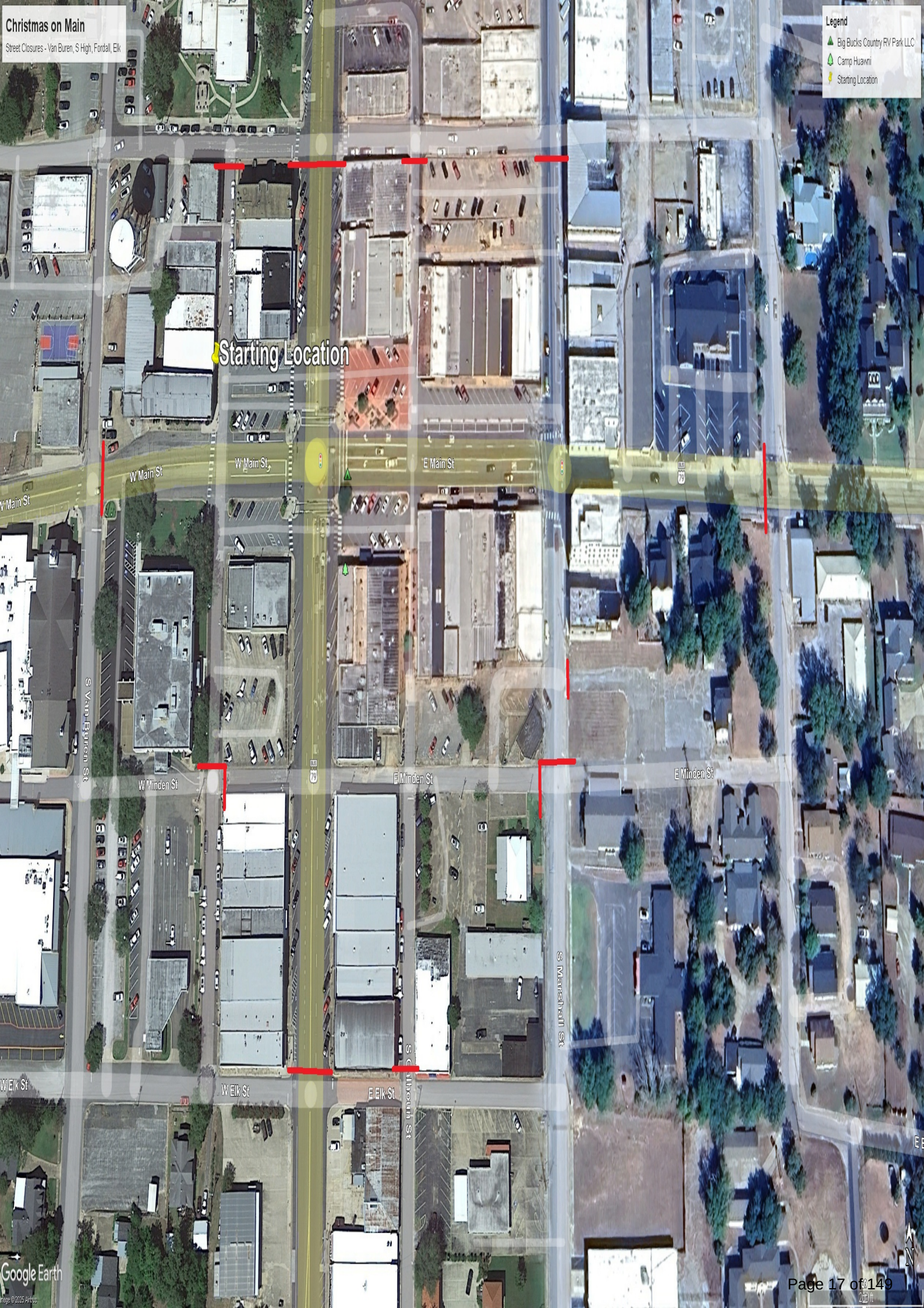
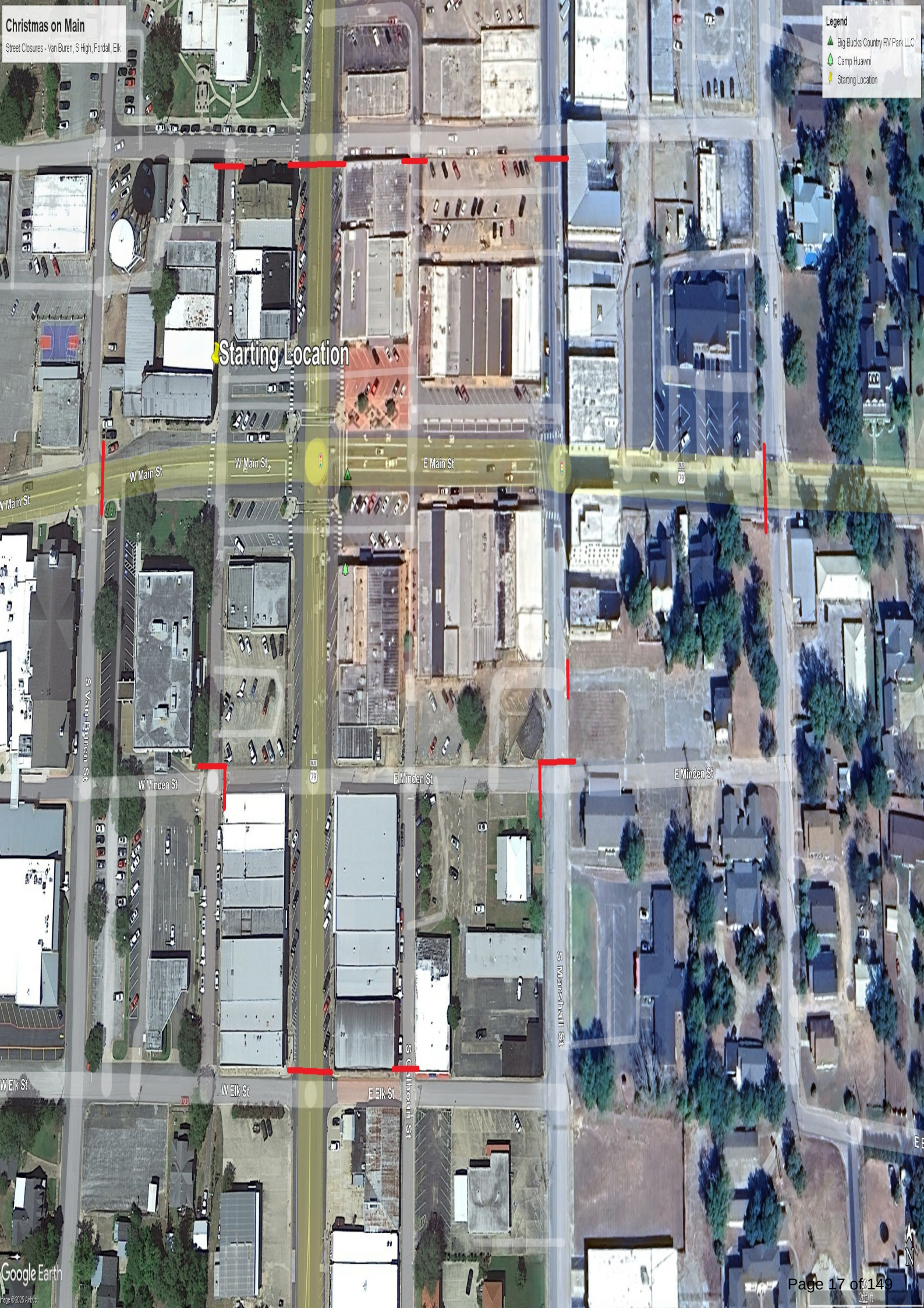
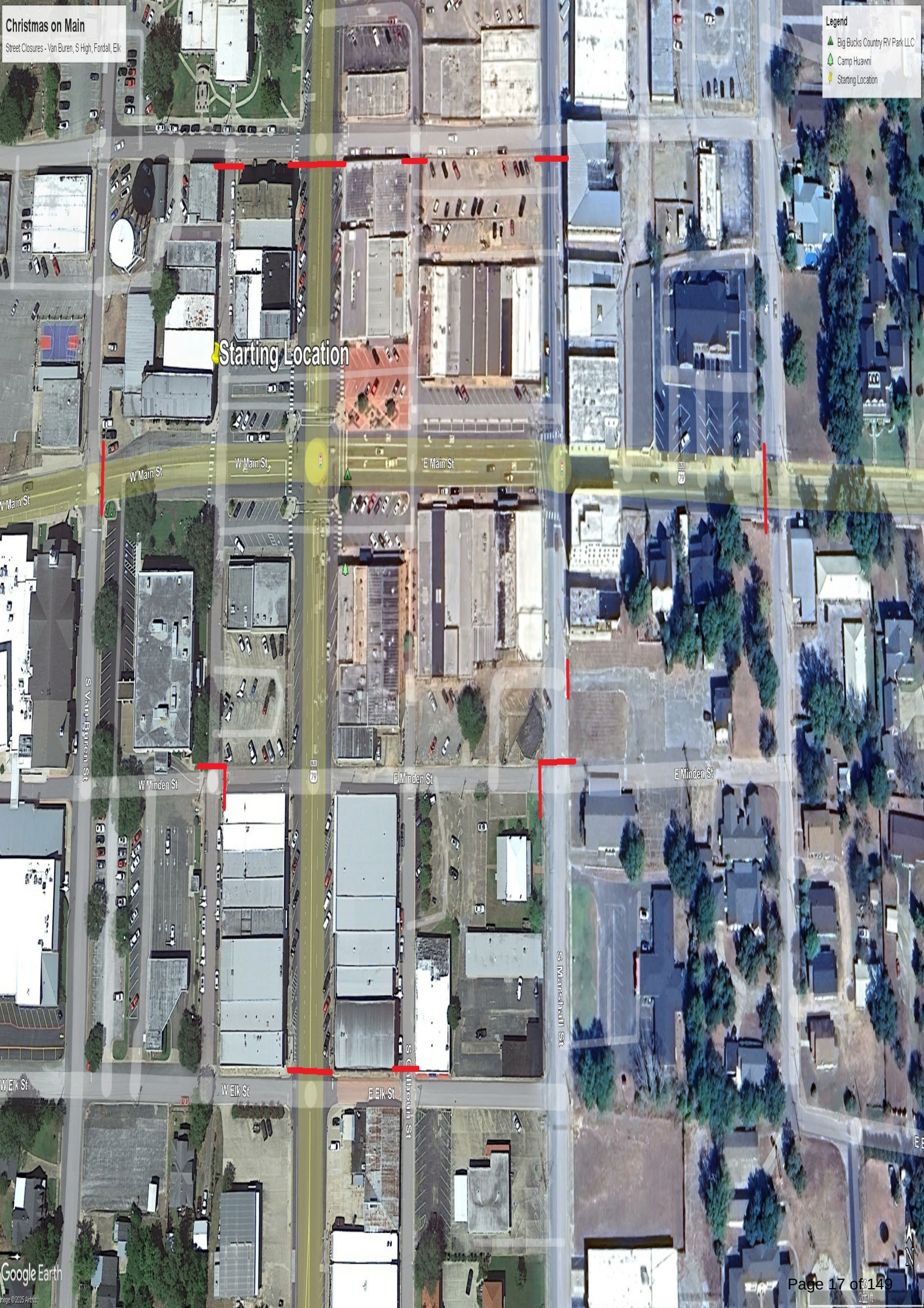
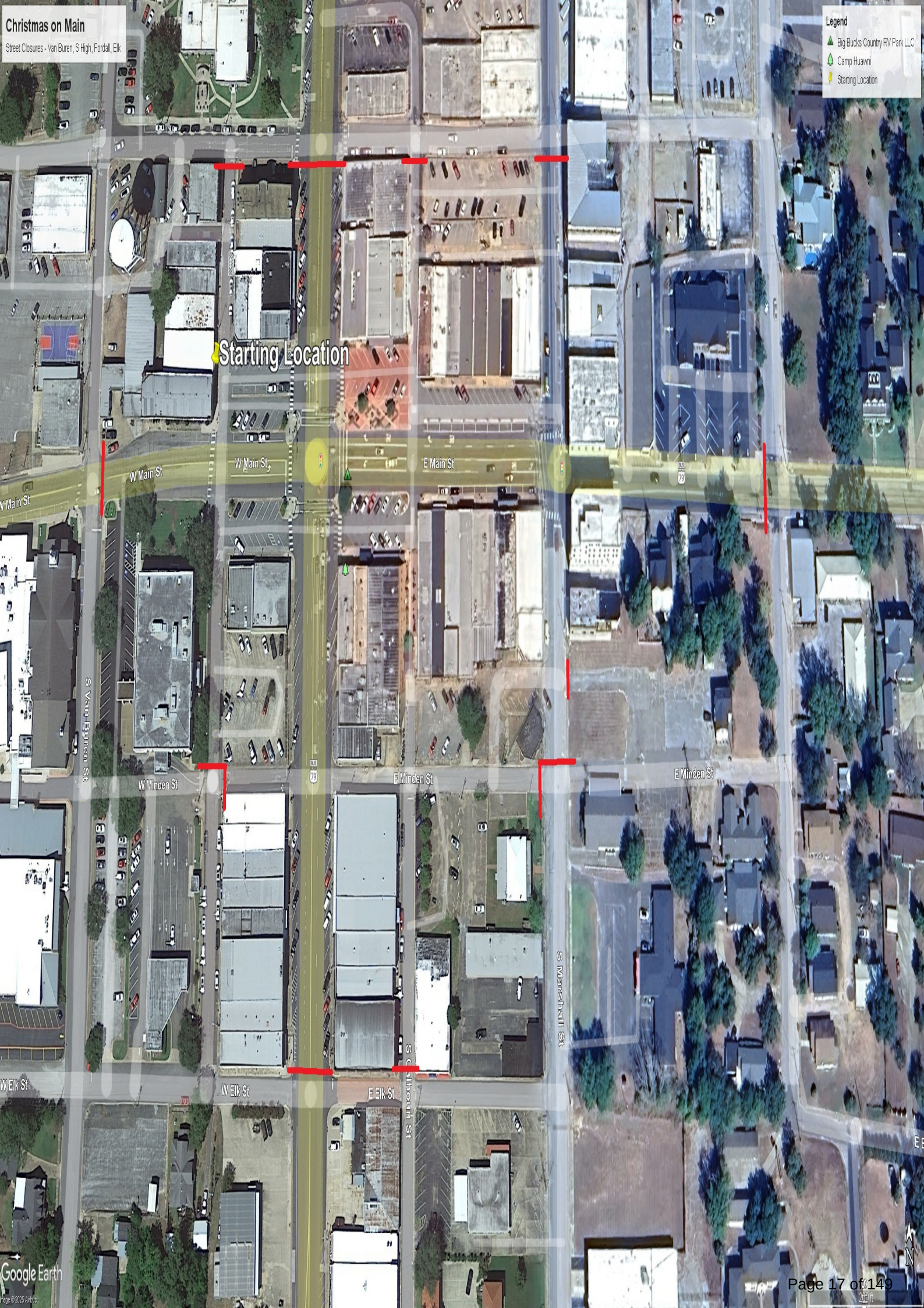
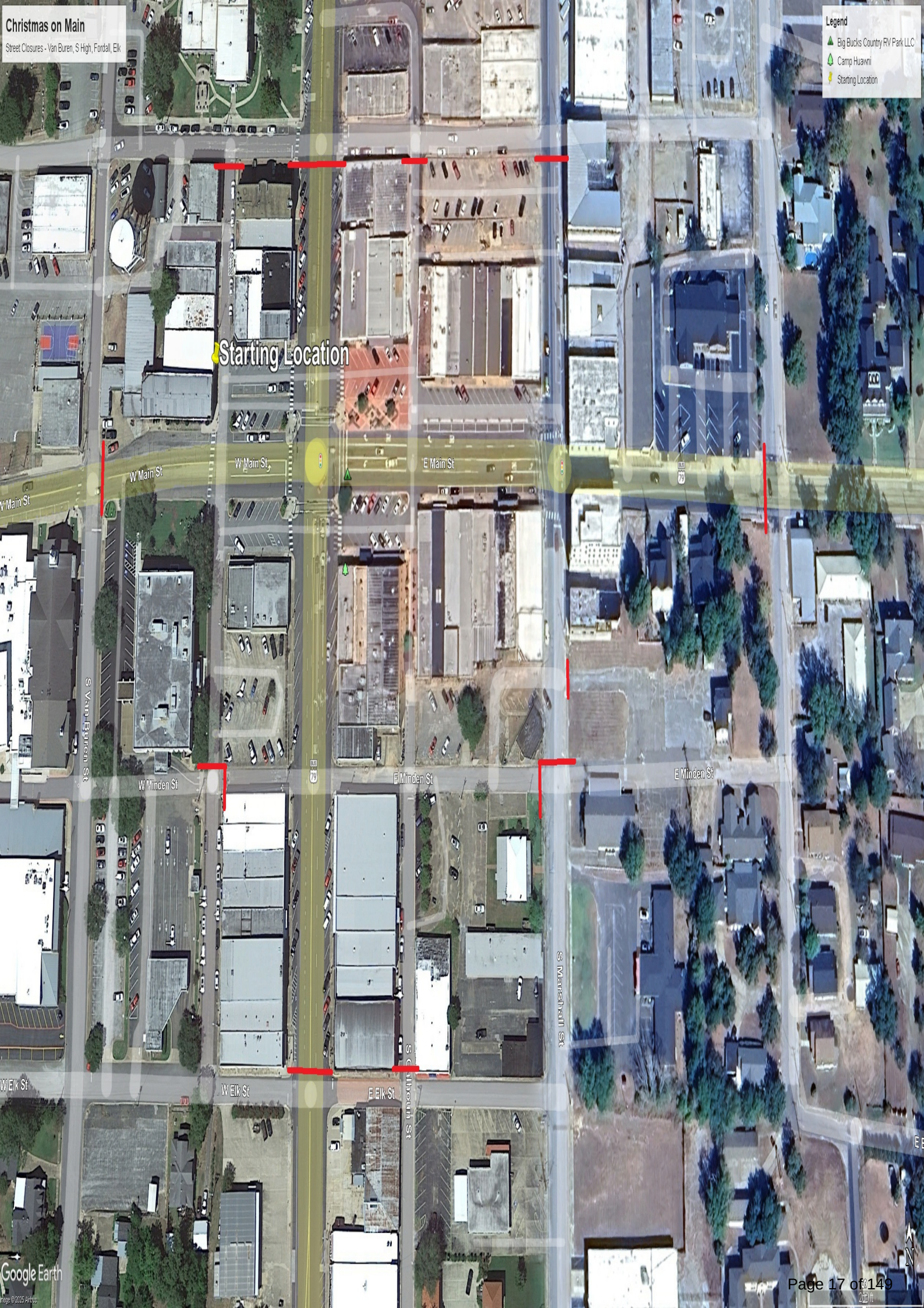
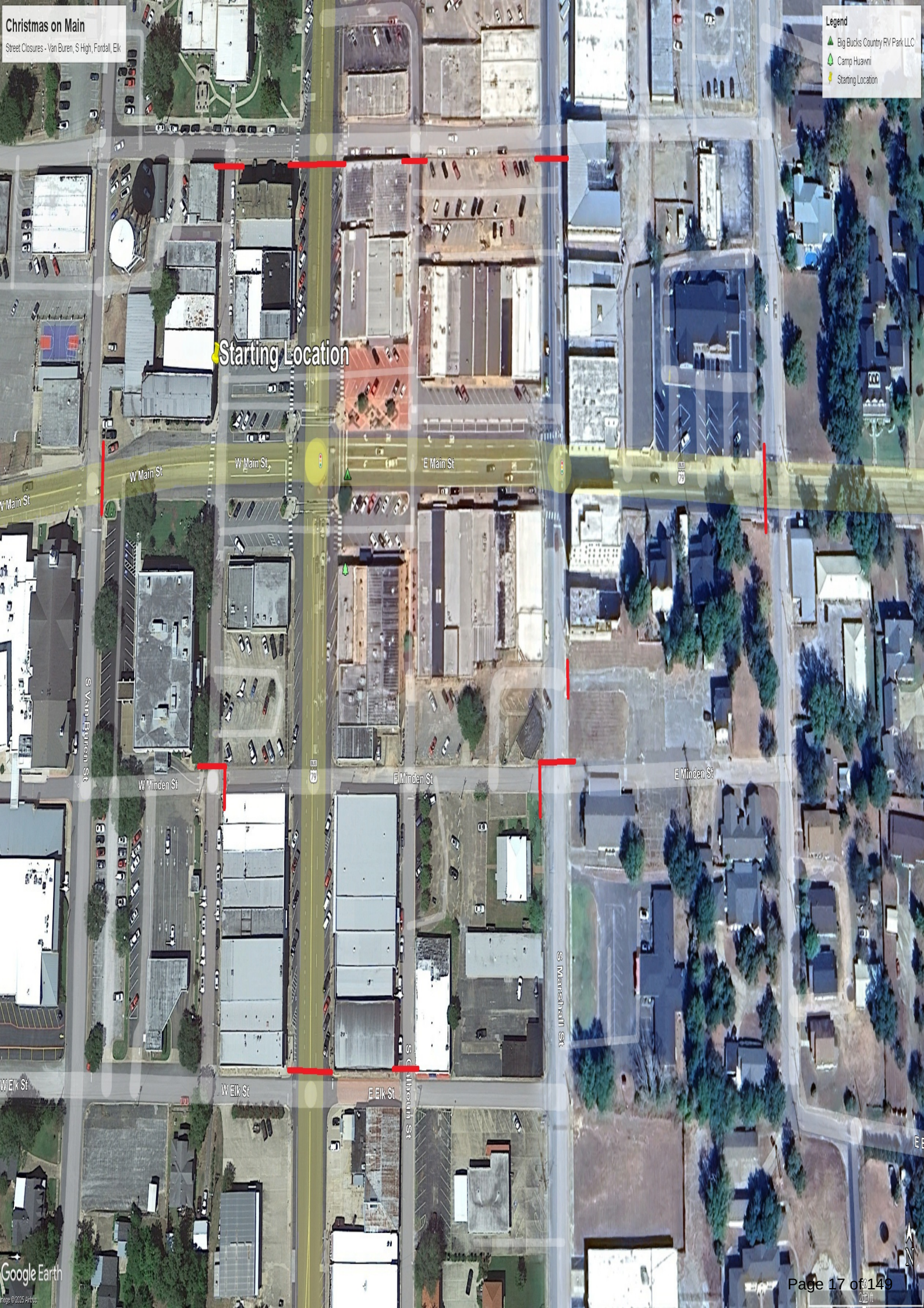
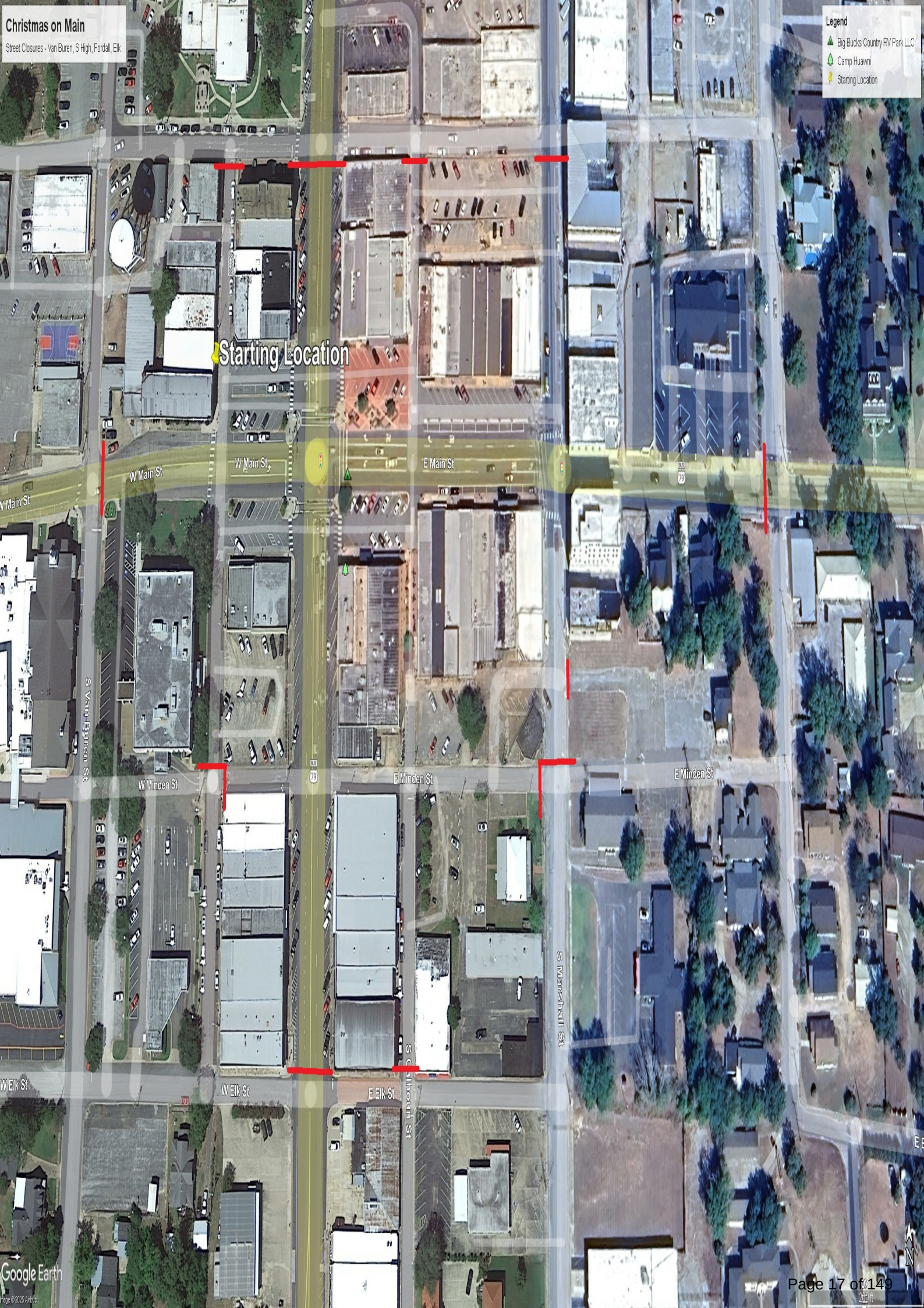
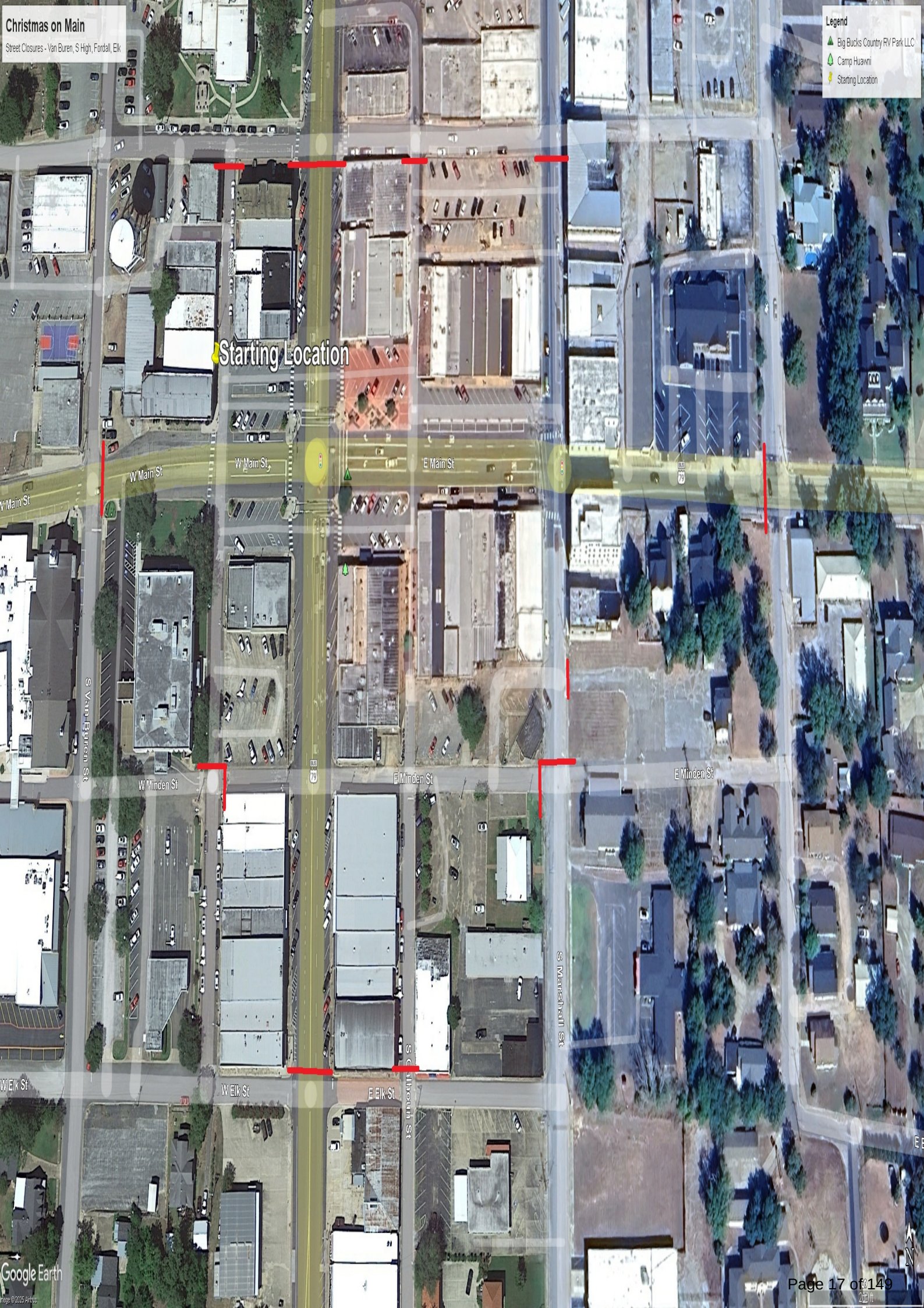
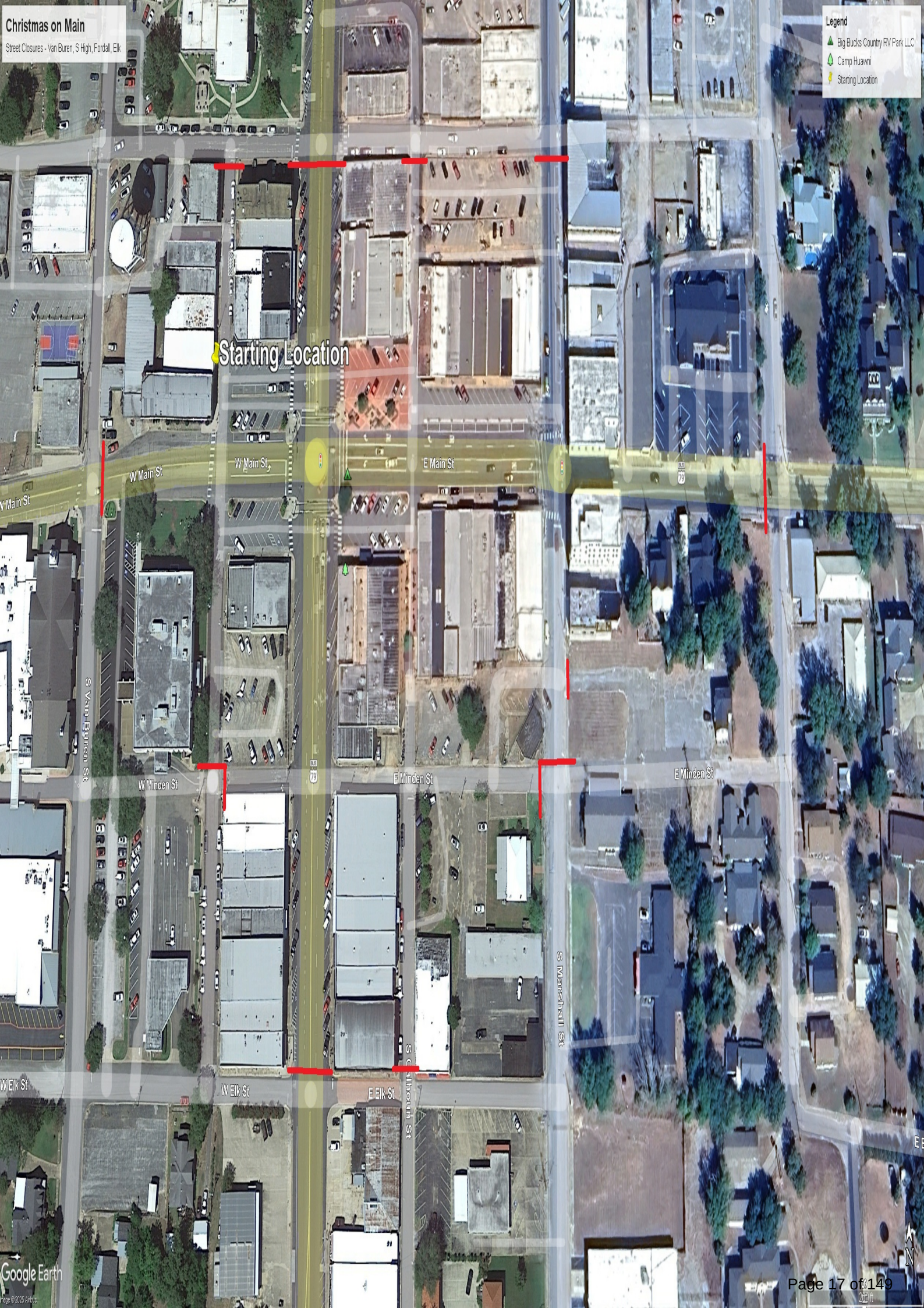
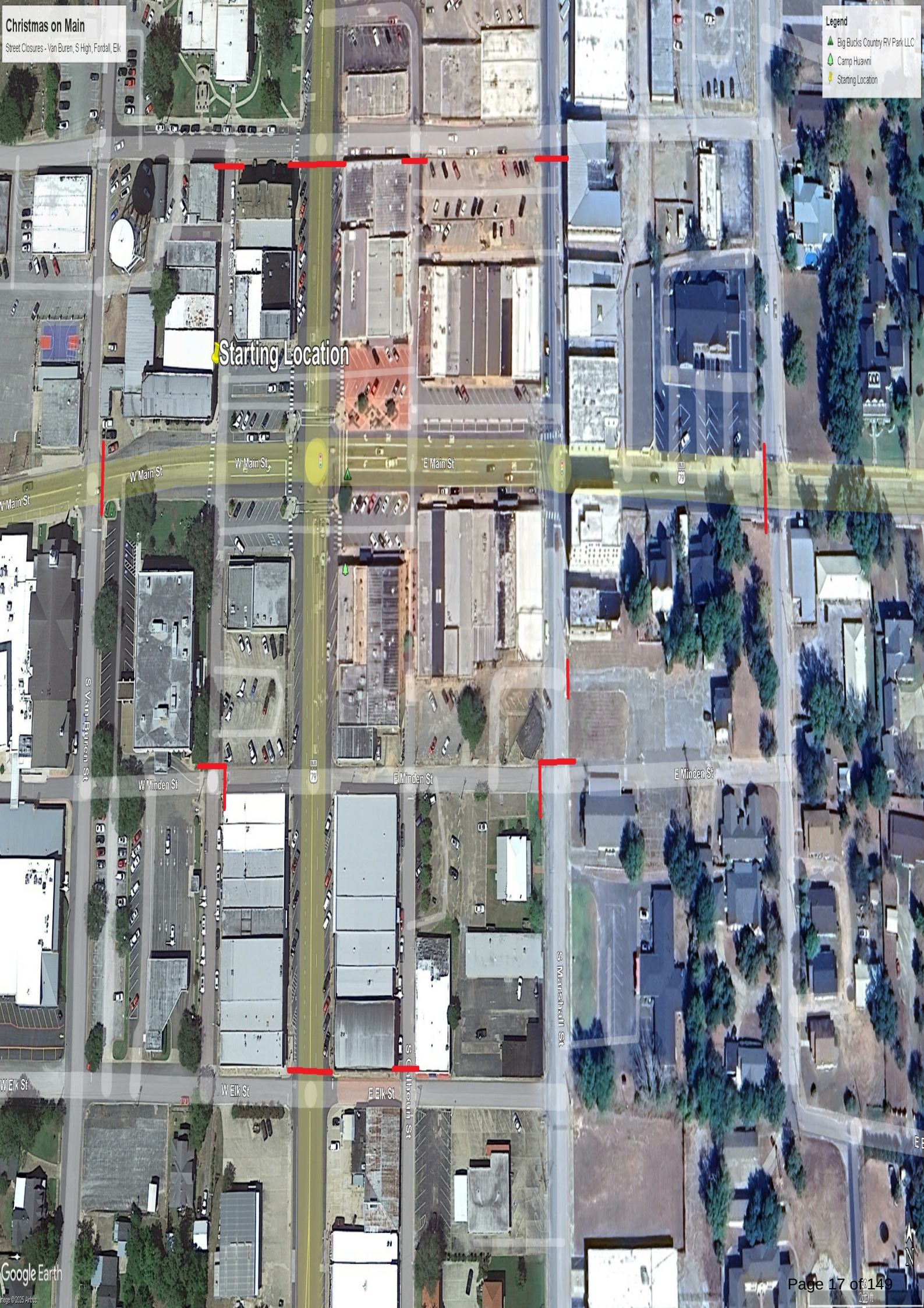
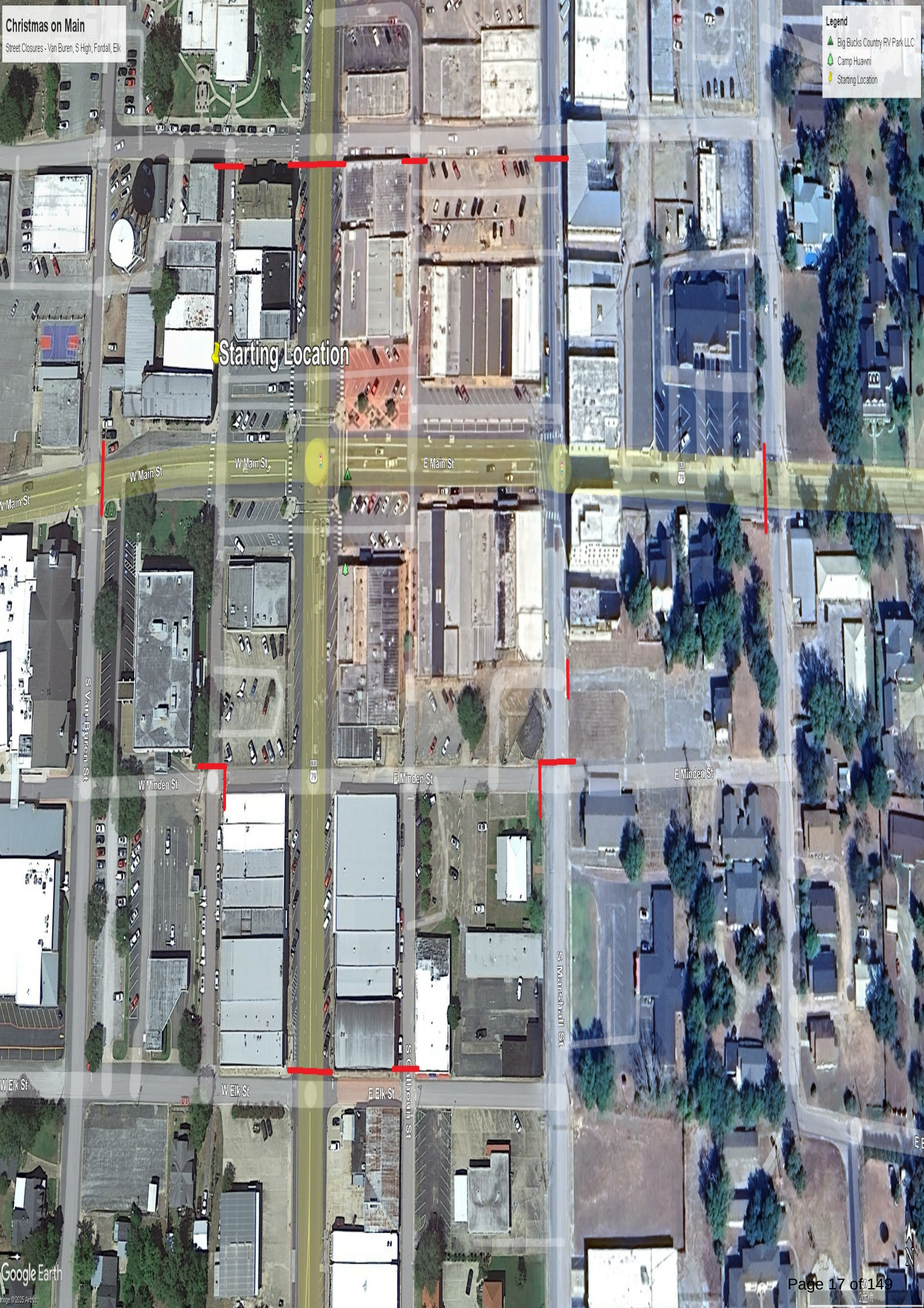
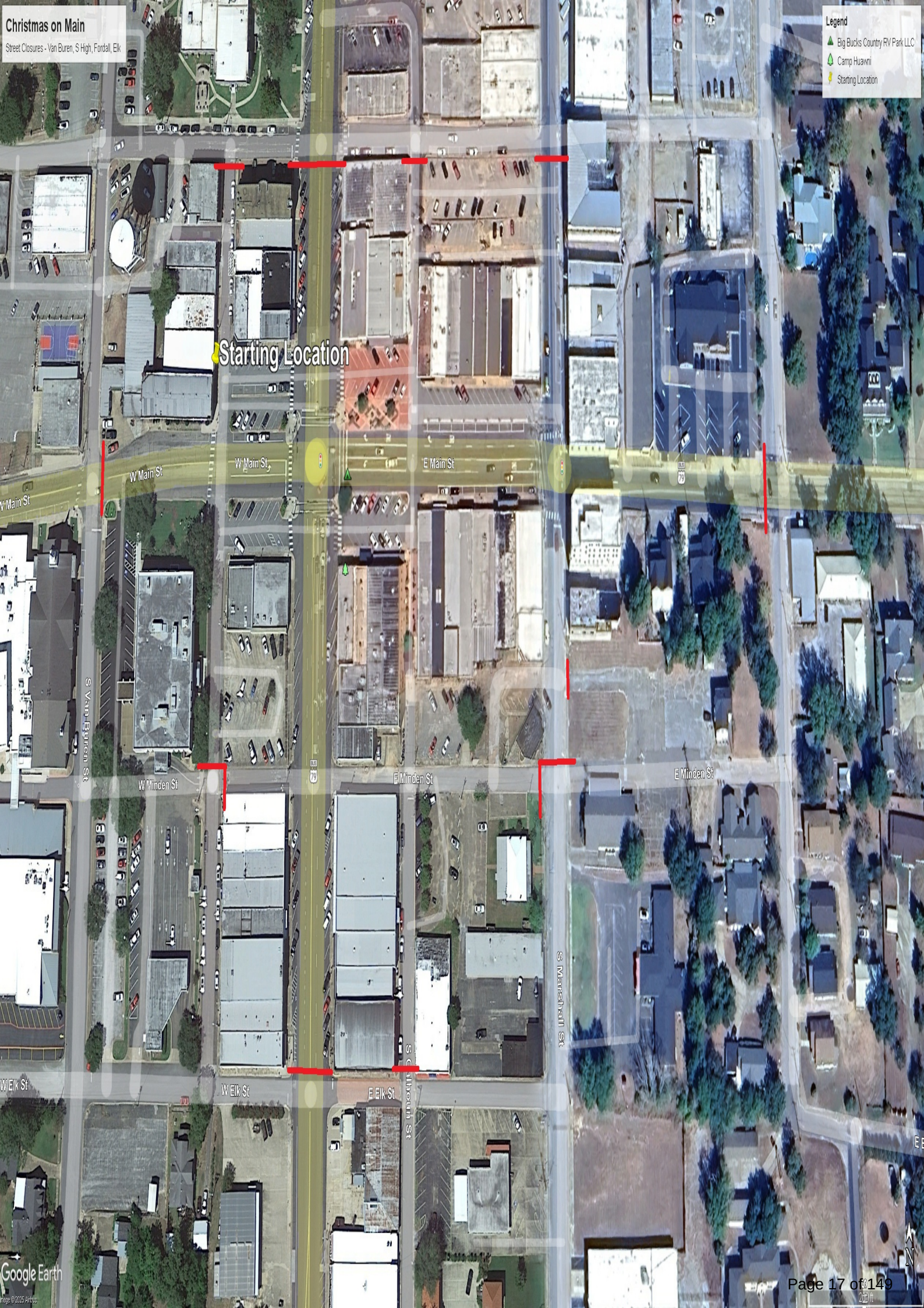
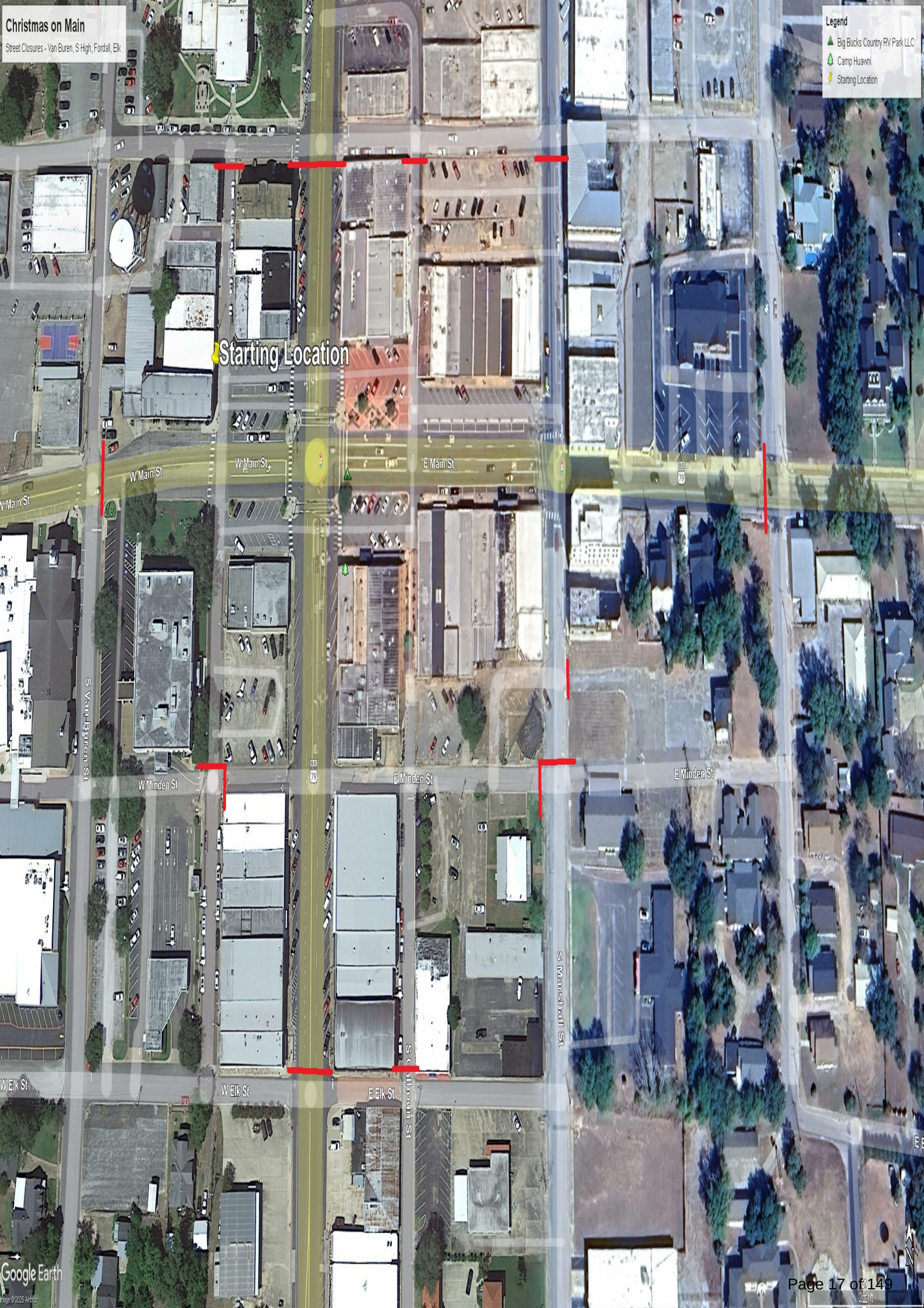
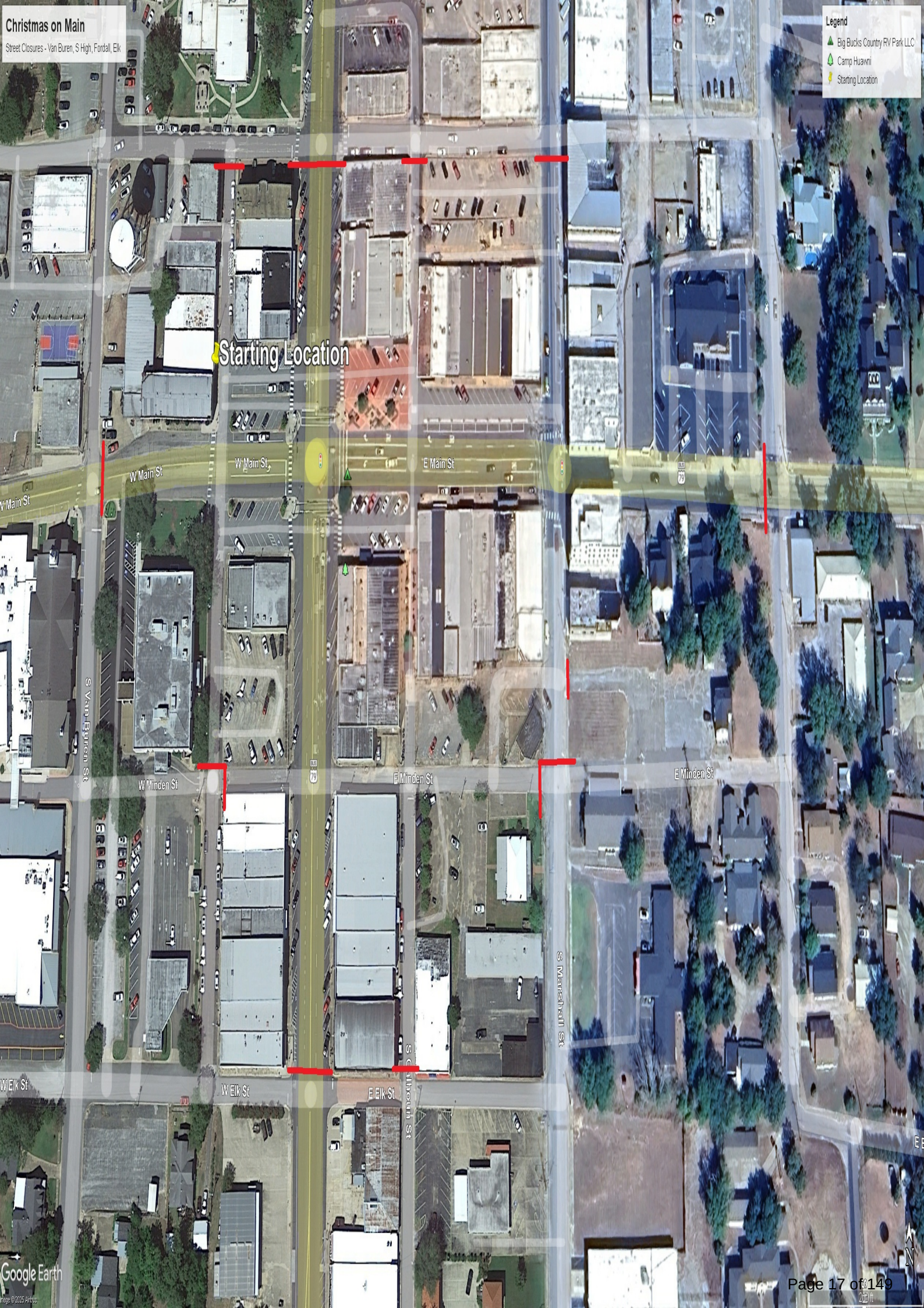
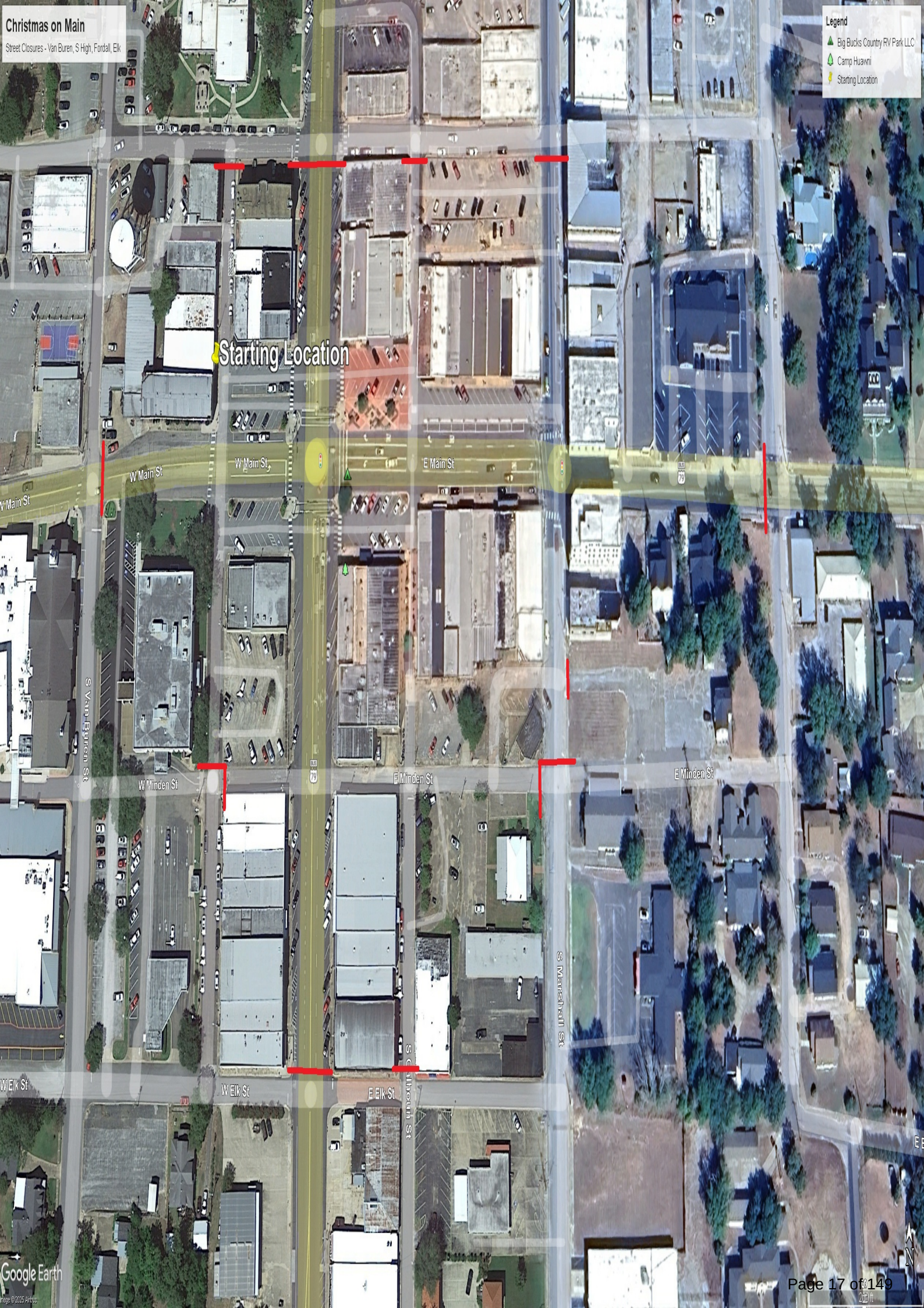
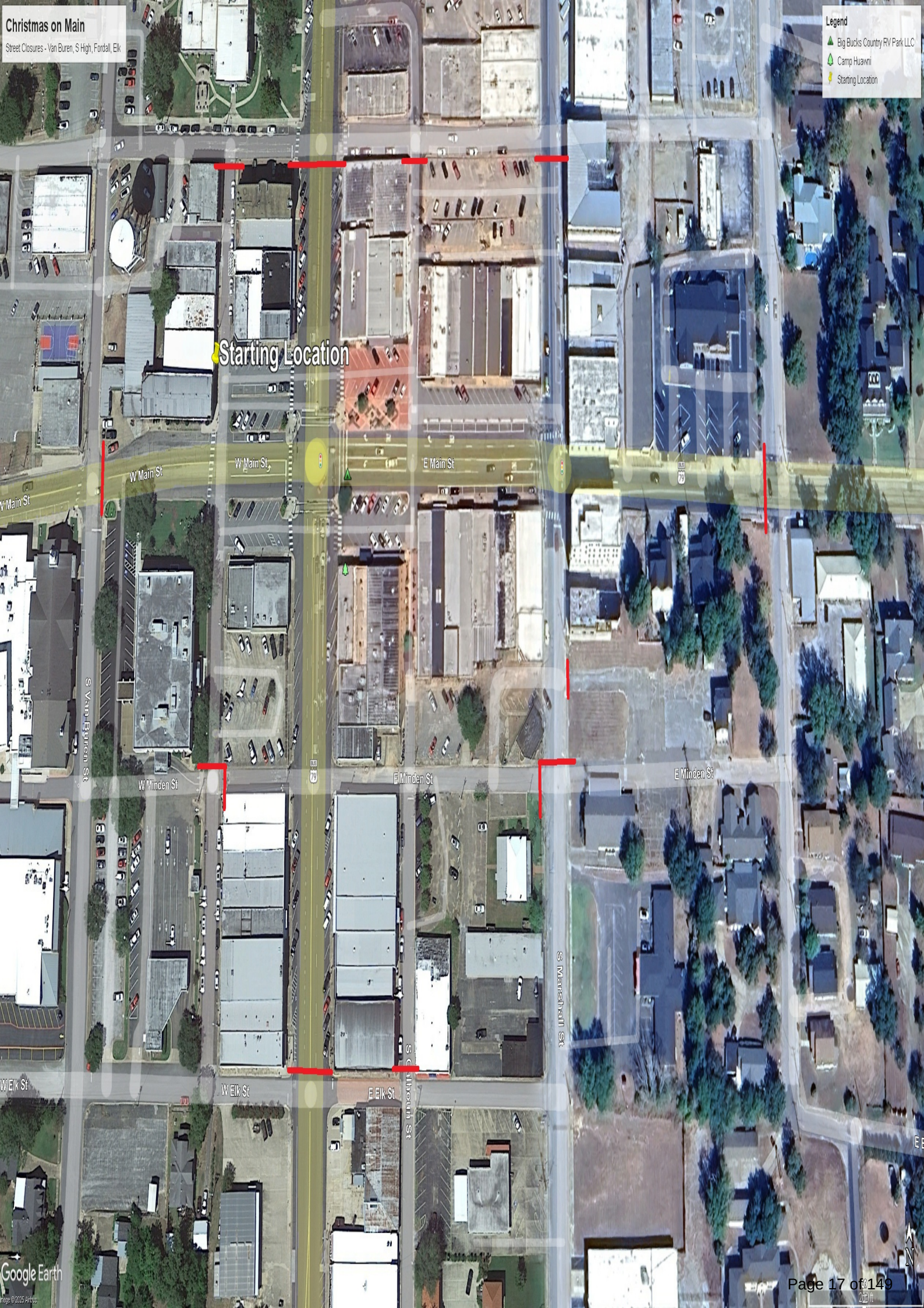
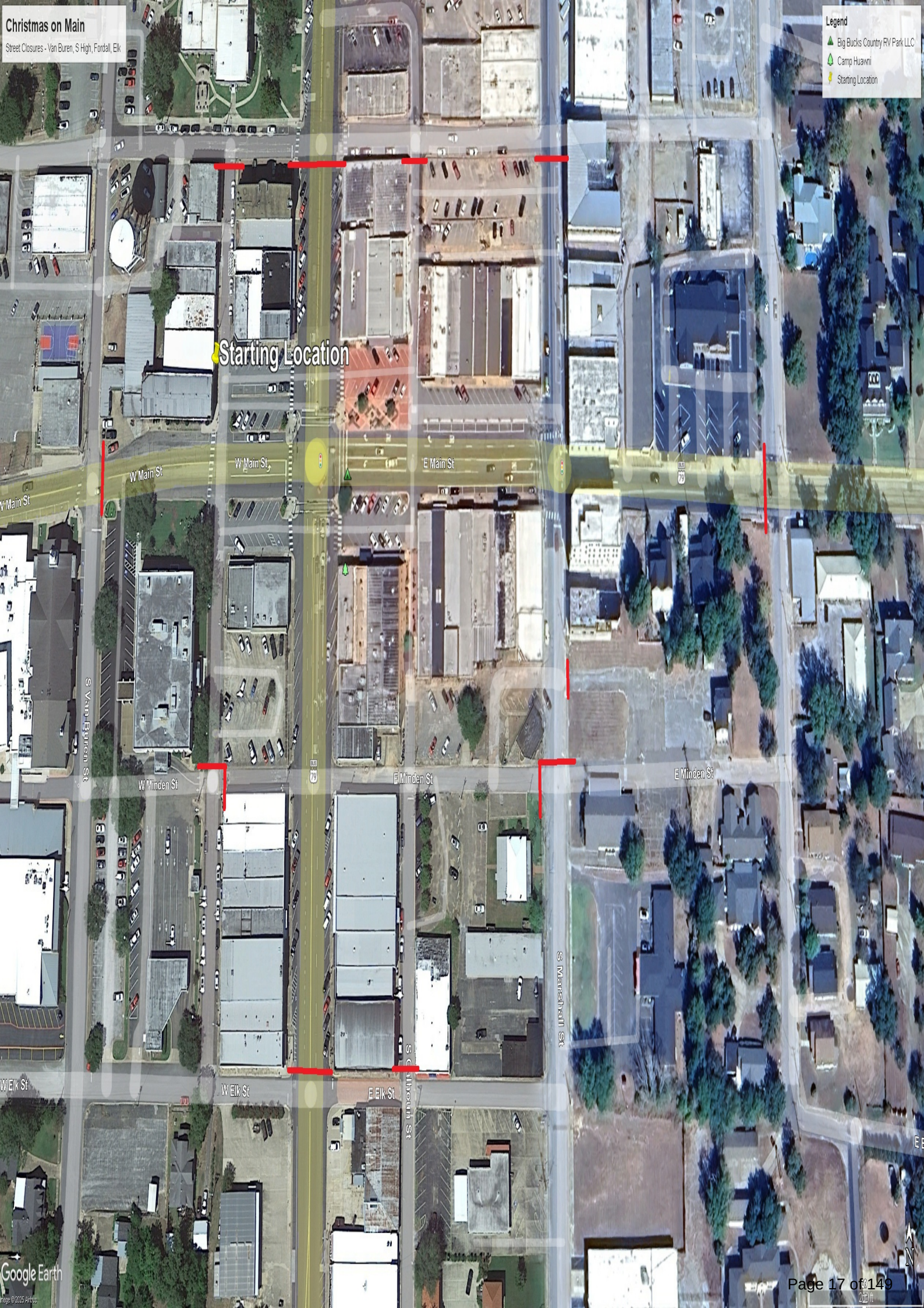
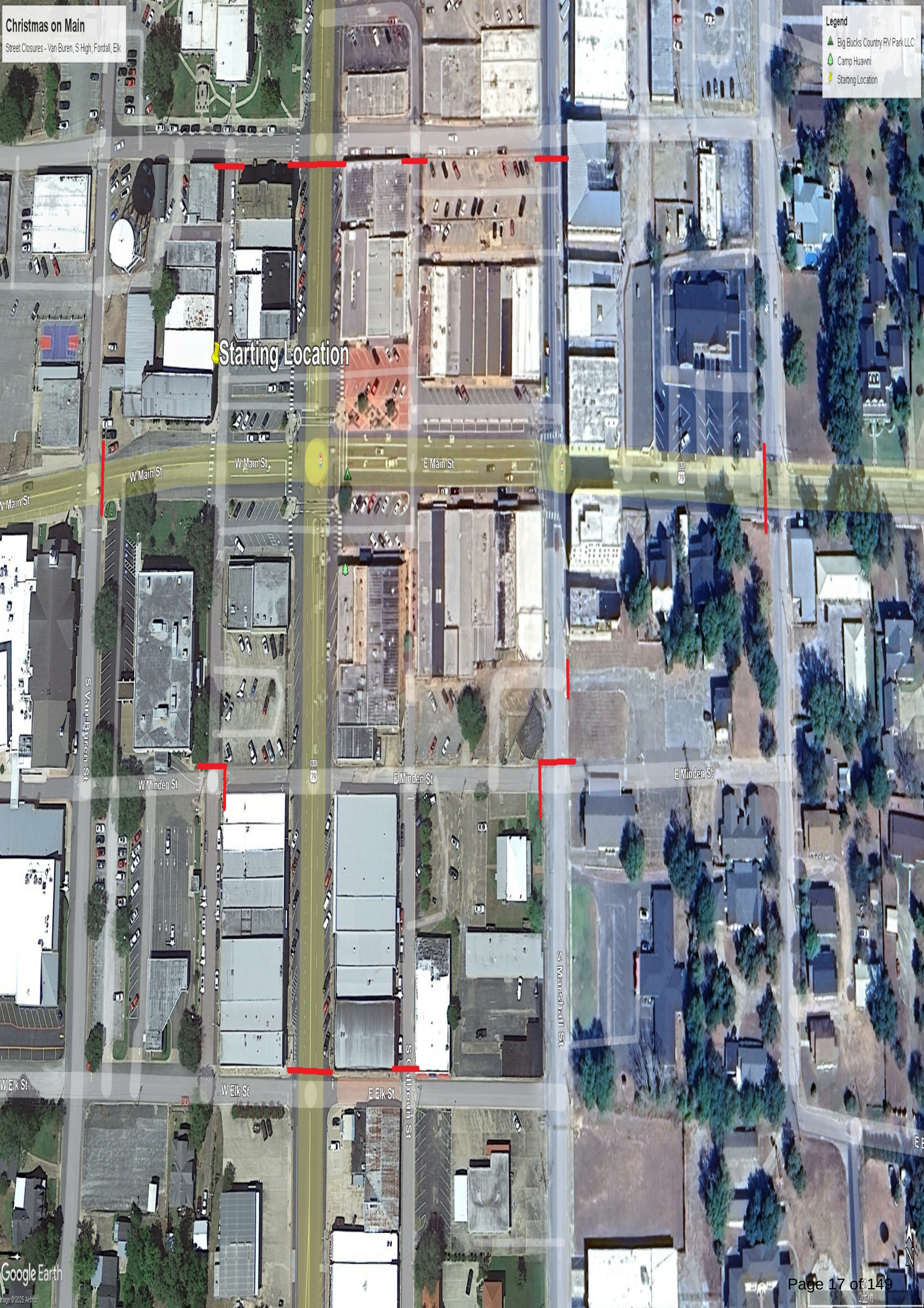
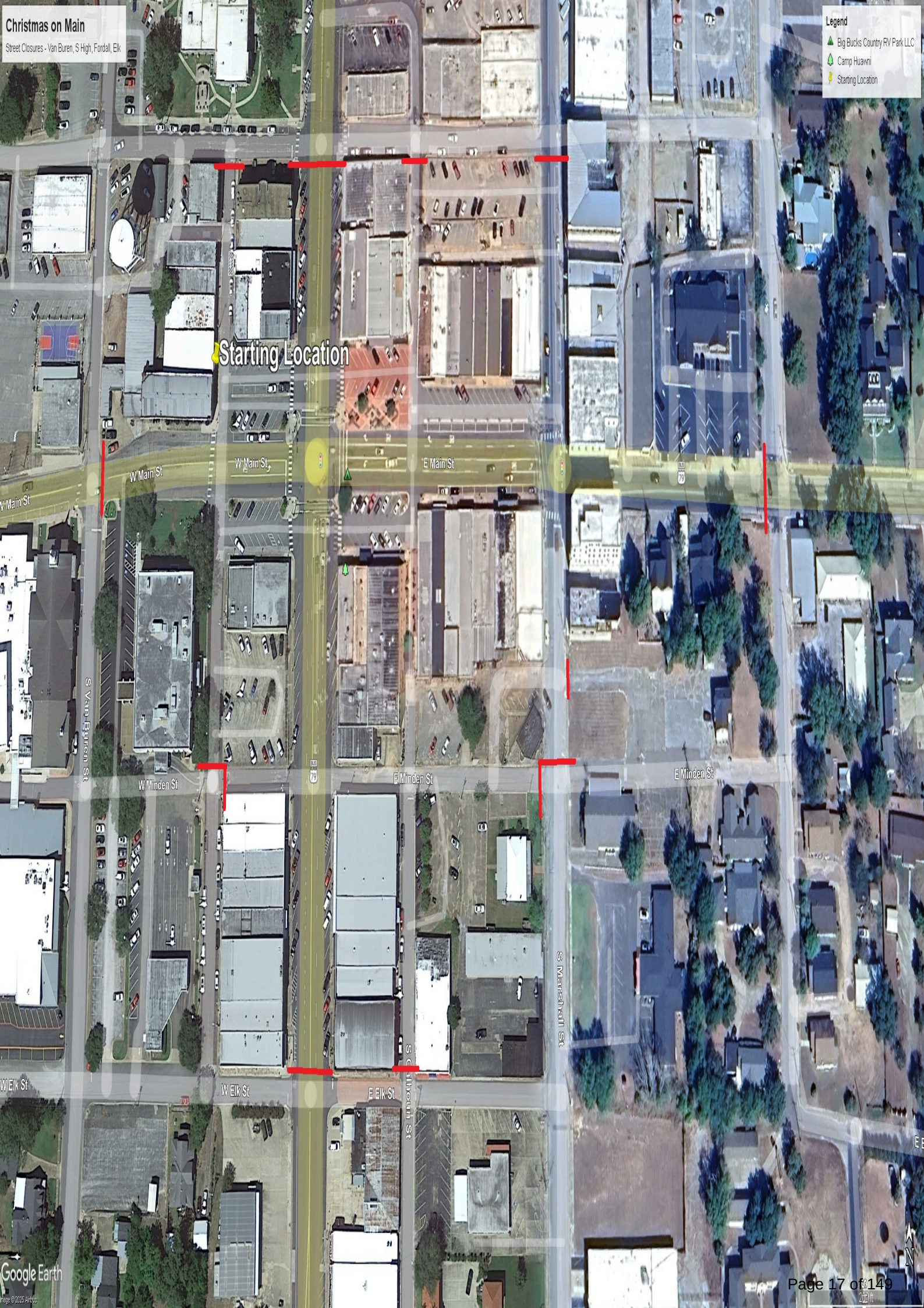
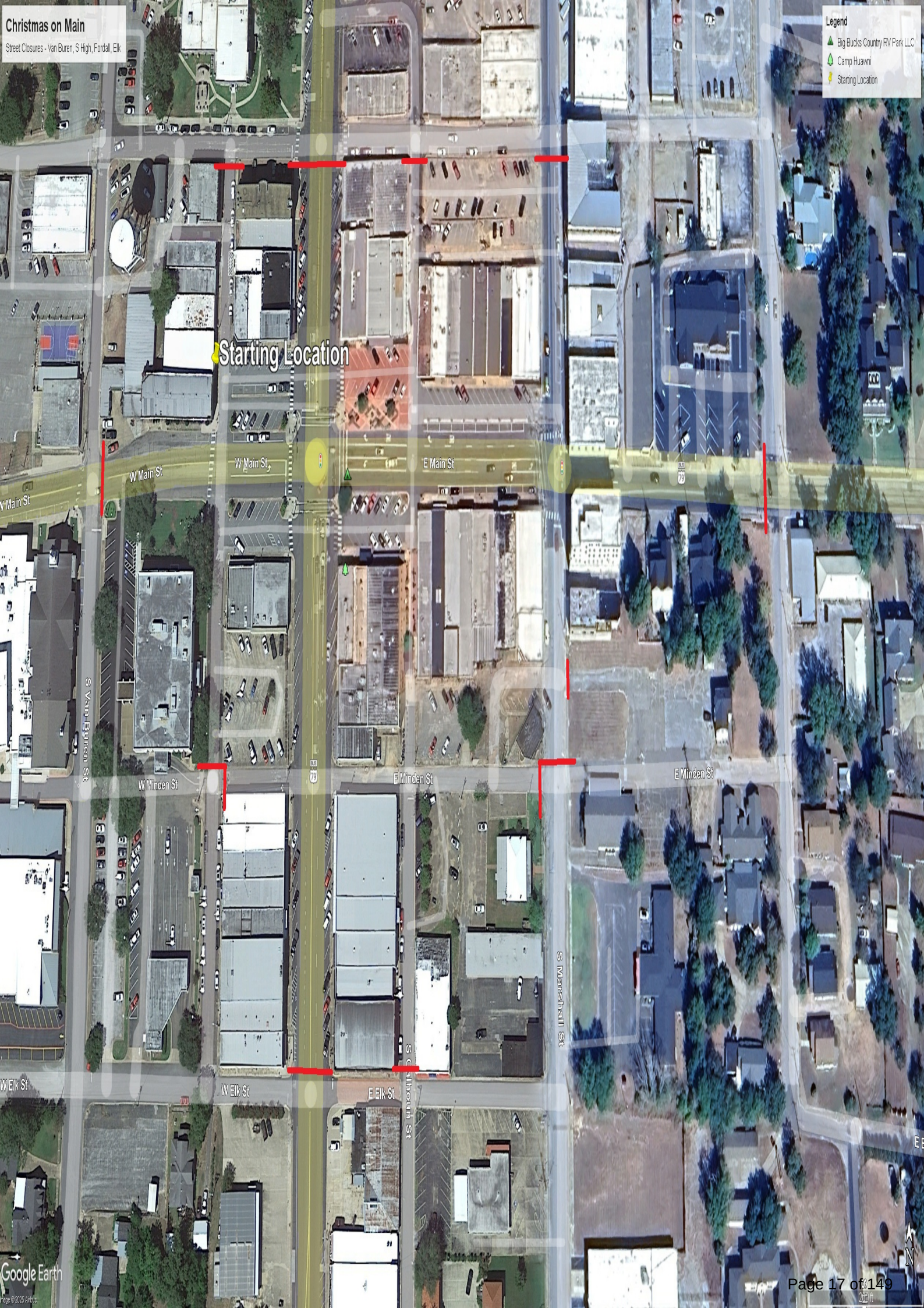
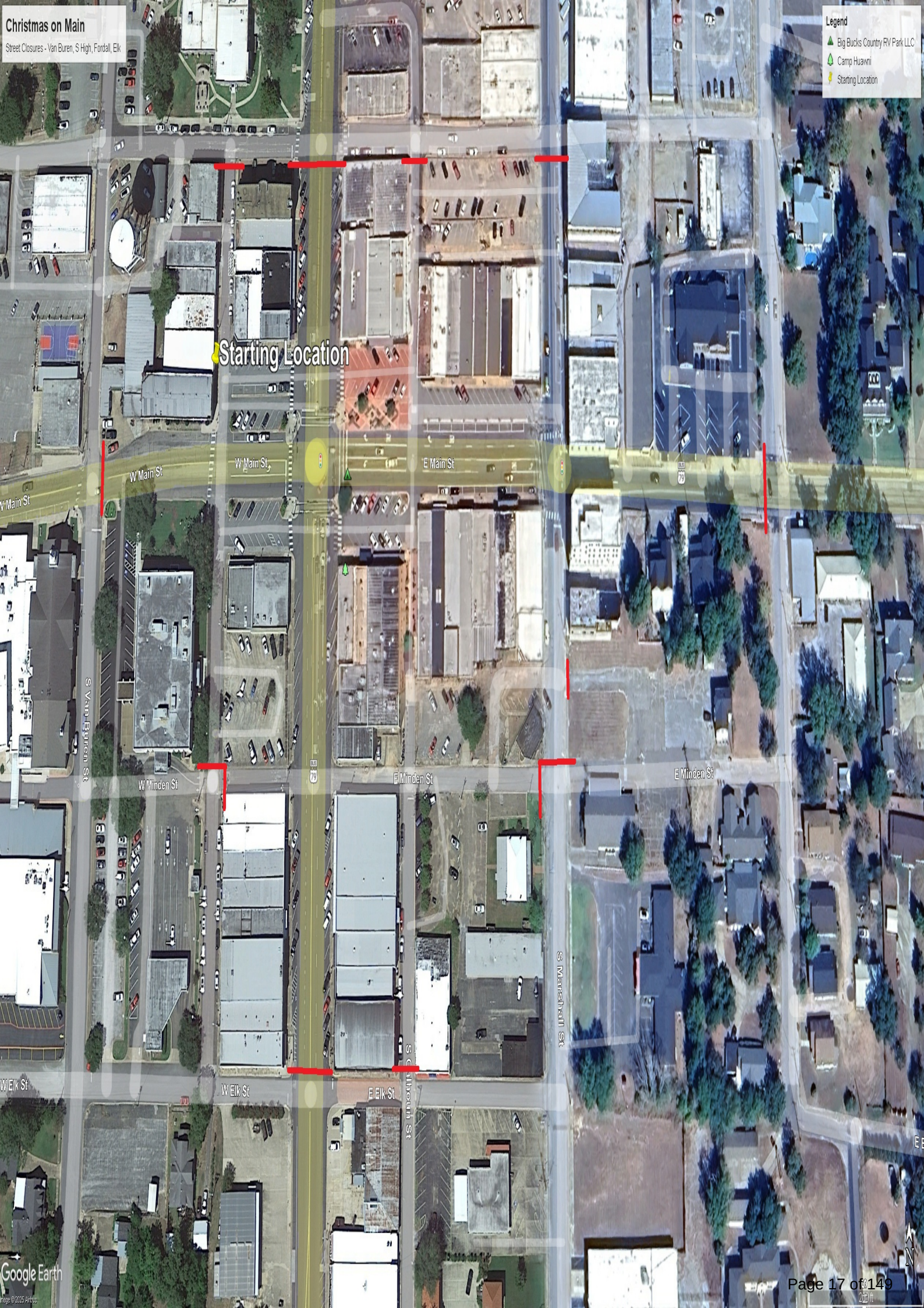
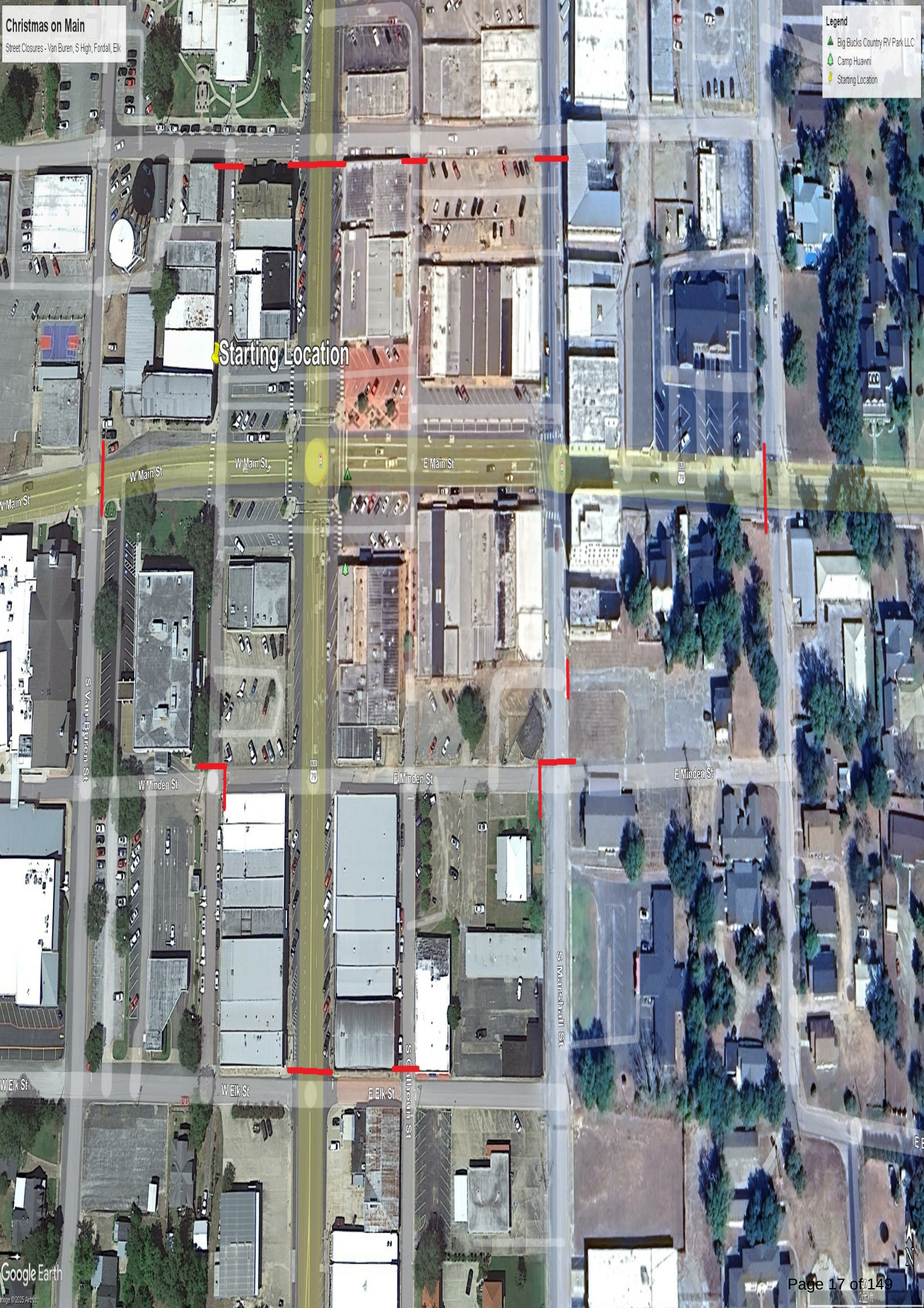
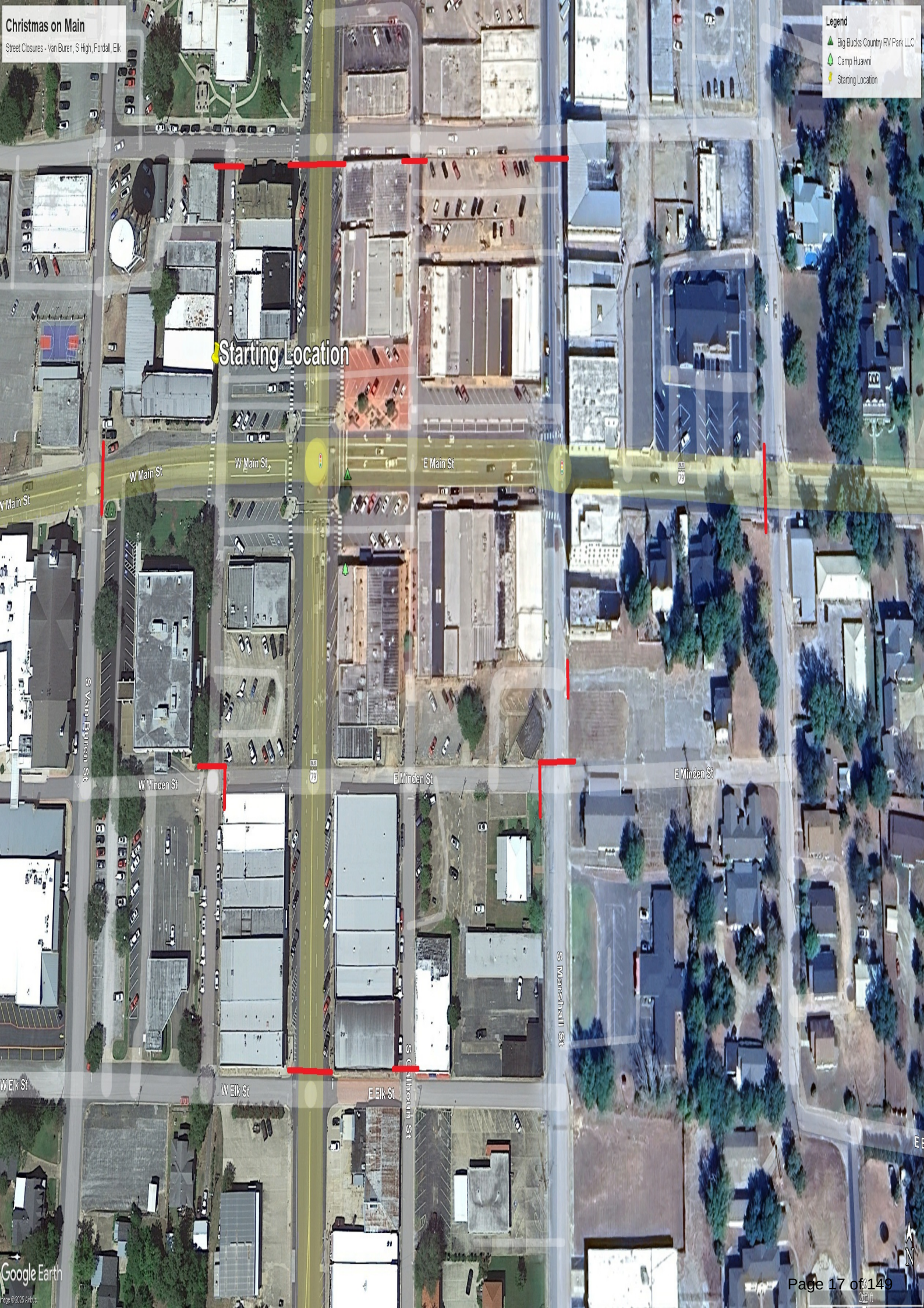
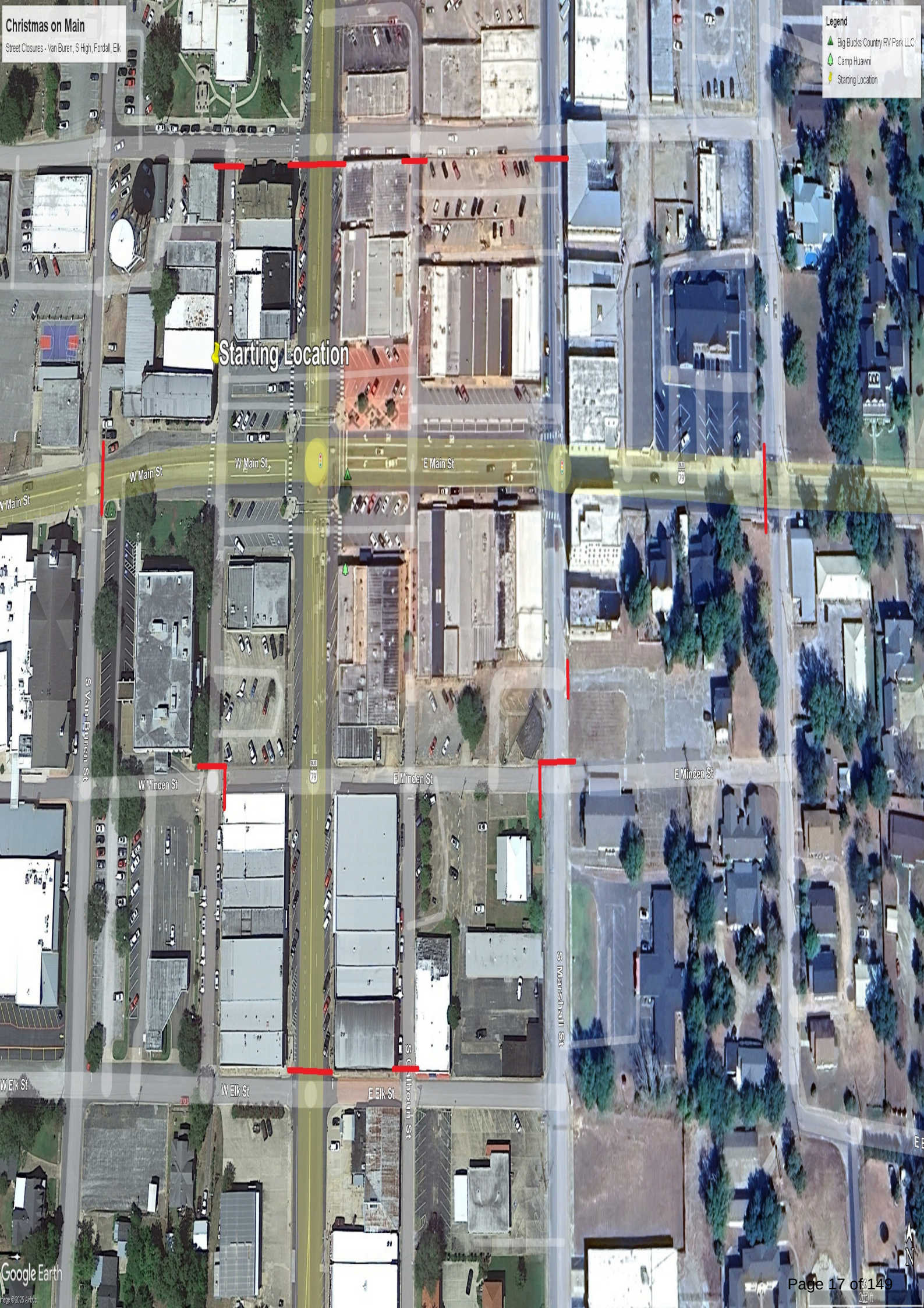
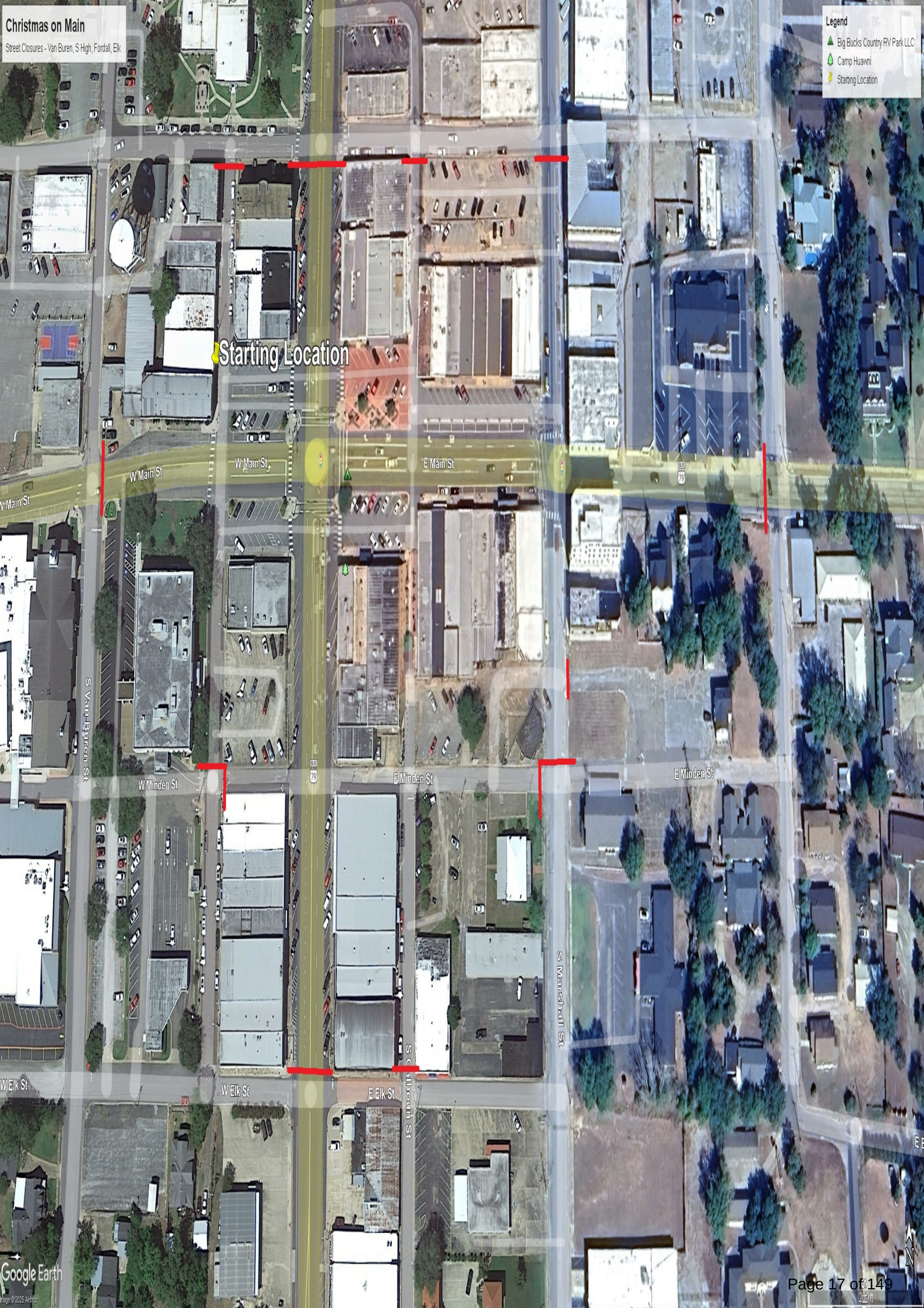
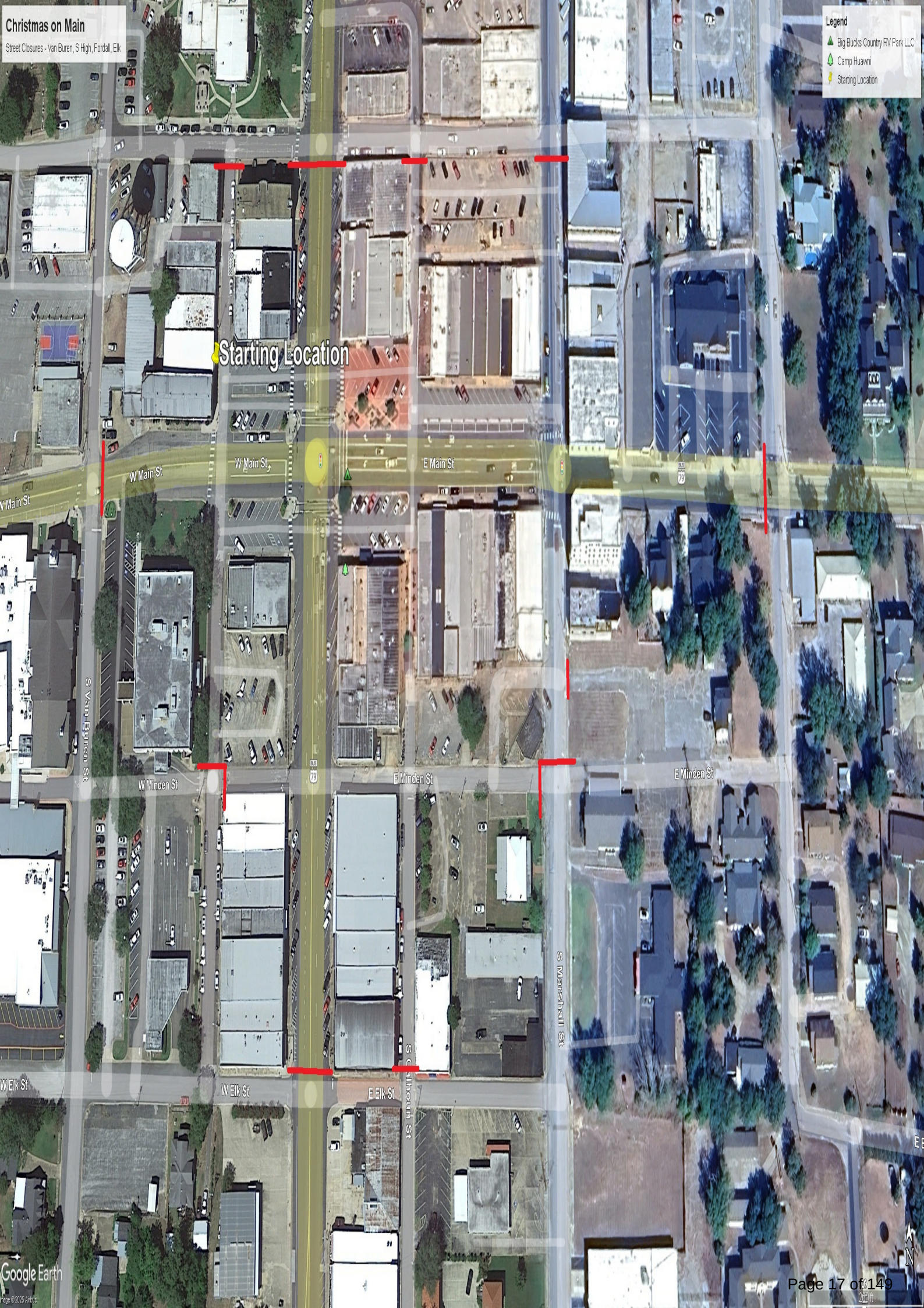
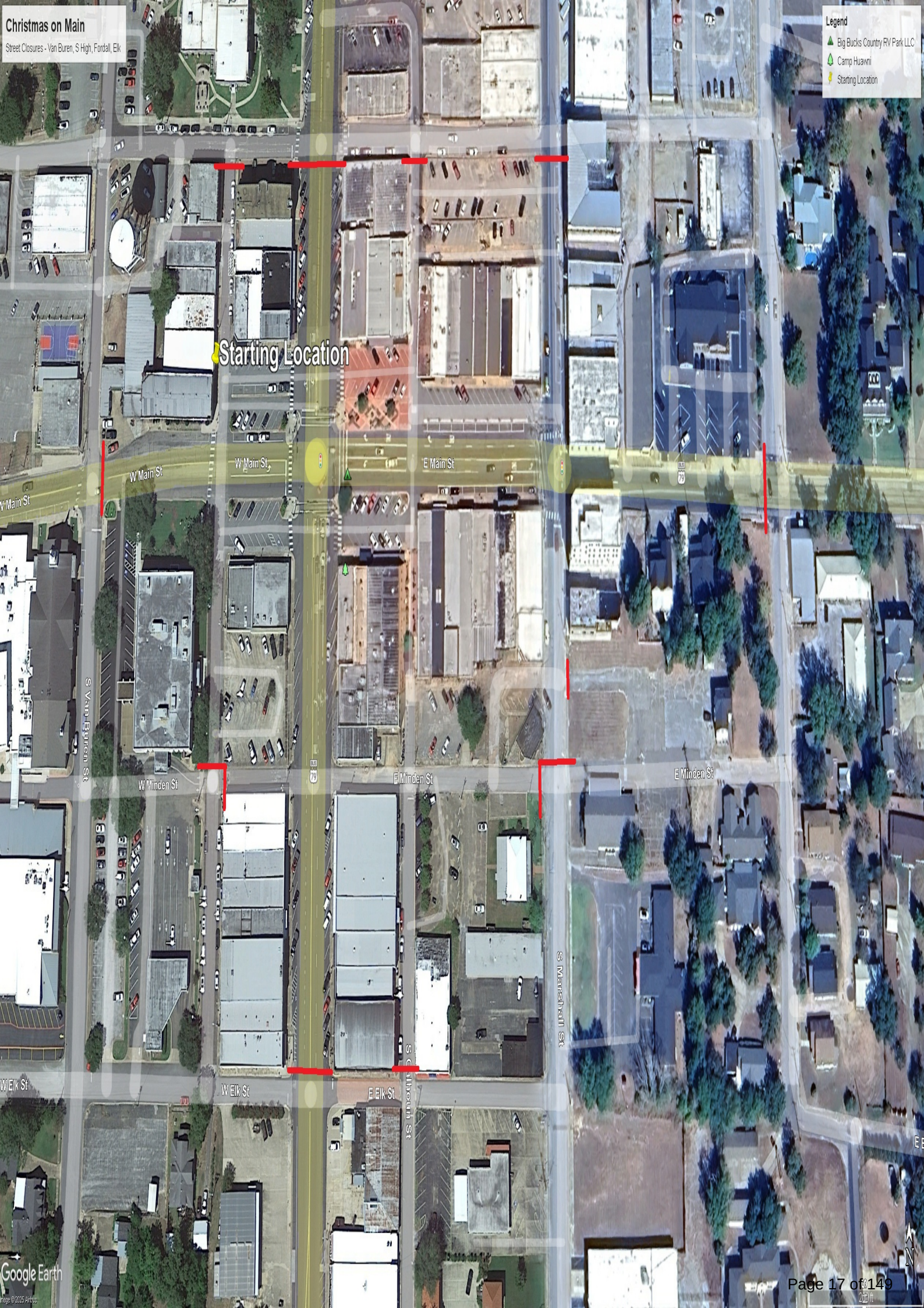
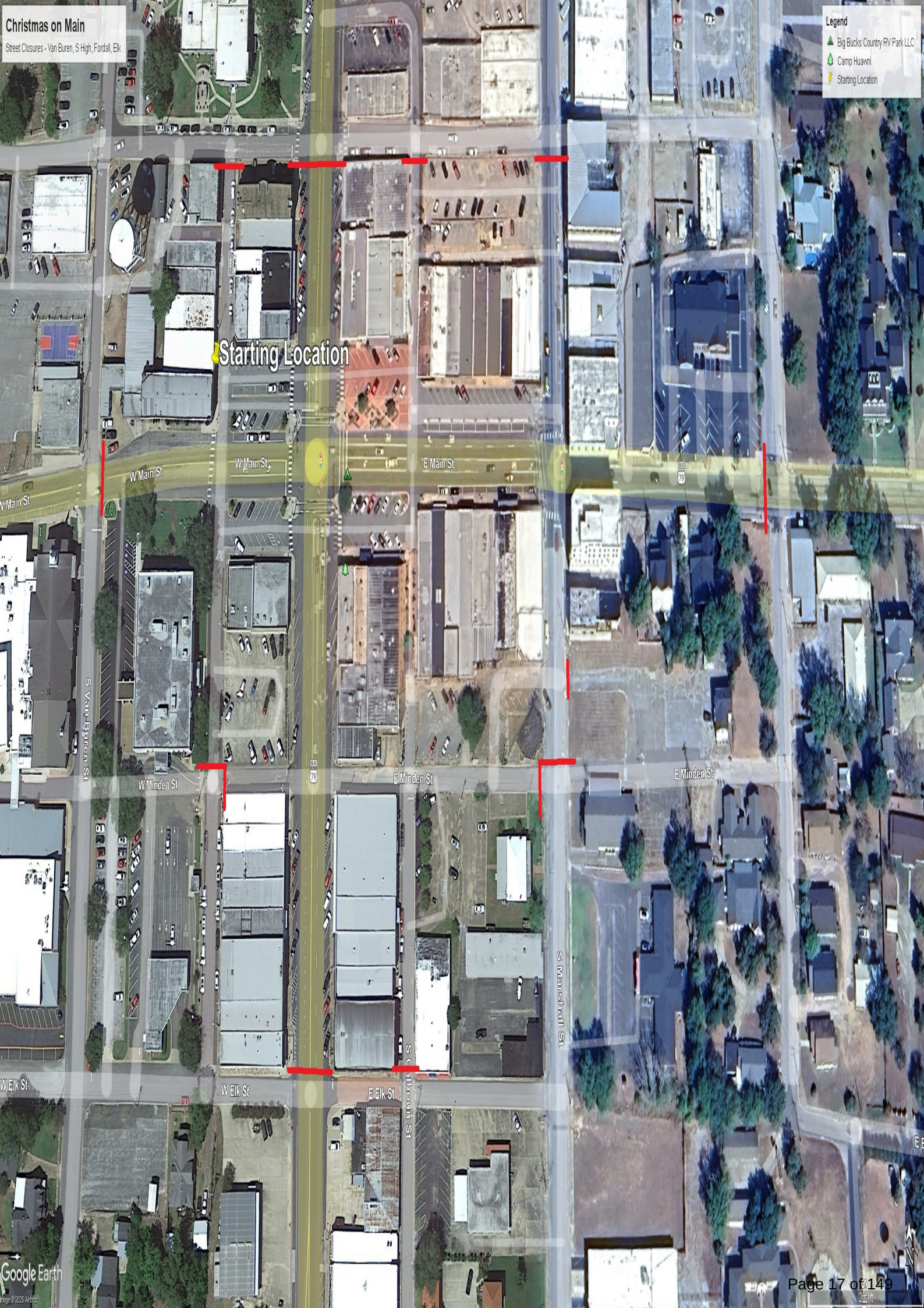
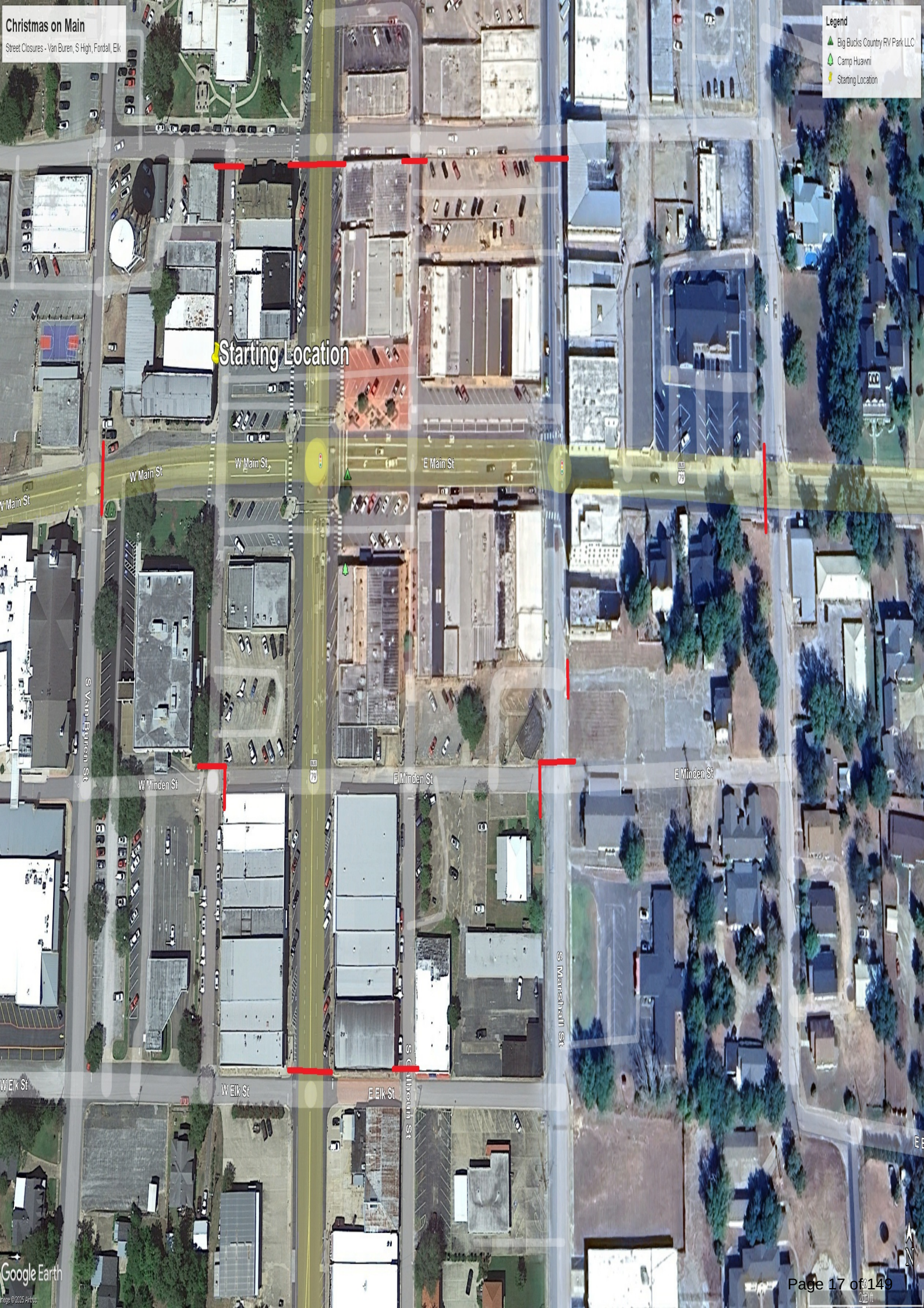
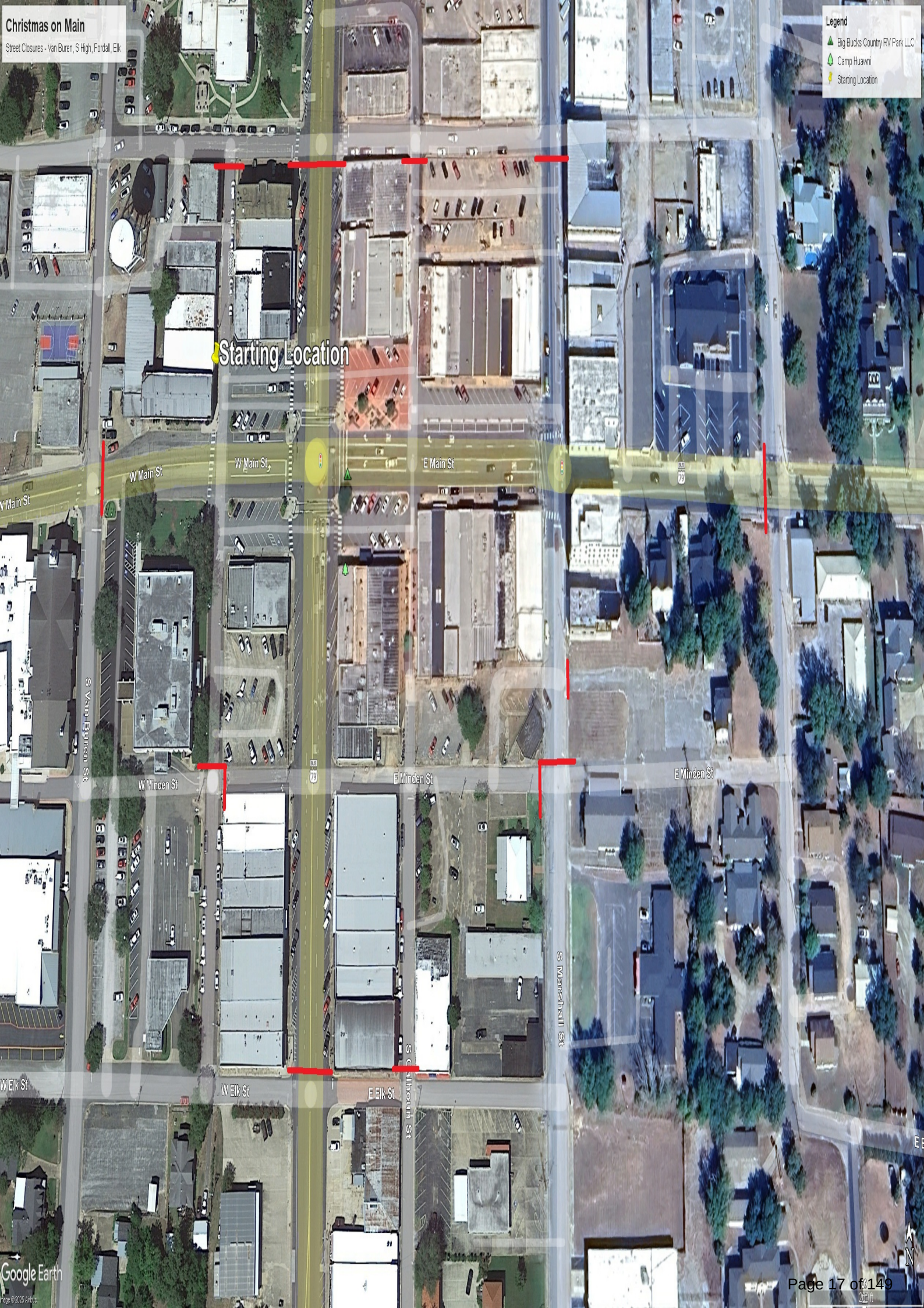
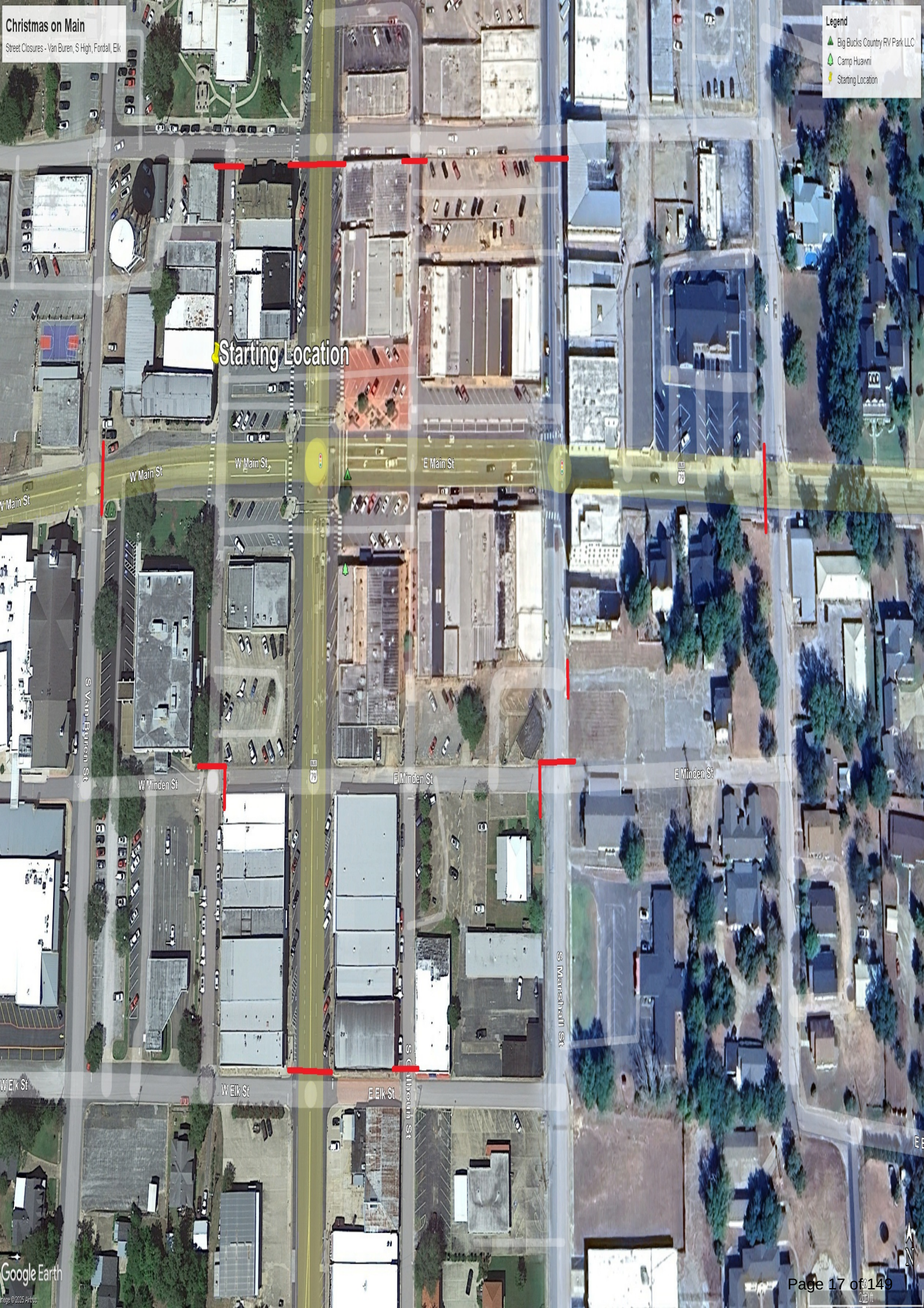
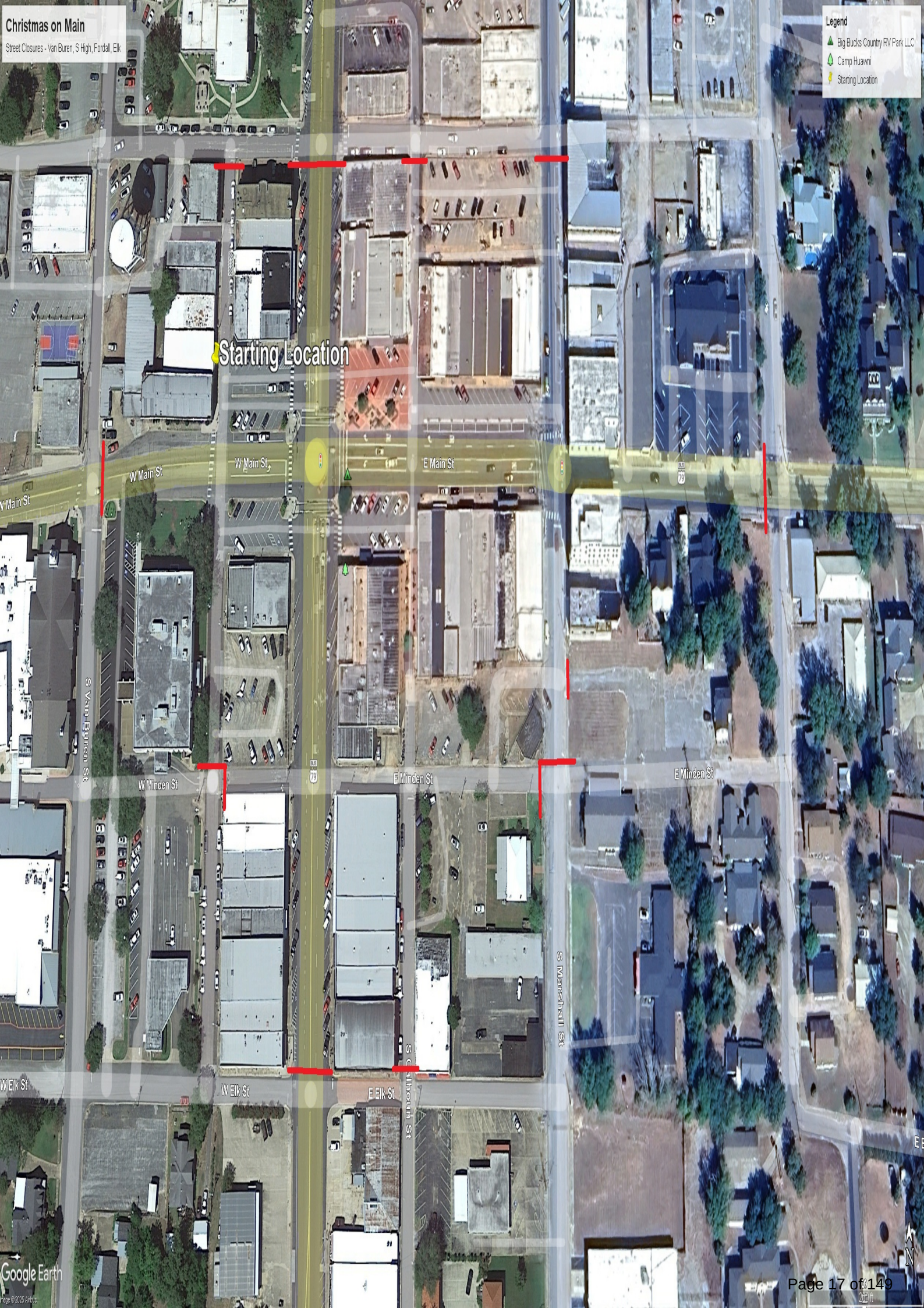
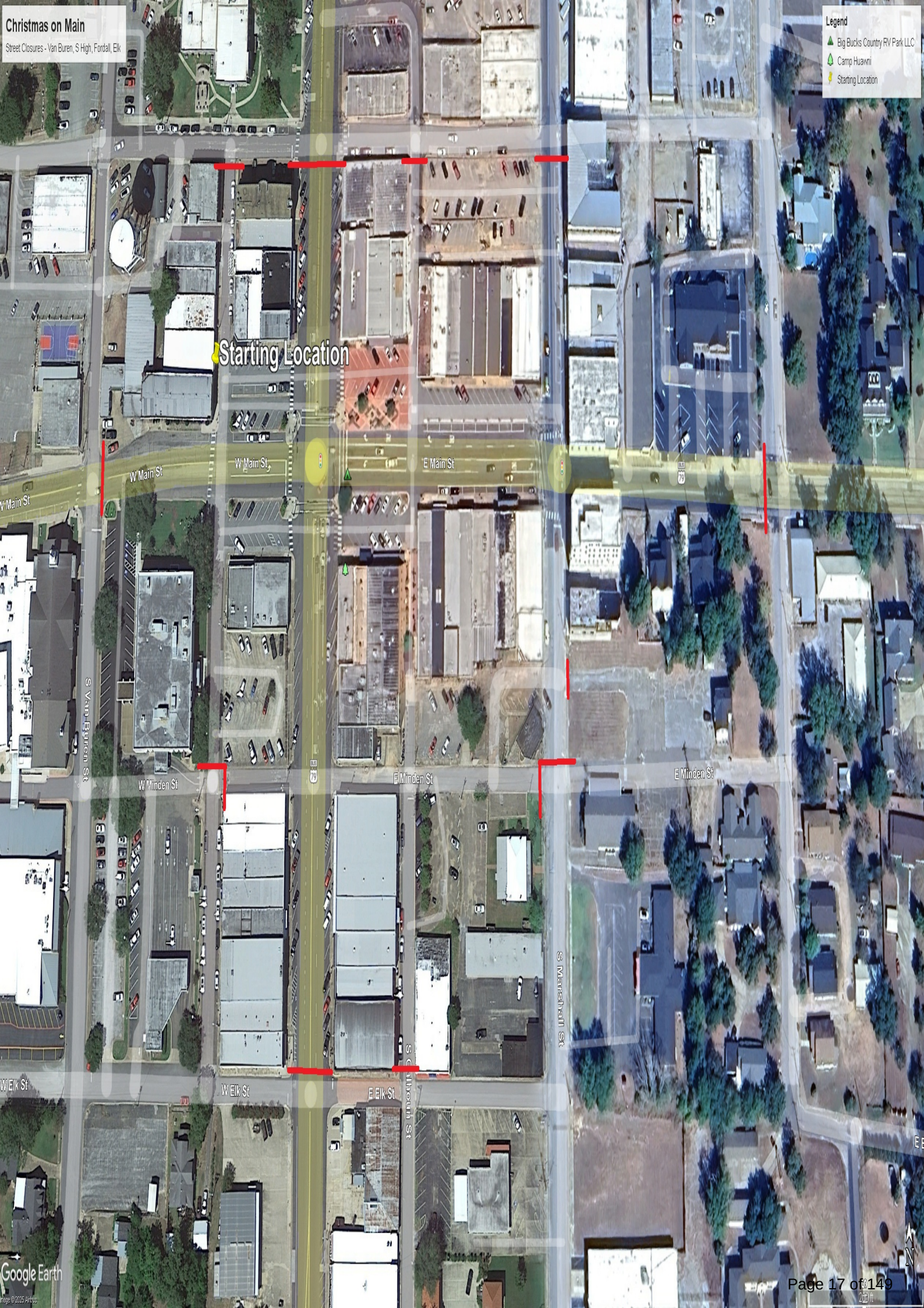
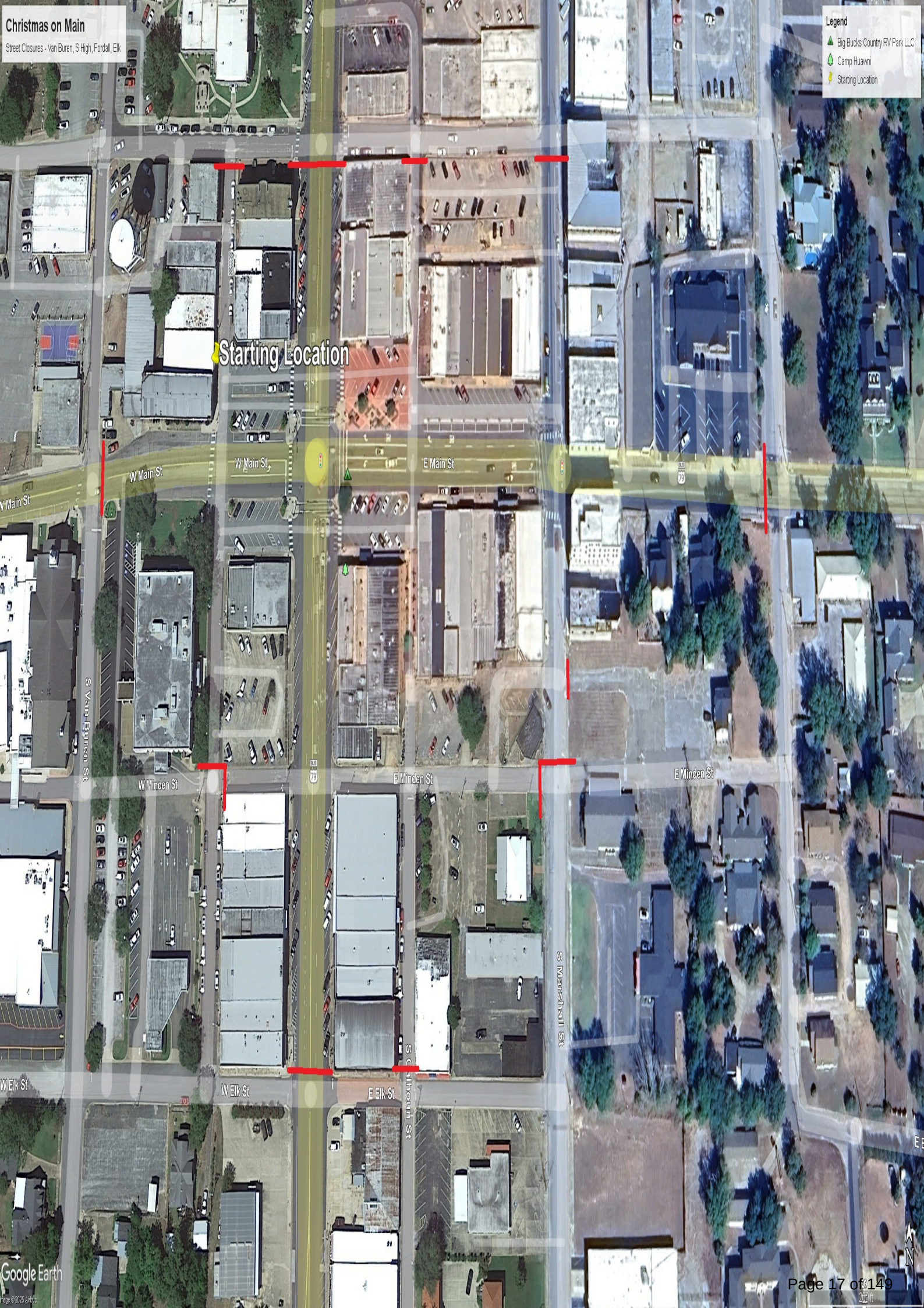
Proposed Street Closures, if applicable: _____

_____ (Enclose Map for Verification)

Proposed Electrical Requirements, If applicable: _____

Proposed Service Personnel Needs (i.e. Police, Fire, Street): _____

Note: Request must be submitted to the City Secretary's Office at lease 30 days prior to event for approval by the City Council. Contact or representative must be present at Council Meeting to answer any questions which may arise.





City Council

Agenda Item # 10.

SUBJECT: Consideration and possible action upon a contract with MPA Fireworks for the Independence Day Fireworks display to be held July 4, 2026 (Ybarra)

MEETING DATE: November 18, 2025

DEPARTMENT: Fire Department

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 11.

SUBJECT: Consoderation and possible action upon Resolution 2025-11-01 to deny SWEPCO's rate increase request. (Abercrombie)

MEETING DATE: November 18, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2025-11-01 Deny SWEPCO Rate Increase

RESOLUTION NO. 2025-11-01

RESOLUTION OF THE CITY OF HENDERSON, TEXAS FINDING, AFTER REASONABLE NOTICE AND HEARING, THAT SOUTHWESTERN ELECTRIC POWER COMPANY'S EXISTING ELECTRIC RATES AND CHARGES WITHIN THE CITY SHOULD REMAIN IN EFFECT

WHEREAS, pursuant to §33.001 of the Public Utility Regulatory Act, the City of Henderson has exclusive, original jurisdiction over the electric rates, operations, and services provided within city limits by Southwestern Electric Power Company (SWEPCO);

WHEREAS, on October 14, 2025, SWEPCO filed with the City of Henderson a Petition and Statement of Intent seeking an overall net increase of 13.48% in total fuel and non-fuel revenues; and

WHEREAS, SWEPCO proposed an effective date of November 18, 2025.

NOW, THEREFORE, BE IT ORDAINED/RESOLVED BY THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS:

SECTION 1. It is hereby found and determined that said meeting at which this Resolution was passed was open to the public, as required by Texas law, and that advance public notice of the time, place and purpose of said meeting was given.

SECTION 2. SWEPCO's request for approval of its base rates increase is denied. The existing rates and charges of SWEPCO are hereby found to be just and reasonable rates and the City adopts such existing rates to continue to be observed and to be in force within the City hereafter.

SECTION 3. The base rates set forth in this Resolution may be changed and amended by either the City or SWEPCO only as provided by law.

SECTION 4. This Resolution shall be served on SWEPCO by U.S. Mail to SWEPCO's authorized representative: Duggins Wren Mann & Romero, LLP, PO Box 1149, Austin Texas 78767, Attn: Jackie Jones.

SECTION 5. Nothing contained in this Resolution shall be construed now or hereafter in limiting or modifying, in any manner, the right and power of the City under law to regulate the base rates and charges of SWEPCO.

CONSIDERED, PASSED, APPROVED AND SIGNED this the 18th day of November, 2025, at a regular called meeting of the City Council of the City of Henderson,

Texas, at which a quorum was present and which was held in accordance with the provisions of Chapter 551, Texas Government Code.

SIGNED this 18th day of November, 2025.

CITY OF HENDERSON

By:

_____, Mayor

Attest:

City Secretary

APPROVED AS TO FORM:



City Council

Agenda Item # 12.

SUBJECT: Consideration and possible action upon the disbursement of 346 votes for the City of Henderson on the Rusk County Appraisal District Board of Directors for the 2026-2027 term. (Jimerson)

MEETING DATE: November 18, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Item 8 -RCAD Board Votes



RUSK COUNTY APPRAISAL DISTRICT

P.O. BOX 7 – HENDERSON, TEXAS 75653-0007
(903) 657-3578 FAX (903) 657-9073

October 14, 2025

Honorable Henry Pace, Mayor
City of Henderson
400 W. Main
Henderson, Texas 75652-3019

Dear Mayor Pace:

In accordance with the provisions of the TEXAS PROPERTY TAX CODE, Section 6.03(j), enclosed you will find a ballot listing the nominees, in alphabetical order, for the Board of Directors of the Rusk County Appraisal District for the term of 2026 - 2027.

Section 6.03(k) of the code provides that the governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit the results to the Chief Appraiser **before December 15, 2025**. Please remember that your entity may cast all its votes for a single nominee or your votes may be distributed among the nominees.

The City of Henderson's voting entitlement is 346 (Three Hundred Forty-Six) votes.

I respectfully request that this item be placed on the agenda for the next scheduled City Council meeting. Should you have any questions pertaining to the procedure, please call.

Respectfully,
Rusk County Appraisal District

A handwritten signature in black ink, appearing to read "Weldon R. Cook".

Weldon R. Cook, RPA, CCA
Chief Appraiser

Cc: Mr. Jay Abercrombie, City Manager

Enclosure



RUSK COUNTY APPRAISAL DISTRICT

P.O. BOX 7 – HENDERSON, TEXAS 75653-0007
(903) 657-3578 FAX (903) 657-9073

BALLOT

FOR
RUSK COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS 2026 - 2027

NOMINEES

NUMBER OF VOTES

1. Butler, Drew

116

2. Eby, Dennis

115

3. Harkless, Clifford

0

4. McCrory, Pat

0

5. Partin, Nesha

115

The above vote for the Rusk County Board of Directors passed by resolution on this the 18
day of November, 2025.

City of Henderson

Presiding Officer



City Council

Agenda Item # 13.

SUBJECT: Consideration and possible action upon a recommendation for seven members on the Historic Landmark Preservation Committee. (Jimerson)

MEETING DATE: November 18, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 14.

SUBJECT: Consideration and possible action upon a recommendation for a vacancy on the Main Street Board. (Jimerson)

MEETING DATE: November 18, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 15.

SUBJECT: Consideration and possible action upon a recommendation on the reappointments of two members on the Planning and Zoning Commission.
(Jimerson)

MEETING DATE: November 18, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 16.

SUBJECT: Consideration and possible action upon a recommendation on the reappointments of two members on the Board of Adjustments. (Jimerson)

MEETING DATE: November 18, 2025

DEPARTMENT: Administration

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 17.

SUBJECT: Consideration and possible action upon canceling the December 16th, 2025 Council Meeting. (Jimerson)

MEETING DATE: November 18, 2025

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 18.

SUBJECT: Consideration and possible action upon a performance agreement between HEDCO and Henderson Boys Baseball Association. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the Performance Agreement.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. HBBA Performance Agreement



ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement (herein referred to as the "Agreement") is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION ("HEDCO") of 300 West Main, Henderson, Texas 75652 and HENDERSON BOYS' BASEBALL ASSOCIATION ("HBBA") of Henderson, Texas.

WITNESSETH

WHEREAS, HEDCO exists to encourage economic growth, expand business opportunities and create & retain jobs for citizens of the City of Henderson, Texas; and

WHEREAS, HBBA is a 501(c)(3) corporation committed to providing game-winning facilities and opportunities for the youth of Henderson and Rusk County, Texas; and

WHEREAS, HBBA regularly hosts tournaments and events drawing hundreds of participants to Henderson; and

WHEREAS, HBBA has developed a long-term strategic plan to improve its facilities and expand its event schedule in Henderson, Texas; and

WHEREAS, HEDCO has determined that it is in the best interest of the City of Henderson to team-up with HBBA to support its efforts in Henderson, Texas.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and HBBA agree as follows —

1. Upon execution of this Agreement, HEDCO will contribute \$10,000.00 to assist HBBA in the maintenance and repair of its facilities in Henderson, Texas.
2. In addition, HEDCO will match up to \$10,000.00 of all funds raised by HBBA in the twelve (12) months after the execution of this Agreement.

300 West Main Street, Henderson, Texas 75652 • (903) 392-0447 • www.HendersonEDC.com

3. In no event shall HEDCO contribute more than \$20,000.00.

WARRANTIES & REPRESENTATIONS

4. In further consideration for this Agreement and the covenants herein, HBBA hereby warrants, represents, and covenants as follows —
- (a) HBBA is a tax-exempt 501(c)(3) corporation duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.
 - (b) HBBA has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.
 - (c) HBBA is aware of the statutory limitations on funds contributed under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. HBBA expressly covenants that the funds contributed hereunder shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy, theft, or fraud proceedings currently pending concerning HBBA or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.
 - (e) HBBA has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.
5. Pursuant to Texas Government Code § 2264.001, HBBA expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

[SIGNATURES ON FOLLOWING PAGE]

300 West Main Street, Henderson, Texas 75652 • (903) 392-0447 • www.HendersonEDC.com

HENDERSON BOYS' BASEBALL ASSOCIATION

By: [Signature]
Justin Scarborough, President

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Justin Scarborough in the capacity indicated above on this, the 30 day of May 2025.



Mandy Clark
NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: [Signature]
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the 30th day of May 2025.



Mandy Clark
NOTARY PUBLIC, STATE OF TEXAS

300 West Main Street, Henderson, Texas 75652 • (903) 392-0447 • www.HendersonEDC.com



City Council

Agenda Item # 19.

SUBJECT: Consideration and possible action upon a performance agreement between HEDCO and Bane Investment Holdings. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the Performance Agreement.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. BIH Performance Agreement



PERFORMANCE AGREEMENT

This Performance Agreement (herein referred to as the "Agreement") is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION ("HEDCO") of 300 West Main, Henderson, Texas 75652 and BANE INVESTMENT HOLDINGS, LLC ("BIH") of Henderson, Texas.

WITNESSETH

WHEREAS, HEDCO exists for the purposes of encouraging economic growth and expansion of business entities, and in the creation and retention of jobs for citizens of the City of Henderson, Texas; and

WHEREAS, BIH is a Texas limited liability company committed to providing real estate and oil & gas investment services in Rusk & Panola Counties from its base of operation in Henderson, Texas; and

WHEREAS, BIH, subject to the terms and conditions of the Agreement, has agreed to invest not less than \$500,000.00 to design, construct and operate a new principal office on US Highway 79 North in the heart of Henderson, Texas; and

WHEREAS, HEDCO has determined that it is in the best interest of the City of Henderson to offer financial incentives to BIH to support its operations in Henderson, Texas.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and BIH agree as follows —

DESIGN & CONSTRUCTION

1. Within twelve (12) months of the execution of this Agreement, BIH will complete construction of its new principal office at 506 US Highway 79 North in Henderson, Texas (the "Facility") at an expected cost of not less than \$500,000.00.

2. Within thirty (30) days after BIH completes its construction and receives a certificate of occupancy from the City of Henderson, BIH shall provide HEDCO with documentation of the sums invested in street-facing, exterior improvements and landscaping at the Facility.
3. Within ten (10) business days after its receipt of satisfactory documentation of the sums invested by BIH in street-facing, exterior improvements and landscaping at the Facility, HEDCO shall reimburse up to \$150,000.00 of the sums invested by BIH in street-facing, exterior improvements and landscaping at the Facility.
4. HEDCO shall not pay any incentive in the event BIH fails to timely submit the documentation required to verify the sums invested in street-facing, exterior improvements and landscaping at the Facility.
5. To the extent commercially reasonable, BIH shall procure all construction labor and material from vendors and contractors within the City of Henderson.

WARRANTIES & REPRESENTATIONS

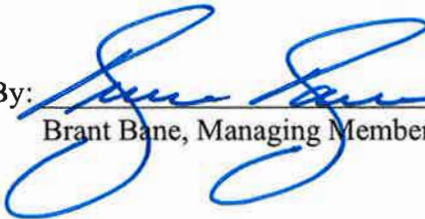
6. In further consideration for this Agreement and the covenants herein, BIH hereby warrants, represents, and covenants to HEDCO as follows —
 - (a) BIH is a Texas limited liability company duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.
 - (b) BIH has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.
 - (c) BIH is aware of the statutory limitations on funds paid under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. Therefore, BIH expressly covenants that the funds herein granted have and shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy proceedings currently pending concerning BIH or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.

- (e) BIH has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.
- 7. Pursuant to Texas Government Code § 2264.001, BIH expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

GENERAL PROVISIONS

- 8. This Agreement shall become effective upon execution by the parties.
- 9. All of the terms, representations and warranties herein are material conditions of this Agreement.
- 10. Venue for any litigation between the parties concerning this Agreement, or the rights or duties of either in relation thereto, shall be in Rusk County, Texas. In the event it prevails in any such litigation, HEDCO shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorney's fees and expenses of litigation.
- 11. Any notices required to be given hereunder shall be in writing and shall be deemed to be duly given by personally delivering such notice, or by mailing same postage prepaid, by certified mail, return receipt requested, to the parties at the addresses shown herein. Either party may change its address for this purpose by giving written notice of such change to the other party.
- 12. This Agreement may not be assigned by BIH to any other entity without the prior written consent of HEDCO.
- 13. BIH shall not, without the consent of HEDCO, transfer or cause to be transferred a controlling interest in the company during the term of this Agreement.
- 14. In the event of a breach of this Agreement by BIH, HEDCO shall provide written notice of the breach and allow BIH thirty (30) days to cure. If BIH fails to cure the breach within thirty (30) days of the written notice, HEDCO may terminate the Agreement and seek all remedies available at law or in equity.
- 15. This Agreement constitutes the entire agreement of the parties. It may not be amended, or changed in any respect whatsoever, unless in writing and signed by all parties.

BANE INVESTMENT HOLDINGS, LLC

By: 
Brant Bane, Managing Member

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Brant Bane in the capacity indicated above on this, the 30 day of Aug ~~June~~ 2025.



HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: 
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the 20th day of Aug ~~June~~ 2025.




NOTARY PUBLIC, STATE OF TEXAS



City Council

Agenda Item # 20.

SUBJECT: Consideration and possible action upon a performance agreement between HEDCO and Sadler Powder Coating, LLC. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the Performance Agreement.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Sadler Performance Agreement & Note



PERFORMANCE AGREEMENT

This Performance Agreement (herein referred to as the "Agreement") is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION ("HEDCO") of 300 West Main, Henderson, Texas 75652 and SADLER POWDER COATING, LLC ("SADLER") of 3042 Texas State Highway 42, Henderson, Texas.

WITNESSETH

WHEREAS, HEDCO exists for the purposes of encouraging economic growth and expansion of business entities, and in the creation and retention of jobs for citizens of the City of Henderson, Texas; and

WHEREAS, SADLER is a Texas limited liability company providing sandblasting, powder coating, commercial & industrial liquid painting and fusion bond epoxy internal pipe coatings from its principal officer in Henderson, Texas; and

WHEREAS, SADLER, subject to the terms and conditions of the Agreement, has agreed to invest not less than \$600,000.00 to design, construct and operate a new shop and oven facility to serve customers across the State of Texas; and

WHEREAS, HEDCO has determined that SADLER's expansion will further HEDCO's mission to create & retain primary jobs in the City of Henderson.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and SADLER agree as follows —

CONSTRUCTION & EMPLOYMENT

1. Within twelve (12) months of the execution of this Agreement, SADLER will complete construction of a new enclosed shop and oven facility at 3042 Texas State Highway 42 in Henderson, Texas (the "Facility") at an expected cost of not less than \$600,000.00.
2. Not more than twelve (12) months after the execution of this Agreement, SADLER shall create and fill two (2) new full-time employment positions at the Facility paying not less than \$17.00 per hour.
3. Upon SADLER's execution of this Agreement & a suitable Promissory Note, HEDCO shall advance SADLER the sum of \$35,000.00 toward the cost to construct the Facility.
4. Except as otherwise provided herein, SADLER shall re-pay the \$35,000.00 advance within twelve (12) months.
5. If SADLER creates and fills two (2) new, full-time employment positions at the Facility within twelve (12) months of the execution of this Agreement, HEDCO shall forgive the \$35,000.00 advance in consideration of the jobs created by SADLER.
6. If SADLER creates and fills two (2) additional, full-time employment positions at the Facility paying at least \$17.00 per hour within twenty-four (24) months of the execution of this Agreement, HEDCO shall contribute an additional sum of \$35,000.00 toward the cost to construct the Facility.
7. For purposes of this Agreement, a "full-time employee," shall mean an individual employed by SADLER at the FACILITY for an average of at least thirty-five (35) hours per week including sick leave, vacation, holidays and other compensated leave time.
8. The number of persons employed by SADLER shall be determined from the TWC Form C-3 quarterly employment verification reports provided by SADLER to the Texas Workforce Commission as required by law.
9. The positions to be created and filled shall include only those created and filled at the FACILITY after the execution of this Agreement. It shall not include positions held by any owners or executives of SADLER.
10. To the extent commercially reasonable, SADLER shall procure all construction labor and material from vendors and contractors within the City of Henderson.

WARRANTIES & REPRESENTATIONS

11. In further consideration for this Agreement and the covenants herein, SADLER hereby warrants, represents, and covenants to HEDCO as follows —
- (a) SADLER is a Texas limited liability company duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.
 - (b) SADLER has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.
 - (c) SADLER is aware of the statutory limitations on funds paid under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. Therefore, SADLER expressly covenants that the funds herein granted have and shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy proceedings currently pending concerning SADLER or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.
 - (e) SADLER has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.
12. Pursuant to Texas Government Code § 2264.001, SADLER expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

GENERAL PROVISIONS

13. This Agreement shall become effective upon execution by the parties.
14. All of the terms, representations and warranties herein are material conditions of this Agreement.
15. This Agreement may not be assigned by SADLER to any other entity without the prior written consent of HEDCO.

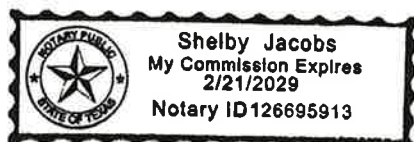
16. Venue for any litigation between the parties concerning this Agreement, or the rights or duties of either in relation thereto, shall be in Rusk County, Texas. In the event it prevails in any such litigation, HEDCO shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorney's fees and expenses of litigation.
17. Any notices required to be given hereunder shall be in writing and shall be deemed to be duly given by personally delivering such notice, or by mailing same postage prepaid, by certified mail, return receipt requested, to the parties at the addresses shown herein. Either party may change its address for this purpose by giving written notice of such change to the other party.
18. SADLER shall not, without the consent of HEDCO, transfer or cause to be transferred a controlling interest in the company during the term of this Agreement.
19. In the event of a breach of this Agreement by SADLER, HEDCO shall provide written notice of the breach and allow SADLER thirty (30) days to cure. If SADLER fails to cure the breach within thirty (30) days of the written notice, HEDCO may terminate the Agreement and seek all remedies available at law or in equity.
20. This Agreement constitutes the entire agreement of the parties. It may not be amended, or changed in any respect whatsoever, unless in writing and signed by all parties.

[SIGNATURES ON FOLLOWING PAGE]

SADLER POWDER COATING, LLC

By: Cody Sadler
Cody Sadler, Managing Member

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Cody Sadler in the capacity indicated above on this, the 31st day of July 2025.

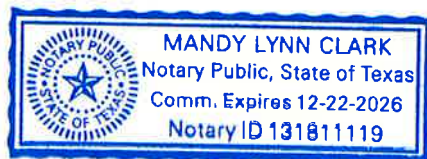


Shelby Jacobs
NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: Bret Gardella
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the 5th day of August 2025.



Mandy Clark
NOTARY PUBLIC, STATE OF TEXAS

PROMISSORY NOTE

Date: July 31, 2025

Makers: **SADLER POWDER COATING, LLC**
3042 Texas State Highway 42
Henderson, Texas 75654

Payees: **HENDERSON ECONOMIC DEVELOPMENT CORPORATION**
300 West Main Street
Henderson, Texas 75652

Principal Amount: \$35,000.00

Annual Interest Rate on Unpaid Principal from Date: Seven per cent (7.00%) per annum.

Annual Interest Rate on Matured, Unpaid Amounts: Seven per cent (7.00%) per annum.

Subject to the terms & conditions of the Performance Agreement of even date, **SADLER POWDER COATING, LLC** covenants to pay **HENDERSON ECONOMIC DEVELOPMENT CORPORATION** the principal amount on or before August 1, 2026. In the event the principal amount is not timely paid (or forgiven pursuant to the Performance Agreement), **HENDERSON ECONOMIC DEVELOPMENT CORPORATION** may declare the entire unpaid balance and earned interest immediately due & payable. Makers and each surety, endorser and guarantor waive all demands for payment, presentations for payment, notices of intention to accelerate maturity, notices of acceleration of maturity, protests and notices of protest, to the extent permitted by law.

WITNESS OUR HANDS, this 31 day of July 2025.

SADLER POWDER COATING, LLC



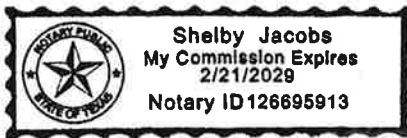
Cody Sadler, Managing Member

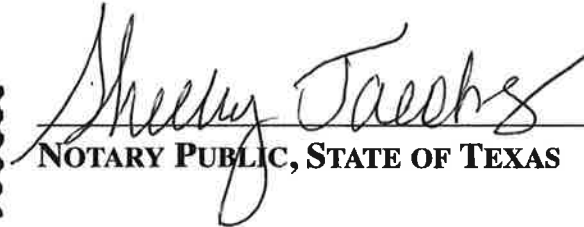
STATE OF TEXAS §

COUNTY OF RUSK §

SWORN TO & SUBSCRIBED before me, the undersigned authority, by the said **CODY**

SADLER on this, the 31st day of July ²⁰²⁵2026.





NOTARY PUBLIC, STATE OF TEXAS



City Council

Agenda Item # 21.

SUBJECT: Consideration and possible action upon a performance agreement between HEDCO and Wiseman Ministries. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Wiseman Ministries Performance Agreement



PERFORMANCE AGREEMENT

This Performance Agreement (herein referred to as the "Agreement") is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION ("HEDCO") of 300 West Main, Henderson, Texas 75652 and WISEMAN MINISTRIES, INC. ("WISEMAN") of Longview, Texas.

WITNESSETH

WHEREAS, HEDCO exists for the purposes of encouraging economic growth and expansion of business entities, and in the creation and retention of jobs for citizens of the City of Henderson, Texas; and

WHEREAS, WISEMAN is a 501(c) corporation committed to providing opportunity and training to those seeking freedom from life-controlling issues with facilities in Longview, DeBerry, Carthage, New London and Henderson; and

WHEREAS, WISEMAN, subject to the terms and conditions of the Agreement, has agreed to invest not less than \$1,450,000.00 to design, construct and operate an approximately 10,000 square foot retail and educational facility in Henderson and hire & retain not less than fourteen (14) full-time employees in Henderson, Texas for at least three (3) years following the execution of this Agreement; and

WHEREAS, HEDCO has determined that it is in the best interest of the City of Henderson to offer financial incentives to WISEMAN to support its operations in Henderson, Texas.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and WISEMAN agree as follows —

DESIGN & CONSTRUCTION

1. Within twelve (12) months of the execution of this Agreement, WISEMAN will construct an approximately 10,000 square foot facility on Highway 259 North at Kilgore Drive in Henderson, Texas (the "Facility") at an expected and verifiable cost of \$1,450,000.00. The Facility shall house a retail store, a training center and an office for operations.
2. To the extent commercially reasonable, WISEMAN shall procure all construction labor and material from vendors and contractors within the City of Henderson.

JOBS TO BE CREATED

3. Within twelve (12) months following execution of this Agreement, WISEMAN will create & fill not less than fourteen (14) full time employment positions at the Facility paying an average wage not less than \$17.00 per hour. WISEMAN shall retain these positions for at least three (3) years after the Facility is completed and occupied. These positions shall not include those held by owners of WISEMAN.
4. Within thirty (30) days after the end of each calendar quarter-year, WISEMAN will provide HEDCO copies of its quarterly Texas Workforce Commission C3 reports and such other documentation as may be required to verify the number of employees hired and their average rate of pay.

THE CONSTRUCTION & JOB CREATION INCENTIVE

5. When WISEMAN has created & filled fourteen (14) full time employment positions at the Facility paying an average wage of not less than \$17.00 per hour for twelve (12) consecutive months, HEDCO will reimburse WISEMAN \$50,000.00 of its demonstrated construction costs.
6. When WISEMAN has created & filled fourteen (14) full time employment positions at the Facility paying an average wage of not less than \$17.00 per hour for twenty-four (24) consecutive months, HEDCO will reimburse WISEMAN an additional \$50,000.00 of its demonstrated construction costs.
7. When WISEMAN has created & filled fourteen (14) full time employment positions at the Facility paying an average wage of not less than \$17.00 per hour for thirty-six (36) consecutive months, HEDCO will reimburse WISEMAN an additional \$50,000.00 of its demonstrated construction costs.

8. HEDCO shall pay the Construction & Job Creation Incentives within ten (10) business days after its receipt of WISEMAN's Texas Workforce Commission C3 reports, documentation of construction costs and such other documents as may be reasonably requested.
9. For each calendar quarter-year for which WISEMAN fails to timely submit its Texas Workforce Commission C3 reports and such other documentation as may be requested to verify the number of employees hired and their average rate of pay, HEDCO shall reduce the incentive payable hereunder by 25%.
10. In the event the number of Employees at the Facility falls below fourteen (14) for two (2) or more consecutive quarters during the first three years after WISEMAN occupies the Facility, WISEMAN shall reimburse HEDCO a pro-rata portion of the incentives paid hereunder.

WARRANTIES & REPRESENTATIONS

11. In further consideration for this Agreement and the covenants herein, WISEMAN hereby warrants, represents, and covenants to HEDCO as follows —
 - (a) WISEMAN is a tax-exempt 501(c)(3) corporation duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.
 - (b) WISEMAN has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.
 - (c) WISEMAN is aware of the statutory limitations on funds paid under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. Therefore, WISEMAN expressly covenants that the funds herein granted have and shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy proceedings currently pending concerning WISEMAN or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.
 - (e) WISEMAN has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.

12. Pursuant to Texas Government Code § 2264.001, WISEMAN expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

GENERAL PROVISIONS

13. This Agreement shall become effective upon execution by the parties.
14. All rights and obligations created herein shall terminate at the end of the third year following the execution of this Agreement unless the parties agree otherwise.
15. All of the terms, representations and warranties herein are material conditions of this Agreement.
16. Venue for any litigation between the parties concerning this Agreement, or the rights or duties of either in relation thereto, shall be in Rusk County, Texas. In the event it prevails in any such litigation, HEDCO shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorney's fees and expenses of litigation.
17. Any notices required to be given hereunder shall be in writing and shall be deemed to be duly given by personally delivering such notice, or by mailing same postage prepaid, by certified mail, return receipt requested, to the parties at the addresses shown herein. Either party may change its address for this purpose by giving written notice of such change to the other party.
18. This Agreement may not be assigned by WISEMAN to any other entity without the prior written consent of HEDCO.
19. WISEMAN shall not, without the consent of HEDCO, transfer or cause to be transferred a controlling interest in the company during the term of this Agreement.
20. In the event of a breach of this Agreement by WISEMAN, HEDCO shall provide written notice of the breach and allow WISEMAN thirty (30) days to cure. If WISEMAN fails to cure the breach within thirty (30) days of the written notice, HEDCO may terminate the Agreement and seek all remedies available at law or in equity.
21. This Agreement constitutes the entire agreement of the parties. It may not be amended, or changed in any respect whatsoever, unless in writing and signed by all parties.

WISEMAN MINISTRIES, INC.

By: [Signature]
Tim Wiseman, President

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Tim Wiseman in the capacity indicated above on this, the 28th day of May 2025.

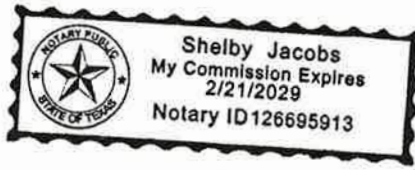


[Signature]
NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: [Signature]
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the 28th day of May 2025.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS



City Council

Agenda Item # 22.

SUBJECT: Consideration and possible action upon performance agreement between HEDCO and First Methodist Church. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the Performance Agreement.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Performance Agreement 1.0



PERFORMANCE AGREEMENT

This Performance Agreement (herein referred to as the “Agreement”) is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION (“HEDCO”) of 300 West Main, Henderson, Texas 75652 and FIRST METHODIST CHURCH (“FMC”) of 204 North Marshall Street, Henderson, Texas 75652.

WITNESSETH

WHEREAS, HEDCO exists for the purposes of encouraging economic growth and expansion of business entities, and in the creation and retention of jobs for citizens of the City of Henderson, Texas; and

WHEREAS, FMC is an independent Methodist church and the home of the First Methodist Pre-School (the Pre-School”) that employs 30-35 teachers & support staff and serves more than 120 families in Henderson, Texas; and

WHEREAS, FMC, subject to the terms and conditions of the Agreement, has agreed to invest up to \$65,000.00 to remove and re-construct the retaining wall supporting the Pre-School playground so that the Pre-School can continue to serve families in Henderson, Texas (the “Project”); and

WHEREAS, pursuant to § 501.101(1)-(2) of the Texas Local Government Code, the Project includes expenditures for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements that are for the creation or retention of primary jobs and which the HEDCO Board of Directors finds to be required or suitable for the development, retention or expansion of manufacturing & industrial facilities; research & development facilities; transportation facilities; distribution centers; warehouse facilities and/or regional or national corporate headquarters facilities in Henderson, Texas.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and FMC agree as follows —

DESIGN & CONSTRUCTION

1. Within ninety (90) days of the execution of this Agreement, FMC will remove and re-construct the retaining wall supporting the Pre-School playground at the rear of the property located at 204 North Marshall in Henderson, Texas at an expected cost of as much as \$65,000.00. The re-constructed retaining wall shall include footings not less than 2' below the surface grade.
2. FMC shall select all necessary design and construction professionals. To the extent commercially reasonable, FMC shall procure all construction labor and material from vendors and contractors within the City of Henderson.
3. Within thirty (30) days after FMC completes construction, it shall provide HEDCO with documentation of the sums expended to complete the Project.
4. Within ten (10) business days after its receipt of satisfactory documentation, HEDCO shall reimburse 50% of the sums expended by FMC to complete the Project up to \$32,500.00. In no event shall HEDCO contribute more than 50% of the total Project cost or a total of \$32,500.00.
5. HEDCO shall not make any contribution under this Agreement if FMC fails to timely submit the documentation required to verify the amount expended to complete the Project.
6. FMC further agrees that the Pre-School will maintain its current level of staffing and will not curtail services to client families for not less than five (5) years following the execution of this Agreement. In the event FMC fails to meet this obligation, it shall reimburse HEDCO a proportionate amount of the funds contributed to the Project.

WARRANTIES & REPRESENTATIONS

7. In further consideration for this Agreement and the covenants herein, FMC hereby warrants, represents, and covenants to HEDCO as follows —
 - (a) FMC is a Texas non-profit entity duly organized and authorized to conduct business in the State of Texas.
 - (b) FMC has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.

- (c) FMC is aware of the statutory limitations on funds paid under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. Therefore, FMC expressly covenants that the funds herein granted have and shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy proceedings currently pending concerning FMC or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.
 - (e) FMC has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.
8. Pursuant to Texas Government Code § 2264.001, FMC expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

GENERAL PROVISIONS

9. This Agreement shall become effective upon execution by the parties.
10. Venue for any litigation between the parties concerning this Agreement, or the rights or duties of either in relation thereto, shall be in Rusk County, Texas. In the event it prevails in any such litigation, HEDCO shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorney's fees and expenses of litigation.
11. Any notices required to be given hereunder shall be in writing and shall be deemed to be duly given by personally delivering such notice, or by mailing same postage prepaid, by certified mail, return receipt requested, to the parties at the addresses shown herein. Either party may change its address for this purpose by giving written notice of such change to the other party.
12. In the event of a breach of this Agreement by FMC, HEDCO shall provide written notice of the breach and allow FMC thirty (30) days to cure. If FMC fails to cure the breach within thirty (30) days of the written notice, HEDCO may terminate the Agreement and seek all remedies available at law or in equity.
13. This Agreement constitutes the entire agreement of the parties. It may not be amended, or changed in any respect whatsoever, unless in writing and signed by all parties.

FIRST METHODIST CHURCH OF HENDERSON

By: _____

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
_____ in the capacity indicated above on this, the ____ day of August 2025.

NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: _____
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the ____ day of August 2025.

NOTARY PUBLIC, STATE OF TEXAS



City Council

Agenda Item # 23.

SUBJECT: Consideration and possible action upon a performance agreement between HEDCO and Henderson Civic Center, Inc. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the Performance Agreement.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 4. Economic Development Agreement (2025) 4.0



ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement (herein referred to as the “Agreement”) is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION (“HEDCO”) of 300 West Main, Henderson, Texas 75652 and HENDERSON CIVIC CENTER, INC. (“HCC”) of Henderson, Texas.

WITNESSETH

WHEREAS, HEDCO is a Type B economic development corporation created by the City of Henderson to encourage economic growth, expand business opportunities and create & retain jobs for citizens of the City of Henderson, Texas; and

WHEREAS, HCC is a 501(c)(3) corporation dedicated to the operation and preservation of the Henderson Civic Center at Lake Forest Park in Henderson, Texas since its construction in 2010; and

WHEREAS, HCC regularly hosts events drawing hundreds of participants and consumers to Henderson, Texas; and

WHEREAS, HCC has identified various items of maintenance and repair required to keep the Henderson Civic Center in good condition and position it to continue its mission of recruiting events and consumers to Henderson, Texas (the “Project”); and

WHEREAS, pursuant to § 505.152 of the Texas Local Government Code, the Project includes land, buildings, equipment, facilities and improvements found by the HEDCO Board of Directors to be required or suitable for use for professional & amateur sports, including children's sports, athletic, entertainment, tourist, convention and public park purposes & events including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks & park facilities, open space improvements, museums, exhibition facilities and related store, restaurant, concession and automobile parking facilities, related area transportation facilities and related roads, streets and water & sewer facilities and other related improvements that enhance any such items in Henderson, Texas.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and HCC agree that upon execution of this Agreement, HEDCO shall contribute \$50,000.00 to assist HCC in the maintenance and repair of the Henderson Civic Center in Henderson, Texas.

WARRANTIES & REPRESENTATIONS

1. In further consideration for this Agreement and the covenants herein, HCC hereby warrants, represents, and covenants as follows —
 - (a) HCC is a tax-exempt 501(c)(3) corporation duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.
 - (b) HCC has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.
 - (c) HCC is aware of the statutory limitations on funds contributed under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. HCC expressly covenants that the funds contributed hereunder shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy, theft, or fraud proceedings currently pending concerning HCC or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.
 - (e) HCC has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.
2. Pursuant to Texas Government Code § 2264.001, HCC expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.
3. To the extent commercially reasonable, HCC shall procure all construction labor and material from vendors and contractors within the City of Henderson.

HENDERSON CIVIC CENTER, INC.

By: _____
David Hill, President

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
David Hill in the capacity indicated above on this, the ____ day of August 2025.

NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: _____
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the ____ day of August 2025.

NOTARY PUBLIC, STATE OF TEXAS



City Council

Agenda Item # 24.

SUBJECT: Consideration and possible action upon a performance agreement between HEDCO and Brasso Development & Construction, LLC. (Gardella)

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve the Performance Agreement.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Brasso Development & Construction Performance Agreement



PERFORMANCE AGREEMENT

This Performance Agreement (herein referred to as the "Agreement") is entered into by HENDERSON ECONOMIC DEVELOPMENT CORPORATION ("HEDCO") of 300 West Main, Henderson, Texas 75652 and BRASSO DEVELOPMENT & CONSTRUCTION, LLC ("BRASSO") of 11697 County Road 177, Bullard, Texas 75757.

WITNESSETH

WHEREAS, HEDCO exists for the purposes of encouraging economic growth and expansion of business entities, and in the creation and retention of jobs for citizens of the City of Henderson, Texas; and

WHEREAS, HEDCO owns an approximately nine (9) acre tract of unimproved real property on the West side of North Evenside Drive in the City of Henderson (the "West Tract") and approximately thirty-four (34) acres of unimproved real property on the East Side of North Evenside Drive in the City of Henderson (the "East Tract"); and

WHEREAS, the West Tract has been approved by the Henderson City Council for development as the Scout Crossing Subdivision as depicted on the plat attached hereto as Exhibit A; and

WHEREAS, BRASSO is a Texas limited liability company committed to providing quality design & construction services throughout East Texas from its base of operation in Bullard, Texas; and

WHEREAS, BRASSO, subject to the terms and conditions of the Agreement, has agreed to partner with HEDCO to develop the East Tract and the West Tract; design & construct new, single family homes and offer them for sale at not less than \$250,000.00 in Henderson, Texas; and

WHEREAS, HEDCO has further determined that the construction of new housing in the City of Henderson is vital to the creation and retention of primary jobs and central to HEDCO's mission.

NOW, THEREFORE, for and in consideration of the covenants, promises and conditions hereinafter contained, HEDCO and BRASSO agree as follows —

DESIGN & CONSTRUCTION

1. Within ninety (90) days of the execution of this Agreement, BRASSO will prepare the entire West Tract for new home construction including (but not limited to) all surveying, platting, utility connections, drainage, house pads, streets, curbs & gutters (the "Site Preparations").
2. Upon satisfactory completion of the Site Preparations, HEDCO shall pay BRASSO \$300,000.00 for its services and convey Lots 1-6 and 19-25 of the Scout Crossing Subdivision (the "Northern Section") to BRASSO for the construction of twelve (12) new, single-family homes.
3. Within thirty (30) days after BRASSO sells a home on at the Northern Section, HEDCO shall offer to convey convey Lots 7-18 of the Scout Crossing Subdivision (the "Southern Section") to BRASSO for construction of an additional twelve (12) new, single-family homes. The offer shall remain open for acceptance for ninety (90) days.
4. HEDCO further grants BRASSO an exclusive eighteen (18) month option to develop the East Tract. In order to exercise this option, BRASSO must satisfactorily complete development of the West Tract; contract for the sale of at least one new home on both the Northern Section & the Southern Section of the West Tract and be ready, willing & able to begin planning & development of the East Tract.
5. To the extent commercially reasonable, BRASSO shall procure all construction labor and material from vendors and contractors within the City of Henderson.
6. BRASSO grants HEDCO a secondary lien on all properties conveyed hereunder in an amount sufficient to secure its performance under this agreement and agrees to execute such additional documents as may be required to perfect such lien.

WARRANTIES & REPRESENTATIONS

7. In further consideration for this Agreement and the covenants herein, BRASSO hereby warrants, represents, and covenants to HEDCO as follows —
- (a) BRASSO is a Texas limited liability company duly organized in the State of Texas validly existing and in good standing with the authority to conduct business in the State of Texas.
 - (b) BRASSO has and will hereafter timely file all state and federal tax reports and returns required by law and timely pay all taxes, assessments, fees and other governmental charges which are due and payable.
 - (c) BRASSO is aware of the statutory limitations on funds paid under the Agreement and the use of the funds under Texas law including § 380 of the Local Government Code. Therefore, BRASSO expressly covenants that the funds herein granted have and shall be utilized solely for purposes authorized under such state law and by the terms of this Agreement.
 - (d) There have been and are no bankruptcy proceedings currently pending concerning BRASSO or its officer or directors nor are any such proceedings contemplated as of the date of this Agreement.
 - (e) BRASSO has and will comply with all conditions, covenants, agreements, representations, warranties and obligations set forth herein.
8. Pursuant to Texas Government Code § 2264.001, BRASSO expressly warrants that it does not and will not knowingly employ an undocumented worker and will repay the incentives provided under this Agreement together with interest at the prevailing 30 year mortgage rate if it is convicted of federal immigration violations under Title 8 U.S.C. § 1324a(f) not later than the 120th day after receiving notice of the violation from HEDCO.

GENERAL PROVISIONS

9. This Agreement shall become effective upon execution by the parties.
10. All of the terms, representations and warranties herein are material conditions of this Agreement.

11. Venue for any litigation between the parties concerning this Agreement, or the rights or duties of either in relation thereto, shall be in Rusk County, Texas. In the event it prevails in any such litigation, HEDCO shall be entitled, in addition to such other relief as may be granted, to recover its reasonable attorney's fees and expenses of litigation.
12. Any notices required to be given hereunder shall be in writing and shall be deemed to be duly given by personally delivering such notice, or by mailing same postage prepaid, by certified mail, return receipt requested, to the parties at the addresses shown herein. Either party may change its address for this purpose by giving written notice of such change to the other party.
13. This Agreement may not be assigned by BRASSO to any other entity without the prior written consent of HEDCO.
14. BRASSO shall not, without the consent of HEDCO, transfer or cause to be transferred a controlling interest in the company during the term of this Agreement.
15. In the event of a breach of this Agreement by BRASSO, HEDCO shall provide written notice of the breach and allow BRASSO thirty (30) days to cure. If BRASSO fails to cure the breach within thirty (30) days of the written notice, HEDCO may terminate the Agreement and seek all remedies available at law or in equity.
16. This Agreement constitutes the entire agreement of the parties. It may not be amended or changed in any respect whatsoever, unless in writing and signed by all parties.

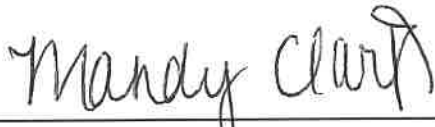
[SIGNATURES ON FOLLOWING PAGE]

BRASSO DEVELOPMENT & CONSTRUCTION, LLC

By: 
Cortland Brasseaux, Managing Member

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Cortland Brasseaux in the capacity indicated above on this, the 24th day of June 2025.

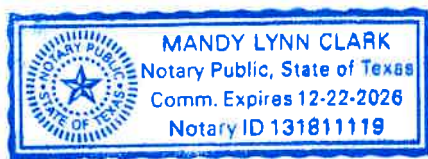


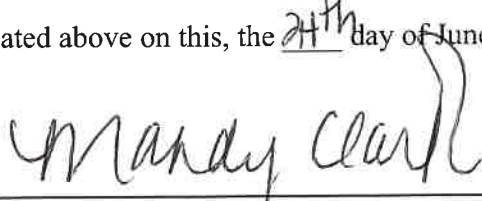

NOTARY PUBLIC, STATE OF TEXAS

HENDERSON ECONOMIC DEVELOPMENT CORPORATION

By: 
Bret Gardella, Executive Director

SWORN TO & SUBSCRIBED BEFORE ME, the undersigned authority, by the said
Bret Gardella in the capacity indicated above on this, the 24th day of June 2025.




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS, COUNTY OF DALLAS.

[Signature]

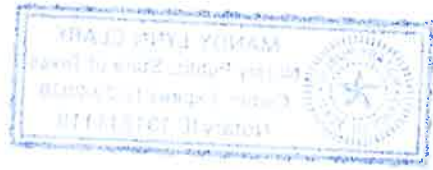
Notary Public in and for the State of Texas.

Know all men by these presents, that _____

of the County of _____ State of _____

[Signature]

do hereby certify that _____



THE STATE OF TEXAS, COUNTY OF DALLAS.

[Signature]

Notary Public in and for the State of Texas.

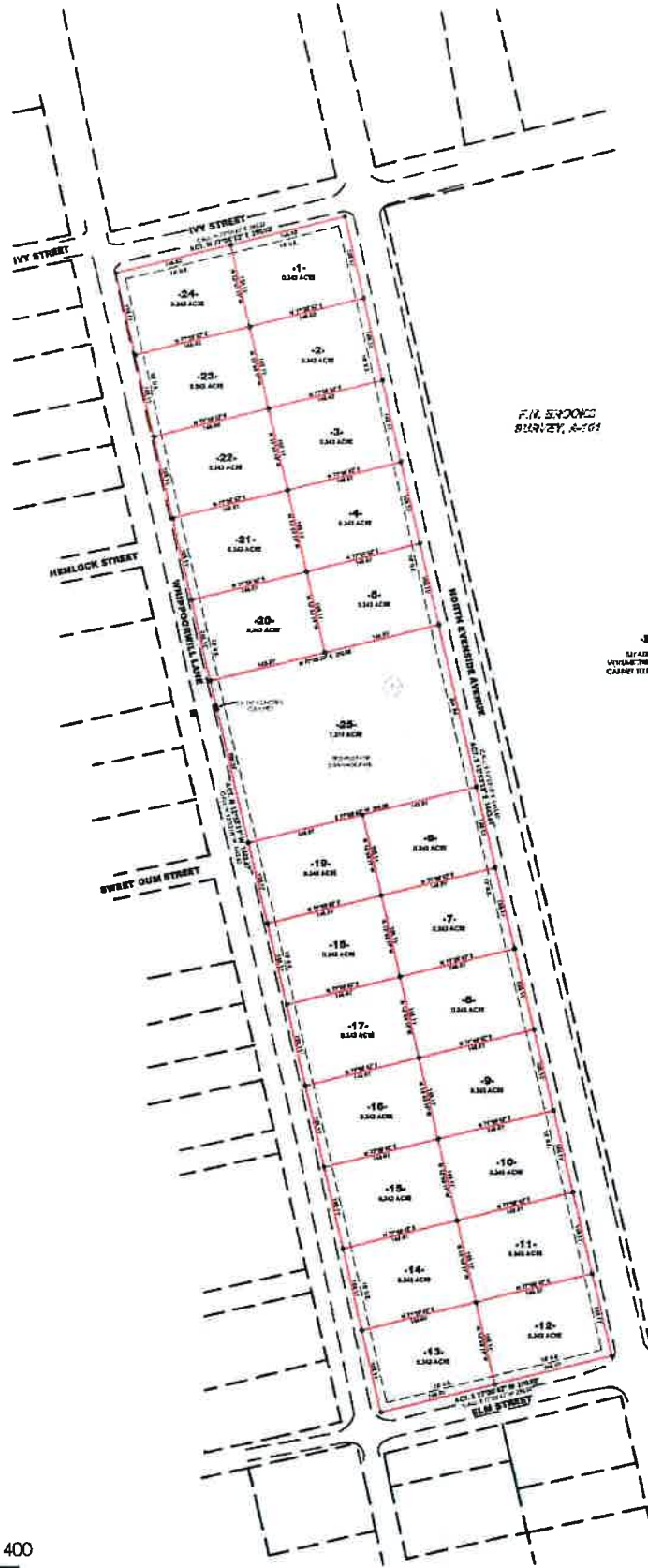
Know all men by these presents, that _____

of the County of _____ State of _____

[Signature]

do hereby certify that _____





3/4" ARROW
VEGETATION, PLANT AND
CANNY ELEVATION

- - DENOTES 1/2" IRF WITH CAP MARKED "DDM" UNLESS OTHERWISE NOTED.
- - DENOTES 1/2" IRS WITH CAP MARKED "HILL CREEK 7178" UNLESS OTHERWISE NOTED.

LEGEND	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.R.	PLAT RECORDS
U.E.	UTILITY EASEMENT



SHEET NO. 1 OF 2

HILL CREEK
SURVEYING AND MAPPING

P.O. BOX 2010
HILL, TX 75546
(940) 396-1100
WWW.HILLCREEKSURVEY.COM
L.P. #115,994 & 109,881

SCOUT CROSSING
RE-SUBDIVISION PLAT
LOT 1 - BIH ADDITION
BEING A PART OF THE
F.N. BROOKS SURVEY, A-101
CITY OF HENDERSON, RUSK COUNTY, TEXAS

SCALE	1" = 200'	FIELD BOOK:	01/04
DATE:	06/11/2025	DRAWN BY:	B.A.J.
JOB NO:	25-04	CHECKED BY:	B.A.J.

NOTES:

1. "NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
2. THIS PLAT CREATES 25 LOTS OUT OF THAT CERTAIN CALLED 9.611 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM BANE INVESTMENT HOLDINGS, LLC TO HENDERSON ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN VOLUME 4046, PAGE 249 OF THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS, ALSO BEING ALL OF LOT 1, BIH ADDITION, AS SHOWN ON PLAT RECORDED IN PLAT CABINET SLEEVE 539 OF THE PLAT RECORDS OF RUSK COUNTY, TEXAS, ALSO KNOWN AS VOLUME 3961, PAGE 480 OF THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS.
3. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
5. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF HENDERSON, RUSK COUNTY, TEXAS.
8. FLOODPLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.

OWNER'S STATEMENT:

OWNER STATEMENT:
WE, HENDERSON ECONOMIC DEVELOPMENT CORPORATION, AM THE OWNER OF THE TRACT OF LAND SHOWN HEREON, AND HEREBY ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

AGREED TO AND ACCEPTED BY:

HENDERSON ECONOMIC DEVELOPMENT CORPORATION
(MANAGING MEMBER)

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

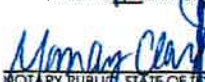
I, BRADY JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7178, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND BEARINGS, DISTANCES, AREAS, AND MONUMENTS ARE AS SHOWN.

GIVEN UNDER MY HAND & SEAL, THIS THE 11th DAY OF JUNE, 2025.


BRADY JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7178



SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE 11th DAY OF JUNE, 2025.


MANDY LYNN CLARK
Notary Public, State of Texas
Comm. Expires 12-22-2026
Notary ID 131811119
NOTARY PUBLIC, STATE OF TEXAS

SUBDIVISION ORDINANCE AND ZONING ORDINANCE:

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "SUBDIVISION ORDINANCE AND ZONING ORDINANCE" CONCERNING SUBMISSION AND APPROVAL OF INFORMATION AND DATA TO THE CITY MANAGER AS REQUIRED FOR FINAL PLAT APPROVAL HAVE BEEN COMPILED WITH FOR THE HEREIN REFERENCED SUBDIVISION.

CITY MANAGER

DATE

CITY COUNCIL APPROVAL:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF HENDERSON, TEXAS, THIS THE ____ DAY OF _____, 2025.

MAYOR

CITY SECRETARY

SHEET NO.
2 OF 2



HILL CREEK
SURVEYING AND MAPPING

P.O. BOX 1515
PLANO, TX 75075
972.421.1111
WWW.HILLCREEKSURVEYING.COM

SCOUT CROSSING
RE-SUBDIVISION PLAT
LOT 1 - BIH ADDITION
BEING A PART OF THE
F.N. BROOKS SURVEY, A-101
CITY OF HENDERSON, RUSK COUNTY, TEXAS

SCALE:	N/A	FIELD BOOK:	01/04
DATE:	06/11/2025	DRAWN BY:	B.A.J.
JOB NO:	25-04	CHECKED BY:	B.A.J.



City Council

Agenda Item # 25.

SUBJECT: Consideration and possible action upon HEDCO Budget Amendments #2.

MEETING DATE: November 18, 2025

DEPARTMENT: HEDCO

CONTACT: Bret Gardella, HEDCO Director

RECOMMENDED CITY COUNCIL ACTION: To review and approve Budget Amendments #2.

ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 2nd BUDGET AMENDMENT TYPE A & B, 2024 & 2025

Memo

To: Jay Abercrombie, City Manager

From: Chad Taylor, Chief of Police

cc: Cheryl Jimerson, City Secretary

Date: November 3, 2025

Re: Henderson Police Department Monthly Report



Attached to this memo please find the monthly activity report from the Police Department for October.

The Henderson Police Department had a great month in October. Our Officers attended the Mid-Morning coffee at the 1st Title Choice Company. We also attended several Ribbon Cuttings of local businesses in our area, Level Zero Ribbon cutting along with Provalus. The Henderson Police Department, along with the School Resource Officers, got to greet kids and several of our community members at National Night Out. This is a great event where our Officers and First Responders get to meet and greet the members of our great city.

October 1, 2025 – Detective Pamela Randolph and Detective Reagan Bice speaking to KETK about our National Night Out event.



October 2, 2025 – Chief Taylor, Deputy Chief Berryhill, and Sgt. Charles Helton at the Ribbon Cutting for Provalus.



October 7, 2025 –Chief Taylor, Deputy Chief Berryhill, Lt. Jarrod Finley, Sgt. Charles Helton and Sgt. Reese picking up donations for the National Night Out event.





October 7, 2025 –Chief Taylor, Deputy Chief Berryhill, Detective Randolph, and several other officers at National Night Out with our citizens.







October 9, 2025 –Lt. Jarrod Finley at Mid-Morning Coffee hosted by 1st Choice Title Company.



October 15, 2025 – Stacey Strong, Sara Rowe, and several Officers at the Railroad Commission for the Branch Rail Line Improvement Project.





October 21, 2025 – Cpl. Derek Keith and Officer Joel DeJesus for the Level Zero Ribbon Cutting.



	Oct	Nov	Dec	Jan	Feb	Mar	April	May		July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
				2024												2025	
CALLS FOR SERVICE	1057	1019	1218	1033	974	996	1134	1261	1104	1038	1081	1076	1255	1139	1163	1162	1029
OFFICER INITIATED CFS	460	454	591	393	435	435	418	500	411	358	372	356	457	428	531	541	451
DISPATCHED CFS	597	565	627	640	539	561	716	761	693	680	709	720	798	711	632	621	578
TRAFFIC CITATIONS	133	152	104	80	78	74	106	113	82	74	82	83	81	60	81	68	51
WRITTEN WARNINGS	178	182	324	244	262	263	245	320	233	198	217	183	311	320	483	384	309
ARREST	31	22	42	19	28	34	31	24	25	22	27	44	28	41	30	30	33
ACCIDENTS	35	21	35	45	23	35	39	36	34	28	33	36	38	38	39	24	22
DWI ARREST	0	2	5	2	2	2	1	1	4	0	2	2	1	1	5	1	1
(included above)																	
INCIDENT REPORTS																	
SENT TO CID	202	148	197	176	148	159	218	186	190	210	173	231	213	161	174	164	173
ASSIGNED	202	148	197	176	148	159	218	186	190	210	173	231	213	161	174	164	173
SUSPENDED	72	90	91	85	63	63	87	104	85	80	125	79	108	67	74	72	70
CLEARED	95	77	103	102	73	74	123	65	83	71	111	97	117	77	84	70	71
BURGLARY	12	10	6	1	10	9	6	7	6	11	13	11	16	8	7	5	13
ROBBERY	2	2	0	0	0	0	4	0	0	0	0	2	0	0	0	0	1
ASSAULT	26	18	26	29	24	23	22	23	32	12	19	30	19	33	20	22	21
POCS / POM*	4	5	2	2	5	4	0	3	2	4	0	0	1	4	5	9	9
SEXUAL ASSAULT	0	1	0	0	2	1	3	2	0	1	1	1	2	0	2	0	1

* Includes marijuana, cocaine, etc.

Mar	April	May	June	July	Aug	Sept	Oct.
1182	1075	1286	1175	1198	1162	1282	1190
510	465	591	514	552	594	745	631
672	610	695	661	646	568	537	559
72	73	88	87	76	101	113	125
329	333	433	364	374	421	547	464
47	41	27	38	43	42	42	34
28	20	41	20	19	26	28	27
5	2	1	1	2	5	8	3
204	167	161	133	183	118	142	131
204	167	161	133	183	118	142	131
98	77	55	88	68	40	72	57
73	69	92	58	94	63	51	49
18	6	5	7	8	3	2	6
0	1	0	0	0	0	1	2
17	18	21	19	22	12	15	20
15	13	7	5	9	6	9	11
2	1	4	0	0	1	0	0

**Compatibility Report for Copy of Jan 2022 Monthly Report -
.xls
Run on 02/02/2022 16:35**

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity

**# of
occurrences** **Version**

Some cells or styles in this workbook contain formatting that is not supported by the selected file format. These formats will be converted to the closest format available.	17	Excel 97-2003
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Henderson Police Department

*800 Lake Forest Parkway
Henderson, Texas 75652
Phone: 903-657-3512 Fax: 903-657-3345*

Integrity • Respect • Accountability • Courage • Professionalism • Dedication • Service

11/04/2025

To: City Council
From: Chad Taylor, Chief
Ref: Training Report

Training report for the month of November

Total number of officers with license certification **3**

Total number of officers moved from certificate to basic- 0

Total number of officers moved from basic to intermediate – 0

Total number of officers moved to advanced – 0

Total number of officers moved to master- 0

Total number of officers in the cadet program- 0

Total number of Telecommunicators with a temporary license – 0

Total number of Telecommunicators moved from temporary license to basic-0

Total number of Telecommunicators moved from basic to intermediate-0

Total number of Telecommunicators moved from advance to master-0

Total Proficiency level moves - 0

Approximate hours of training for the month of September-**355.37**

Information provided by Sgt. Charles Helton – Training/Community Outreach Coordinator



Henderson Police Department

800 Lake Forest Parkway

Henderson, Texas 75652

Phone: 903-657-3512 Fax: 903-657-3345

Integrity • Accountability • Professionalism • Service

OCT 2025 OPEN RECORD REPORT

Request	ORR Received	ORR Completed	ORR Open
OAG Rulings	0	0	0
ORR US Gov.	7	7	0
ORR State Gov.	4	4	0
ORR Local Gov.	3	3	0
ORR Subpoena	1	1	0
ORR Civilian	44	44	0
ORR Attorney	5	5	0
CR-3 Crash Reports	4	4	0
Total Requests	68	68	0

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Open Records Report

10/01/2025 to 10/31/2025

DATE(S)	Record Requestor	MIN	Charges
10/1/25	OR25-093025 US	20.00	COMPLETED
10/1/25	OR25-093025	20.00	COMPLETED
10/1/25	OR25-2507147 BILLED 18.20	120.00	BILLED
10/1/25	OR25-2507163 BILLED 23.00	60.00	BILLED
10/1/25	OR25-NID13659 BILLED 179.00	240.00	BILLED
10/1/25	OR25-CAD2508544	80.00	COMPLETED
10/1/25	OR25-2507182	160.00	COMPLETED
10/1/25	OR25-LN2509218 INV 7536	20.00	5.00
10/1/25	OR25-LN2209406 INV 7538	20.00	5.00
10/1/25	OR25-LNRC SO INV 7537	20.00	5.00
10/1/25	OR25-MRB2506923 INV 7535	20.00	5.00
10/2/25	OR25-10022025	20.00	COMPLETED
10/2/25	OR25-100225	20.00	COMPLETED
10/2/25	OR25-100225	20.00	COMPLETED
10/2/25	OR25-2505049 INV 7549	100.00	87.00
10/3/25	OR25-2510052	20.00	COMPLETED
10/3/25	OR25-2410390 INV 7539	20.00	5.00
10/7/25	OR25-2509217	30.00	COMPLETED
10/7/25	OR25-10072025	20.00	COMPLETED
10/9/25	OR25-2509893	20.00	COMPLETED
10/9/25	OR25-100925	45.00	COMPLETED
10/9/25	OR25-2509589	20.00	COMPLETED
10/10/25	OR25-LN2509901 INV 7540	20.00	5.00

DATE(S)	Record Requestor	MIN	Charges
10/10/25	OR25-101025	45.00	COMPLETED
10/10/25	OR25-AB USDC	120.00	COMPLETED
10/10/25	OR25-LN2510197 INV 7541	20.00	5.00
10/14/25	OR25-LN2510236 INV 7542	20.00	5.00
10/14/25	OR25-LN2508895 INV 7543	20.00	5.00
10/14/25	OR25-101425	30.00	COMPLETED
10/15/25	OR25-LN2510413INV 7544	30.00	5.00
10/16/25	OR25-10162025ALF	20.00	COMPLETED
10/17/25	OR25-W118134	20.00	COMPLETED
10/17/25	OR25-101725SMA	30.00	COMPLETED
10/21/25	OR25-2510282	30.00	COMPLETED
10/21/25	OR25-102025	120.00	COMPLETED
10/21/25	OR25-102125	20.00	COMPLETED
10/21/25	OR25-2510580 BILLED \$5.00	60.00	BILLED
10/21/25	OR25-CR32510539	60.00	COMPLETED
10/21/25	OR25-2510669	60.00	COMPLETED
10/21/25	OR25-102125ETHO	120.00	COMPLETED
10/21/25	OR25-2510730	30.00	COMPLETED
10/22/25	OR25-LN2510528 INV 7545	30.00	5.00
10/22/25	OR25-LNLNRS INV 7546	30.00	5.00
10/22/25	OR25-LN2510471 INV 7547	30.00	5.00
10/22/25	OR25-LN2505219 INV 7548	30.00	5.00
10/22/25	OR25-CR32510539 INV 7550	40.00	11.00
10/23/25	OR25-2509529	30.00	COMPLETED
10/23/25	OR25-2507421DFPS	120.00	COMPLETED
10/23/25	OR25-CR32504045 INV 7551	30.00	6.00
10/23/25	OR25-10232025	20.00	COMPLETED
10/28/25	OR25-2512008USDC	210.00	COMPLETED
10/28/25	OR25-10282025DFPS	10.00	COMPLETED
10/28/25	OR25-10282025ARROW	10.00	COMPLETED
10/28/25	OR25-10282025BS	10.00	COMPLETED
10/28/25	OR25-10282025LW	10.00	COMPLETED
10/28/25	OR25-10282025LW	10.00	COMPLETED
10/28/25	OR25-10282025DFPS2	10.00	COMPLETED
10/24/25	OR25-FBI12586798	60.00	COMPLETED

DATE(S)	Record Requestor	MIN	Charges
10/24/25	OR25-2510600	30.00	COMPLETED
Denotes OAG Ruling			

REV/25SJS

INFORMATION PROVIDED BY STACEY STRONG - RECORDS ADMINISTRATOR



Henderson Police Department

800 Lake Forest Parkway

Henderson, Texas 75652

Phone: 903-657-3512 Fax: 903-657-3345

Integrity ° Accountability ° Professionalism ° Service

OCT 2025 ORD Revenue

Description	Qty	Unit price	Discount	Total
Police Report	3	\$5.00		\$15.00
Crash Reports	2	\$6.00		\$12.00
ORR Attorney	1	\$87.00		\$87.00
ORR Civilian		\$		\$
LexisNexis	12	\$5.00		\$60.00
Total				\$174.00

Information Provided by Stacey Strong – Records Administrator

REV2025 SJS

Balance Sheet

Henderson PD Records

Oct-25

Balance summary	
NO. 7535 CK 114353445	\$5.00
NO.7536 CK 3645050851	\$5.00
NO. 7537 CK 363914752	\$5.00
NO. 7538 CK 3641406151	\$5.00
NO. 7539 CASH	\$5.00
NO. 7540 CK 3668848851	\$5.00
TURNED IN 10/10/2025	\$30.00
NO. 7541 CK 3675998551	\$5.00
NO. 7542 CK 3681174051	\$5.00
NO. 7543 CK 3678732651	\$5.00
TURNED IN 10/14/2025	\$15.00
NO. 7544 CK 3686638651	\$5.00
NO. 7545 CK 3693426152	\$5.00
NO. 7546 CK 9250627	\$5.00
NO. 7547 CK 3692166551	\$5.00
NO. 7548 CK 3700117051	\$5.00
NO. 7549 CK 13528	\$87.00
NO. 7550 CASH	\$11.00
NO. 7551 CASH	\$6.00
TURNED IN 10/24/2025	\$129.00
Balance	\$174.00

Information Provided by Stacey Strong - Records Administrator

REV/25SJS

Henderson Animal Center and Protection

Monthly Report

Month of: October

Year: 2025

Inside City Limits

Number of Dogs:	1	Year to Date:	1
Number of Cats:	14	Year to Date:	14
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	15	Year to Date:	15

ACOPU

Number of Dogs:	13	Year to Date:	13
Number of Cats:	11	Year to Date:	11
Number of Others:	8	Year to Date:	8
TOTAL Number of Animals:	32	Year to Date:	32

Outside City Limits

Number of Dogs:	3	Year to Date:	3
Number of Cats:	1	Year to Date:	1
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	4	Year to Date:	4

Rusk County Sheriff's Department

Number of Dogs:	0	Year to Date:	0
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	0	Year to Date:	0

City of Overton

Number of Dogs:	1	Year to Date:	1
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	1	Year to Date:	1

City of Tatum

Number of Dogs:	0	Year to Date:	0
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	0	Year to Date:	0

City of New London

Number of Dogs:	0	Year to Date:	0
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL Number of Animals:	0	Year to Date:	0

TOTAL of Animals Received

Number of Dogs:	17	Year to Date:	17
Number of Cats:	26	Year to Date:	26
Number of Others:	8	Year to Date:	8
TOTAL this Month:	51	Year to Date:	51

Animals Reclaimed

Number of Dogs:	6	Year to Date:	6
Number of Cats:	0	Year to Date:	0
Number of Others:	0	Year to Date:	0
TOTAL this Month:	6	Year to Date:	6

Animals Adopted

Number of Dogs:	11	Year to Date:	11
Number of Cats:	25	Year to Date:	25
Number of Others:	0	Year to Date:	0
TOTAL this Month:	36	Year to Date:	36

<i>Monthly Adoption Breakdown:</i>	<i>Dogs Adopted:</i>	8	<i>Dogs Rescued:</i>	3
	<i>Cats Adopted:</i>	5	<i>Cats Rescued:</i>	20
	<i>Others Adopted:</i>	0	<i>Others Rescued:</i>	0

Animals Euthanized

Number of Dogs:	8	Year to Date:	8
Number of Cats:	2	Year to Date:	2
Number of Others:	0	Year to Date:	0
TOTAL this Month:	10	Year to Date:	10

<i>Monthly Euthanasia Breakdown</i>	<i>Sick:</i>	<i>Injured:</i>	<i>Aggressive:</i>
<i>Dogs:</i>	5	0	3
<i>Cats:</i>	1	1	0
<i>Other: (Non-Wildlife)</i>	0	0	0

<u>Animals Held for Rabies Quarantine:</u>	0	Year to Date:	0
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<u>Animals Tested for Rabies:</u>	0	Year to Date:	0
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<u>Animal Complaints Received:</u>	522+	Year to Date:	522+
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<u>Deceased on Arrival (disposal):</u>	2	Year to Date:	2
---	----------	----------------------	----------

<u>Died in Care:</u>	0	Year to Date:	0
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Animal Protection Activity

Warnings Issued:	14	Year to Date:	14
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Citations:	6	Year to Date:	6
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Calls for Service during hours:	139	Year to Date:	139
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Calls for Service after hours:	2	Year to Date:	2
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Seizures:	0	Year to Date:	0
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Wildlife Euthanasia (sick or injured):	0	Year to Date:	0
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Wildlife Release:	8	Year to Date:	8
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Traps Set:	58	Year to Date:	58
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Animal Center and Protection Activity Report



October
2025



One of our past residents, that was accepted into the Rusk County Second Chance Initiative via Rusk County Pets Alive, has found a special home!

We were proud to be in attendance of the presentation of Rusk County Second Chance Initiative's first Service Dog, Trip, to Henry Ham II, retired Air Force Master Sergeant.

Trip is a 4 year old mixed breed dog who came into our facility as a stray. The Rusk County Pets Alive dog team selected him to participate in the prison dog training program based on his cooperative behavior and calm demeanor. As Trip went through his regular obedience training, it became evident that he had the potential to do even more. He was selected as the first candidate for The Fletcher Project to train a service dog.

A special team of inmate trainers, who have shown the ability to dog train at an advanced level, were selected to train Trip over the past year to meet the needs of this deserving combat veteran.

Trip will now be the FIRST Service Dog approved to work at Barksdale Air Force Base.

Join us in celebrating this milestone for our partner rescue Rusk County Pets Alive, Rusk County Second Chance Initiative prison dog training program and The Fletcher Project service dog training.







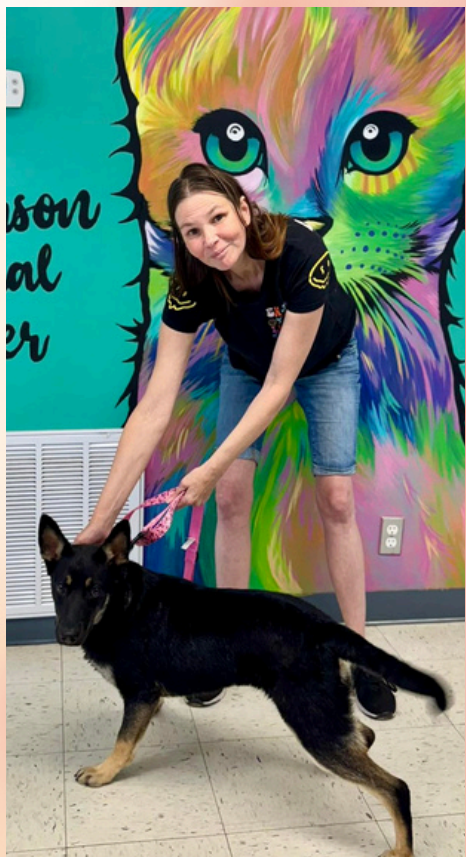








Adoptions



The Inn is Full

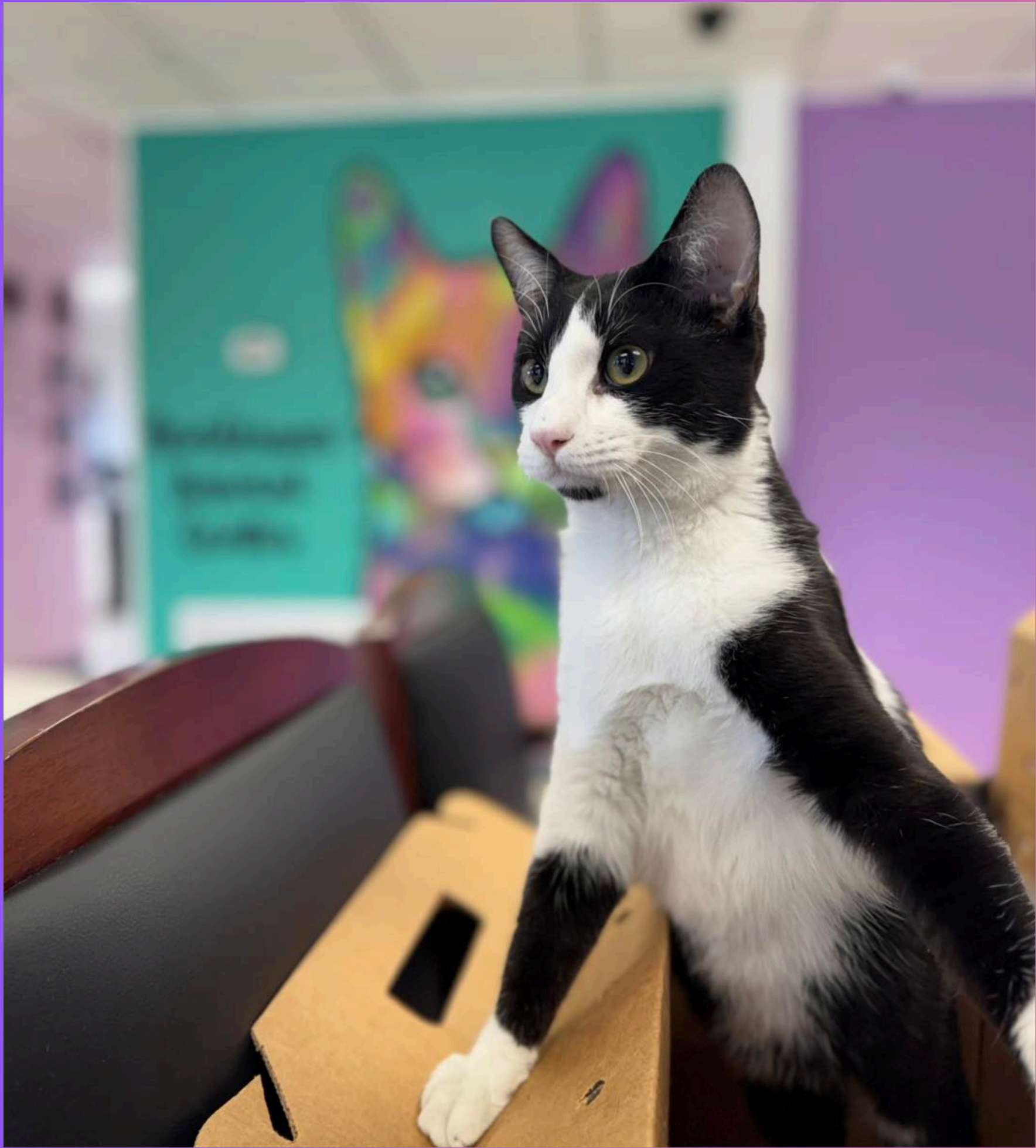
The center stays at, if not over, capacity at all times. We are constantly looking for new avenues to find our furry friends loving homes.













Community Development Department
 300 West Main Street
 Henderson, Tx 75652

Phone: 903-392-0786

Monthly Report

To: Mayor and City Council Members

From: Cliff McElfresh

RE: Summary for the Month of October 2025

MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	October 2025	\$364,571.00
MONTHLY TOTALS BUILDING CONSTRUCTION VALUE:	October 2024	\$155,940.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	TO DATE 2025	\$7,345,629.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:	THRU October 2024	\$18,042,124.00

BUILDING INSPECTORS REPORT

CODE ENFORCEMENT REPORT

Building Inspections	15	Food Establishment Inspections	0
Electrical Inspections	24	Food Truck/Trailer Permits/Temp Food Events	2
Plumbing Inspections	21	High Grass & Weeds	6
Mechanical Inspections	8	Junk Vehicles	0
Meetings	9	Illegal Signs	1
Phone calls	121	Sub-Standard Structure Inspections/Notifications	0
Residential Plan Review		Illegal Dumping /Road debris/Illegal storage	0
Commercial Plan Review		Restaurant Grease Trap Inspection	
Sign Permits Review	3	Meetings	5
Certificate of Occupancy	3	Zoning	4

Commercial Building Permits Issued	0
Residential Building Permits Issued	4
Commercial Roof Permits issued	0
Residential Roof Permits Issued	1
Demo Permits Issued	2
Residential Fence Permit Issued	2

Submitted by: Cliff McElfresh, Community Development Mgr.

Date: 09/04/2025

**INSPECTION DEPARTMENT
END OF MONTH SUMMARY
October 2025**

MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: October 2025	\$364,571.00
MONTHLY TOTAL BUILDING CONSTRUCTION VALUE: October 2024	\$155,940.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE:TO DATE 2025	\$7,345,629.00
ANNUAL TOTAL BUILDING CONSTRUCTION VALUE: THRU October 2024	\$18,042,124.00

For the Period 10/1/2025 to 10/31/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-659	Residential Building Permit Roofing/ Reroofing	2338 OLD JACKSONVILLE RD	\$8,150.00	\$50.00	\$50.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/01/2025	10/01/2025	CLOSED			
Applicant	A-1 Roofing				
Property Owner	Dustin Allred				
Contractors					
General Contractor	Jonathan Blankenship	701 1/2 E Main	Henderson	TX	75654
RES2025-662	Residential Building Permit Fence Permit	712 N MARSHALL ST	Valuation \$12,380.00	Total Fees \$35.00	Fees Paid \$35.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/02/2025	10/02/2025	ISSUED			
Applicant	Chirinos drywall and ceilings				
Property Owner	LLC Kevin				
Contractors					
General Contractor	Kevin Chirinos	712 North Marshall St.	Henderson	TX	75652
RES2025-663	Residential Building Permit Fence Permit	201 SHAWNEE ST	Valuation \$7,850.00	Total Fees \$35.00	Fees Paid \$35.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/02/2025	10/02/2025	ISSUED			
Applicant	Chirinos drywall and ceilings				
Property Owner	LLC Kevin				
Contractors					
General Contractor	Kevin Chirinos	712 North Marshall St.	Henderson	TX	75652
RES2025-666	Residential Building Permit Accessory Structure Permit	704 PINE ST	Valuation	Total Fees \$50.00	Fees Paid \$50.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/09/2025	10/09/2025	ISSUED			
Applicant	Double Eagle				
Property Owner	Neal Smith				
Contractors					
General Contractor	Tim Ashmore	302 Hwy. 43	Henderson	TX	75652

For the Period 10/1/2025 to 10/31/2025

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
RES2025-668	Residential Building Permit Demo	1604 Hwy 259 N		\$50.00	\$50.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/10/2025	10/10/2025	ISSUED			
Applicant	Jeff Harman				
Property Owner	Gabriel Jordan				
Contractors					
RES2025-701	Residential Building Permit Demo	613 PARKVIEW ST		\$50.00	\$50.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/28/2025	10/28/2025	ISSUED			
Applicant	Harold Jordan	606 Oliver	Henderson	TX	75652
Property Owner	Wallace Wood				
Contractors					
Demolition Contractor	Harold Jordan	606 Oliver	Henderson	TX	75652
RES2025-706	Residential Building Permit Accessory Structure Permit	707 S MARSHALL ST	<u>Valuation</u> \$50,000.00	<u>Total Fees</u> \$222.80	<u>Fees Paid</u> \$222.80
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/29/2025	10/29/2025	ISSUED			
Applicant	Double Eagle	302 Hwy. 43	Henderson	TX	75652
Property Owner	Ricky Gibson	707 South Marshall	Henderson	TX	75652
Contractors					
General Contractor	Tim Ashmore	302 Hwy. 43	Henderson	TX	75652
RES2025-707	Residential Building Permit New Construction	200 Hubbard Dr	<u>Valuation</u> \$281,800.00	<u>Total Fees</u> \$900.00	<u>Fees Paid</u> \$900.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/29/2025	10/29/2025	ISSUED	1,778.00		
Applicant	Double Eagle				
Property Owner	Perry Tenbrink	200 Hubbard Dr	Henderson	TX	75652
Contractors					
General Contractor	Tim Ashmore	302 Hwy. 43	Henderson	TX	75652
RES2025-709	Residential Building Permit Accessory Structure Permit	414 S EVENSIDE ST	<u>Valuation</u> \$4,391.00	<u>Total Fees</u> \$125.00	<u>Fees Paid</u> \$125.00
<u>Application Date</u>	<u>Issue Date</u>	<u>Status of Permit</u>	<u>Total SQFT</u>		
10/31/2025	10/31/2025	ISSUED			

For the Period 10/1/2025 to 10/31/2025

<u>Permit Number</u>	<u>Permit Type</u>	<u>Site Address</u>
Applicant	Cindy Anderson	
Property Owner	Cindy Anderson	
Contractors		
9		Total Valuation: \$364,571.00 Total Fees: \$1,517.80 Total Fees Paid: \$1,517.80

cliff mcelfresh

Oct-25

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS	
BUILDING INSP.	3						
ELECTRICAL INSP.	2						
meetings	9						
MECHANICAL INSP.	1						
Other/Slab/Dr-way	7						
PLUMBING INSP	3						
SIGNS	5						
CERTIFICATE/OCCUPANCY	4						
phone calls	97						
TOTALS							

Oct-25

~~cliff mccliffreath~~
 Jeff Pehlman

	NO. OF LOCATIONS	inspection	meetings	C/O	PHONE CALLS	LETTERS
BUILDING INSP.	2					
ELECTRICAL INSP.	12					
meetings	12					
MECHANICAL INSP.	5					
Other/Slab/Dr-way	1					
PLUMBING INSP	16					
SIGNS	1					
CERTIFICATE/OCCUPANCY	3					
phone calls	25					
TOTALS						

CODE ENFORCEMENT MONTHLY REPORT

Name: _____

Wes Breitenberg

month/year: _____

Oct-25

	LOCATIONS	ABATEMENTS	PERSONAL CONTACTS	COURT APP.	DOOR NOTICES	LETTERS	PASS	FAIL
BUILDING INSP.								
ELECTRICAL INSP.								
FOOD EST. INSP.			8					
WEEDS/RUBBISH	4		4		1			
JUNKED VEHICLES								
MECHANICAL INSP.								
OTHER	12		15					
PLUMBING INSP.								
MEETINGS	10							
SIGNS								
SUBSTANDARDS								
ZONING/PLATTING	4		10					
TOTALS	30	0	37	0	1	0	0	0

MONTHLY SUMMARY

- 1) Coordinated logistics and public relations for Community Cleanup Event Oct 26th and worked the event
- 2) Attended Syrup Festival Vendor Meeting and answered questions about health permits
- 3) Responded to health complaints about restaurants and issued temporary food event permits
- 4) Assigned addresses for lots on Silvey Drive and for Brasso Development
- 5) Worked on minor plat applications, demo permits, attended council meeting, responded to zoning questions

Public Utilities Monthly Report for October

- On October 13th, I met with Jacobs Water Supply board to present a proposed contract between the City of Henderson and Jacobs Water Supply. The purpose of the agreement is to establish a partnership to provide supplemental water services during emergency situations and periods of high demand. During the meeting, I was able to address and answer any questions or concerns they had regarding the contract. The discussion ensured both parties clearly understood the terms and confirmed the agreement supports the City's long-term water reliability and contingency planning goals.
- Last month, I attended an East Texas City Managers Association (ETCMA) meeting where I completed my required ethics training hours as an associate member. The training focused on ethical decision-making, professional responsibility, and maintaining transparency in public service.
- I met with the developer/ builder of the Scout Crossing subdivision to discuss the project's infrastructure needs and ensure progress remains on schedule. During the meeting, we reviewed utility requirements, roadway connections, and coordination with the city engineer to support timely development. The discussion helped identify any potential challenges early and allowed us to outline next steps to keep the project moving forward efficiently and in compliance with city standards.



To: City of Henderson Council Members
Jay Abercrombie, City Manager

From: Karen Arnall, Finance Director

Subject: Monthly Report

Date: November 12, 2025

- Investment Report for Sep 2025-see attached report
- Hotel-Motel Occupancy Tax for Sep 2025-see attached report

Water/Sewer/Garbage Billing Recap Month Ending 9/30/2025

Type of service	Amount Billed	Consumption Billed	Count
Garbage	\$ 179,854.95	-	5,496
Sales tax on garbage	\$ 13,503.85	-	-
Sewer Charges	\$ 332,070.36	54,302,080	4,485
Water Charges	\$ 370,197.29	86,189,980	4,811
Sprinkler	\$ 33,175.12	5,670,100	372
Penalty	\$ 11,518.57	-	937
Water Taps	-	-	-
Sewer Taps	-	-	-
Service Chg/Back Flow	\$ 404.30	-	4
Total Billing	\$ 940,724.44	146,162,160	16,105

INVESTMENT SUMMARY REPORT OCTOBER 1, 2024-SEP 30, 2025																	
FUND	AMOUNT INVESTED	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL	INT RECEIVED	Y-T-D	
	OCT 1,2024	Change	Change	Change	Change	Change	Change	Change	Change	Change	Change	Change	Change	INVESTED	IN SEP	INTEREST	
GENERAL FUND	71,154	124,329.00	51,749.00	48,038.00	-34,845.00	732,603.00	-278,695.00	-644,930.00	-31,024.00	32,308.00	82,455.00	93,391.00	-138,833.00	107,700	1,672	46,995	
GF-RESTRICTED	67,002	0.00	0.00	0.00	1,896.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,898			
GF-MIN. RESERVE	1,000,000	-500,000.00	-200,000.00	200,000.00	1,000,000.00	300,000.00	0.00	0.00	0.00	-800,000.00	0.00	-400,000.00	-300,000.00	500,000			
GF-MISC AIR	210,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210,000			
GENERAL -DEBT	478,885	-244,244.00	329,260.00	97,451.00	424,019.00	256,416.00	-109,209.00	12,152.00	17,951.00	-487,542.00	221,324.00	-352,414.00	6,416.00	650,465	1,235	25,315	
GENERAL CONSTR.	97,069	-75,520.00	71,687.00	-6,850.00	6,135.00	92,989.00	-2,588.00	-6,754.00	53,804.00	-10,247.00	4,013.00	64,639.00	-4,323.00	284,054	644	5,321	
EQUIPMENT REPL	246,750	985.00	-96,779.00	516.00	129,486.00	720.00	798.00	774.00	798.00	774.00	804.00	-1,279.00	755.00	285,102	754	9,931	
STREET & DRAINAGE	2,053,332	28,937.00	-9,451.00	-7,386.00	34,720.00	-52,447.00	-290,643.00	-424,586.00	-560,742.00	-412,862.00	7,877.00	-7,946.00	-128,017.00	230,786	747	52,542	
CEMETERY FUND	85,290	562.00	743.00	941.00	1,938.00	916.00	3,346.00	1,543.00	230.00	793.00	754.00	757.00	4,143.00	101,954	223	2,685	
ANIMAL SHELTER	53,328	504.00	-2,301.00	1,321.00	-1,448.00	109.00	1,527.00	-371.00	124.00	120.00	124.00	1,944.00	480.00	55,461	121	1,507	
W/S FUND	71,271	-58,184.00	217,244.00	229,259.00	-129,649.00	-92,403.00	-176,946.00	129,794.00	61,113.00	-217,647.00	41,743.00	26,633.00	79,393.00	181,621	1,241	20,775	
W/S MIN.RESERVE	300,000	-100,000.00	0.00	0.00	0.00	200,000.00	-100,000.00	200,000.00	0.00	300,000.00	-500,000.00	-200,000.00	300,000.00	400,000			
W/S- DEBT SERVICE	25,489	71.00	65.00	64.00	246,125.00	-111,852.00	59,484.00	498.00	515.00	82,638.00	-197,577.00	-78,069.00	65.00	29,516			
W/S-RESTRICTED	108,223	0.00	0.00	0.00	3,062.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,285			
W/S CONSTR.	8,445	29.00	1,505.00	30.00	-521.00	75,946.00	29,440.00	-64,897.00	50,246.00	45,979.00	2,037.00	5,442.00	42,987.00	196,668	346	2,093	
MAIN STREET	14,892	-9,340.00	-3,058.00	-918.00	15,743.00	-2,829.00	-148.00	1,544.00	37.00	-1,479.00	-839.00	-1,149.00	-2,375.00	10,081	27	342	
TOURISM	158,698	22,222.00	-4,815.00	790.00	-9,262.00	13,518.00	-993.00	-4,759.00	27,273.00	-11,910.00	-8,002.00	754.00	24,863.00	208,377	453	4,769	
CIVIC CENTER	85	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	87	1	3	
INSURANCE RESERVE	11,775	33.00	29.00	29.00	28.00	25.00	28.00	27.00	28.00	27.00	28.00	-6,703.00	11.00	5,365	12	321	
2018 BOND SERIES	388,306	-6,372.00	-688.00	-109,398.00	-1,309.00	275.00	-282.00	317.00	631.00	-193,490.00	182.00	183.00	-78,375.00	0	152	6,468	
TOTALS	5,449,994	-815,988.00	355,190.00	453,888.00	1,686,116.00	1,413,986.00	-864,861.00	-799,648.00	-379,016.00	-1,472,537.00	-345,077.00	-851,817.00	-192,810.00	3,637,420.00	7,626	179,065	

This report is in compliance with our investment strategies as approved by council and the Public Investment Act.

Director of Finance, Karen Amall

City Manager, Jay Abercrombie

**Hotel-Motel Occupancy Tax
Monthly Reporting for
Sep 2025**

DATE RECEIVED	TAX FOR MONTH	HOTEL NAME	TAXABLE MONTHLY RECEIPTS	7% TAX	1% RETAINER	AMOUNT PAID
10/16/2025	Sep	Baymont Inn	120,848.59	8,459.40	84.59	<u>8,374.81</u>
10/6/2025	Sep	Budget Inn (Sawan LLC)	18,698.17	1,308.87	13.09	<u>1,295.78</u>
10/10/2025	Sep	Economy Inn	8,253.98	577.78	5.78	<u>572.00</u>
10/1/2025	Sep	Holiday inn Express(Jayani Investments)	207,557.00	14,528.99	145.29	<u>14,383.70</u>
10/1/2025	Sep	Woodlawn Hills (Patel & Sons LTD)	19,200.00	1,344.00	13.44	<u>1,330.56</u>
10/2/2025	Sep	Motel 6	73,247.73	5,127.34	51.27	<u>5,076.07</u>
		Totals	447,805.47	31,346.38	313.46	31,032.92

CITY OF HENDERSON SOCIAL MEDIA

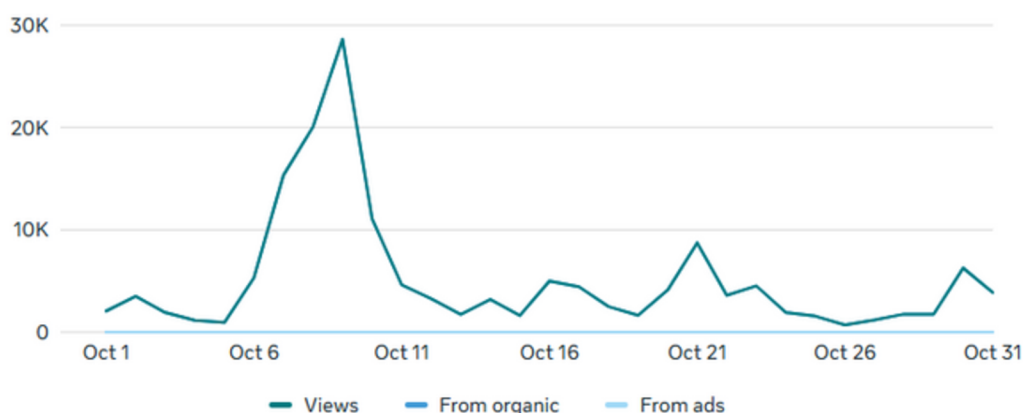
2025 October



Facebook | City of Henderson, TX - Government

All Reels Live Posts Stories

Views **157.8K** ↑ 36.1% Reach **29.6K** ↓ 16.7% 3-second views **794** ↓ 12.6% 1-minute views **38** ↓ 13.6% Content interactions **2.3K** ↑ 67.7% Watch time **5,124**



Top post

Last 28 days

Top content by views

Boost content

See all content



A NIGHT TO REMEMBER | Nation...

Wed Oct 8, 3:36pm

👁 22.7K ❤ 199

💬 10 📌 17



NATIONAL NIGHT OUT | [OCTOBER 7]...

Mon Oct 6, 3:07pm

👁 16.6K ❤ 67

💬 2 📌 26



UNITED WE STAND | There simply aren't...

Thu Oct 9, 3:22pm

👁 14.6K ❤ 105

💬 2 📌 3



BUNDLE OF JOY | This moment, captured...

Thu Oct 9, 10:02am

👁 14.4K ❤ 163

💬 8 📌 1



NATIONAL NIGHT OUT | TODAY [Tuesd.

Tue Oct 7, 1:28pm

👁 12.8K ❤ 75

💬 0 📌 7

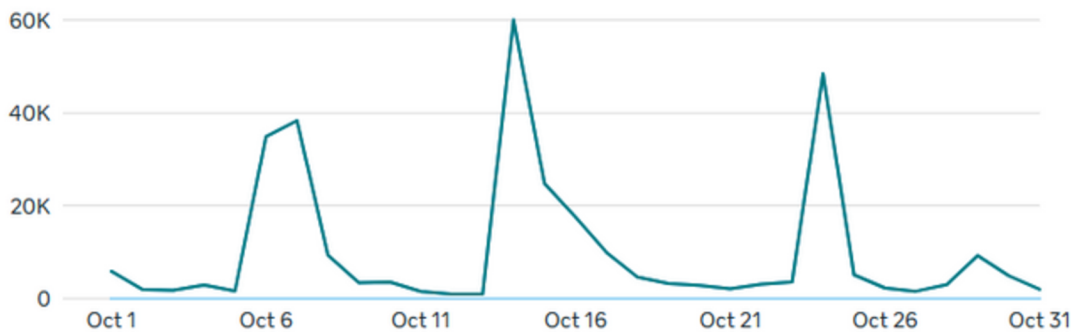
CITY OF HENDERSON SOCIAL MEDIA

2025 October



Facebook | City of Henderson, TX - Police Department

Views ⓘ	Reach ⓘ	3-second views ⓘ	1-minute views ⓘ	Content interactions ⓘ	Watch time ⓘ
316K ↓ 26.4%	73.6K ↓ 50.1%	9K ↑ 642.1%	1.1K ↑ 15.0K%	3.1K ↓ 18.3%	40h 1m



Views breakdown

Oct 1 - Oct 31

Total

316,033 ↓ 26.4%

From organic

316,033 ↓ 26.4%

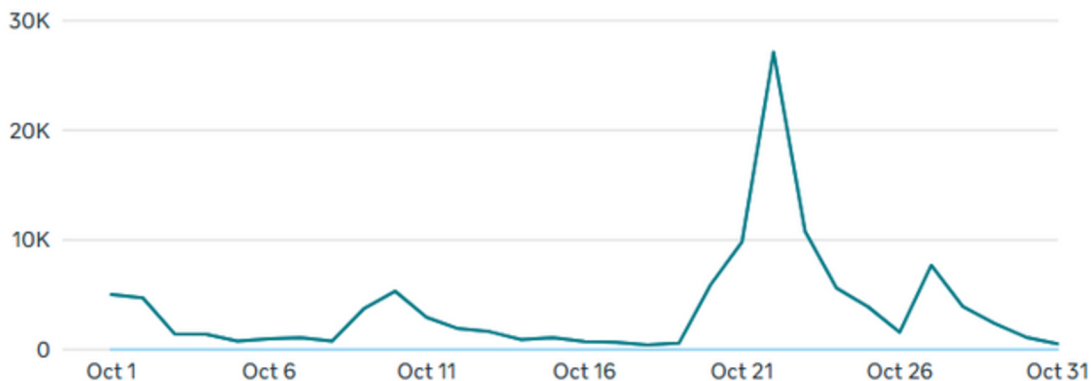
From ads

0 0%



Facebook | City of Henderson, TX - Animal Center

Views ⓘ	Reach ⓘ	3-second views ⓘ	1-minute views ⓘ	Content interactions ⓘ	Watch time ⓘ
116.4K ↑ 51.6%	28.3K ↑ 20.7%	278 ↑ 80.5%	4 ↑ 300%	2.3K ↑ 141.7%	1h 1m



Views breakdown

Oct 1 - Oct 31

Total

116,372 ↑ 51.6%

From organic

116,372 ↑ 51.6%

From ads

0 0%

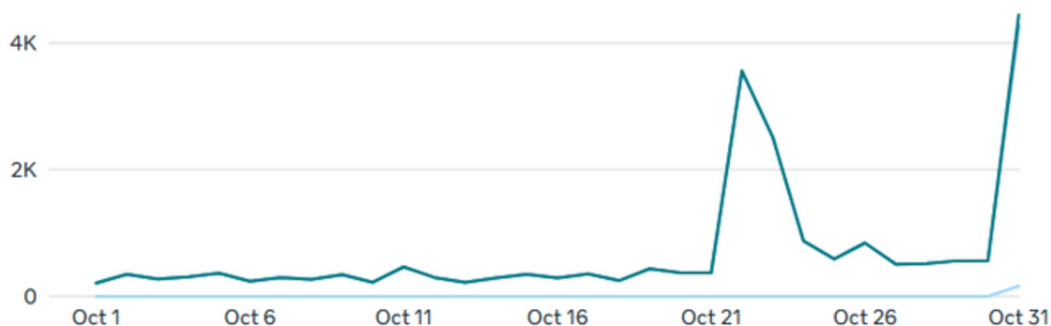
CITY OF HENDERSON SOCIAL MEDIA

2025 October



Facebook | City of Henderson, TX - Heritage Syrup Festival

Views **21.6K** ↓ 65.5% Reach **5.2K** ↓ 81.2% 3-second views **577** ↑ 94.3% 1-minute views **6** ↑ 200% Content interactions **263** ↓ 25.1% Watch time **2h** >



Views breakdown

Oct 1 - Oct 31

Total
21,552 ↓ 65.5%

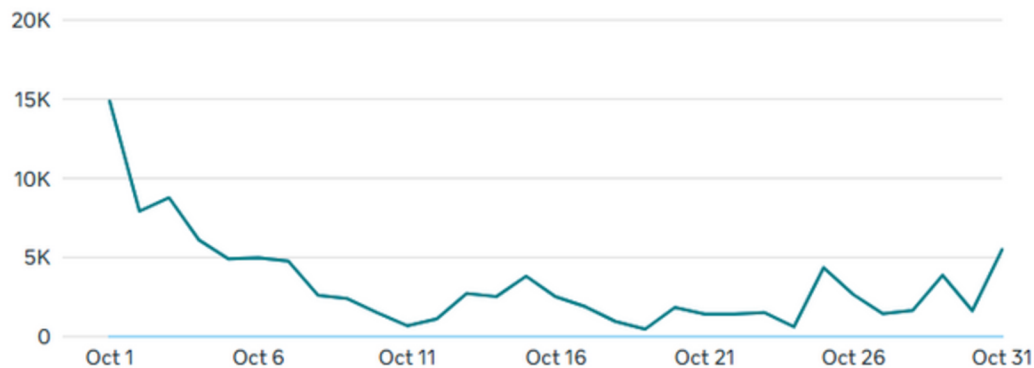
From organic
21,390 ↓ 65.8%

From ads
162 ↑ 100%



Facebook | City of Henderson, TX - Fire Department

Views **103.4K** ↑ 103.5% Reach **19.8K** ↑ 22.7% 3-second views **13.2K** ↑ 1.5K% 1-minute views **516** ↑ 3.9K% Content interactions **1.9K** ↑ 220.9% Watch time **1h** >



Views breakdown

Oct 1 - Oct 31

Total
103,399 ↑ 103.5%

From organic
103,399 ↑ 103.5%

From ads
0 0%

HEDCO SALES TAX RECEIPTS HISTORY

Sales Month	Check Received Month	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
AUGUST	OCTOBER	108,069	99,446	113,001	94,789	119,769	136,754	163,729	172,110
SEPTEMBER	NOVEMBER	132,067	124,141	138,028	142,246	141,434	177,944	208,295	210,169
OCTOBER	DECEMBER	100,965	95,324	114,866	113,405	113,333	143,064	167,491	189,000
NOVEMBER	JANUARY	96,254	100,353	110,701	110,843	112,738	145,911	168,489	204,304
DECEMBER	FEBRUARY	123,378	147,969	139,736	141,342	161,211	185,516	227,918	198,983
JANUARY	MARCH	101,565	97,139	105,806	113,262	116,200	140,154	138,614	158,683
FEBRUARY	APRIL	97,772	102,039	102,197	106,063	99,301	127,489	169,500	163,252
MARCH	MAY	151,778	148,855	141,682	147,519	168,499	230,335	229,210	209,555
APRIL	JUNE	99,509	128,332	111,569	130,329	143,875	157,730	180,538	168,813
MAY	JULY	98,978	111,018	118,162	150,050	147,755	155,829	206,674	177,461
JUNE	AUGUST	111,408	141,389	135,709	169,353	168,612	192,135	235,730	222,159
JULY	SEPTEMBER	93,383	114,001	124,498	115,717	139,587	161,760	178,760	198,941
TOTAL		1,315,126	1,410,006	1,455,955	1,534,918	1,632,314	1,954,621	2,274,948	2,273,431
Average Monthly Sales Tax:		109,594	117,501	121,330	127,910	136,026	162,885	189,579	189,453
Annual % Change Over the Previous Year		-0.09	7.21%	3.26%	5.42%	6.35%	19.75%	16.39%	-0.07%

Sales Month	Check Received Month	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032
AUGUST	OCTOBER	185,605	-	-	-	-	-	-	-
SEPTEMBER	NOVEMBER	192,044	-	-	-	-	-	-	-
OCTOBER	DECEMBER	213,187	-	-	-	-	-	-	-
NOVEMBER	JANUARY	183,825	-	-	-	-	-	-	-
DECEMBER	FEBRUARY	245,441	-	-	-	-	-	-	-
JANUARY	MARCH	150,107	-	-	-	-	-	-	-
FEBRUARY	APRIL	132,824	-	-	-	-	-	-	-
MARCH	MAY	190,562	-	-	-	-	-	-	-
APRIL	JUNE	156,711	-	-	-	-	-	-	-
MAY	JULY	180,487	-	-	-	-	-	-	-
JUNE	AUGUST	186,578	-	-	-	-	-	-	-
JULY	SEPTEMBER	161,738	-	-	-	-	-	-	-
TOTAL		2,179,109	-	-	-	-	-	-	-
Average Monthly Sales Tax:		181,592	-	-	-	-	-	-	-
Annual % Change Over the Previous Year		-0.04	-100.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

CIVIC CENTER/PAVILION MONTHLY REPORT

October

2025

CIVIC CENTER

Rental

		Ringer Repass, 1st Reponders Lunch, Razzle Dazzle, Adult Prom, Rusk Co. Rail District, Robotics Comp. Mexican Consulate, Gomez, Circus
Entire Hall	9	
1/3 Hall	2	Greer, Rangel
2/3 Hall	1	Ray Multicultural Event
Reception Room	4	Scrogins, Brown, Neal, Perrott
Board Room	4	Body Shop Wellness x3, Duke 1
TOTAL	20	

PAVILIONS

Rental

Yates Park	0	
Fair Park	11	National Night Out, Vestal, Shelburn, Class of 2000, Reams, Bundrick, Nichols, Berrera, Paddie, Skelton
Lake Forest-Lion	6	Class of 1990, Muller, Cox, Cross Roads, Lipsein
Lake Forest-Mann	4	Class of 1990, Scroggins, Gerhartt, Cross Roads
Lake Forest-Azalea	4	Class of 1990, Campanella, Cross Roads, Carrillo
Lake Forest-Gazebo	0	
Lake Forest-Plaza	0	
TOTAL	25	





October 2025

TOURISM

As usual, the month of October is almost entirely occupied with Syrup Festival preparations. We finalized vendor acceptances and placement for each in 300+ vendor spots. The job was a bit easier this year thanks to an online payment we utilized for the first time.

I met with a group of tourism directors in Lufkin who will work together to co-op regional destination advertising in major publications and outlets. This is a new group, the Deep East Texas Marketing and Advertising Coop, and we continue to work with the Northeast Texas Tourism Council, as well. NETTC is moving forward with a rebranding and a new strategy to increase the group's effectiveness in promoting East Texas a tourism destination.

MAIN STREET

Registration for the annual Christmas parade has begun. The theme is "Christmas Around the World".

The Main Street board met October 28, with plans to move work on creating a downtown arts district into high gear after the New Year. We continue to interview candidates for the Historic Landmark Preservation Committee, with hopes to have a full complement of members in place soon.

Downtown Trick or Treating on Halloween was a HUGE success, with participation from kids, families, and businesses increasing every year.

CALENDAR EVENTS

10/7 Elected and Appointed Officials Orientation meeting
10/8 NETTC marketing virtual meeting
10/8 HLPC interview
10/9 HLPC interviews
10/10 HLPC interviews
10/10 Ad meeting with CBS19 for Syrup Festival
10/15 Main Street America training: Reinvestment Numbers Concepts
10/16 ITI Digital virtual meeting
10/17 Downtown Christmas Festival meeting
10/21 Syrup Festival logistics meeting
10/23 Deep East Texas Marketing Cooperative meeting - Lufkin
10/29 KETK - Syrup Festival
10/29 METTC initial review of marketing package
10/31 Downtown Trick or Treating





Monthly Report

To: Mayor and City Council Members

From: Monica Session on behalf of:
Cristina Soriano, Juvenile Case Manager and Court Administrator

Date: November 5, 2025

Re: October 2025 Monthly Report

MUNICIPAL COURT

Fines collected for 2024-2025 year – \$173,808.86 from 6657 transactions

Fines collected for 2023-2024 year- \$190,632.46 from 7035 transactions

Fines collected for October 2025 - \$14,323.60 from 558 transactions

Fines Collected October 2024 – \$12,336.30 from 488 transactions

Court Cases Scheduled 138 Appeared 70 by virtual and including walk-ins

The Board of Adjustments met on the above. Members present were Chairman Kenneth Orr, Vice Chairman Alton Pryor, Cecilia Koch, Micah Johnson, Yuli Elizondo and Freddie Polk. The member unavailable to attend was Yuli Elizondo.

Laura Farquhar acted as secretary to the board.

Vice Chairman Alton Pryor called the meeting to order at 9:30 a.m.

Item 2

No citizens comment

Item 3

Chairman Kenneth Orr asked for a motion regarding the minutes from the meeting held on March 11, 2025. Freddie Polk made a motion to approve the minutes. The motion was duly seconded by Alton Pryor and with a unanimous vote from the Board, the minutes were approved.

Item 4

Chairman Kenneth Orr opened a public hearing for citizens to comments and to consider an application for a variance submitted by the Henderson Economic Development Corporation. HEDCO is requesting a variance to SI-09; Industrial Sign Standards as described in Sec. 153-186 of the City of Henderson's Code of Ordinances for a property currently zoned as a Planned Development District. The previous zoning district was Low Intensity Industrial (I1).

Chairman Kenneth Orr turned the meeting over to Wes Breitenberg, he explained that this property at the Innovation Park is currently zoned as a Planned Development District (PD). The regulating plan and/or ordinance for the planned development did not address signage. Sec. 153-101 (d) (2) of the general planned development standards states that the zoning administrator shall determine the best fitting zoning district if the regulating plan or ordinance for the planned development does not address a particular issue. If "best fit" cannot be determined, then the standards from the previous zoning district that applied to the subject land shall be used. In this case, the previous zoning district was the Low Intensity Industrial (I1) District. Wes Breitenberg read the industrial Sign Standards for I1. Mr. Breitenberg turned the meeting over to Neal Holland with Stokes and Associates. Mr. Holland, the engineering firm hired by HEDCO to coordinate the installation of the signs. Mr. Holland answered board question and presented information about the design and placement.

Chairman Kenneth Orr asked if there were any additional questions or comments from the Board or citizens.

Chairman Kenneth Orr declared this public hearing closed and asked for a motion.

Cecilia Koch made a motion to close the public hearing, duly seconded by Alton Pryor.

Chairman Kenneth Orr asked the board to approve or disapprove.

Alton Pryor made a motion to approve; duly seconded by Freddie Polk; vote was unanimous.

The meeting was adjourned at 10:14 a.m.

MINUTES
Henderson Economic Development Corporation
Board of Directors Regular Called Meeting

August 19, 2025-2:00P.M.

HEDCO Board Room
300 W. Main St.
Henderson, Tx. 75652

Board members present; President Michael Bell, Vice President Brian Ballard, Treasurer Trey Segura III, Secretary Micah Howard, Board Members Noble Welch, Adam Duey, Michael Marshall. Also, in attendance; Executive Director Bret Gardella, Office Manager Mandy Clark, Director of Business Development, Retention, and Marketing Shelby Jacobs.

Board members absent: none

Visitors: Jason Faris, Cyndi Walker, Richie Spencer, Steve Wick, Rachelle Thrasher, Donovan Dickeson, Liz Thrasher, Kathryn Msio (sp?), George Niye (sp?), Lee Scoggins, Jennifer Culpepper, Dusty Culpepper, Rachel Hale, Lou Madsen, Bob Baker, Josh Wardle, Mike Smith, Aleigh Townley

CALL TO ORDER

The meeting was called to order by Michael Bell at 2:03 P.M.

INVOCATION

The invocation was given by Michael Bell.

CITIZENS COMMENTS

Cindy Walker

- Stressed the importance of preserving Henderson's historic downtown.
- Noted that buildings (1880–1920) are fragile.
- Suggested HEDCO consider matching grants for business owners for preservation.
- Voiced concerns about murals being installed without proper procedure and emphasized that the Landmark Preservation Committee, not Main Street, should handle facade modifications.
- Stated history and heritage are crucial to economic development and tourism.

Richie Spencer

- Expressed concerns about lack of local contractors being considered for projects.
- Questioned the bidding process for housing and construction projects, claiming outside companies were hired over local builders.
- Raised transparency concerns, stating requests for expenditure lists have not been fulfilled.
- Criticized spending decisions (e.g., on parking lots, retaining walls, and business park projects).
- Requested accountability and keeping tax dollars within Henderson

PRESENTATIONS/ANNOUNCEMENTS

1. First Methodist Church-speaker Lee Scoggins

- Discussed deterioration of a retaining wall on North High Street (dating from ~1950s).
- Church provided bids from local and outside contractors for replacement.
- Emphasized safety for children in preschool and long-term preservation.
- Requested review and consideration of submitted bids.

2. Update on projects at the Henderson Innovation Park from Stokes & Associates-Steve Wick

- Lights installation underway; wiring being finalized.
- Solar flowers installed and expected completion by September 1.
- SWEPCO still needs to run power and install transformers.
- Sign submittals expected soon; installation likely around November.

3. SmartFlower Ribbon Cutting Event-Bret Gardella/Shelby Jacobs

- Tentative date: **September 23** at Innovation Park.
- Event planned from 11 AM–1 PM with representatives, marketing team, school involvement, and food truck

4. Discuss Texas Public Information Act request (PIA) for the months of July-August 2025-Bret Gardella

- Total requests: 12 (10 from Rachel Hale, 1 from Morgan Collier, 1 from Dewey Collier).
- Outside legal counsel hired to ensure compliance.
- Approx. 125 staff hours spent gathering records (many only exist in paper format).
- Attorney reviewing requests to clarify scope and determine cost recovery for research.

EXECUTIVE SESSION- *Announcement of Executive Session Pursuant to Texas Open Meetings Act.*

- A. Consultation with Attorney in accordance with Section 551.071 of the Texas Government Code.
- B. Economic Development Negotiations in accordance with Section 551.087 of the Texas Government Code. (Project 2025-06-11)
- C. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code.
- D. Personnel Matters in accordance with Section 551.074 of the Texas Government Code, including the evaluation of the Executive Director.

Time is: 2:20 p.m.

1. Reconvene in Regular Session and if necessary, take appropriate action as a result of the Executive Session.

Time is: 4:10 p.m.

CONSENT AGENDA

1. Consider and take necessary action on minutes from the Regular meeting held on July 15, 2025.

Michael Marshall made a motion to approve the Minutes seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

2. Consider and take necessary action on monthly financials for July 2025.

Trey Segura reported that sales tax revenue has shown a recent increase, which is a positive indicator. He noted that projected revenue for the year remains on target. Bank statements and financials were reviewed with no irregularities identified. All expenditures are within budget, with no unexpected outliers. Overall, the organization is in a solid financial position.

Adam Duey made a motion to approve the July 2025 financials seconded by Noble Welch and with unanimous approval of the board members present the motion was approved.

3. Consider and take necessary action on 2025-2026 Budget

Treasurer Trey Segura explained that sales tax revenue, originally budgeted at \$1.9 million, is now projected to exceed that amount, showing the budget was prepared conservatively. Interest income is also coming in higher than expected, even with recent rate fluctuations, which further strengthens the financial outlook. Segura emphasized that the proposed 2025–2026 budget contains no new projects beyond those previously discussed in the workshop and remains aligned with the board’s prior direction.

Brian Ballard made a motion to approve the 2025-2026 Budget seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

4. Consider and take necessary action on Henderson Economic Development Program of Work for 2025-2026.

Bret Gardella informed the board that the Program of Work for 2025-2026 has been prepared, outlining HEDCO’s mission statement (updated to reflect the transition from Type A to Type B) and key activities. The report highlights ongoing and future priorities, including:

- Development of the Business Park further known as the Innovation Park, and Railroad Park.
- Continued efforts to expand housing and retail opportunities.
- Support and growth of small business development initiatives.

Gardella noted that the Scope of Work summarizes both accomplishments to date and areas of focus moving forward.

Michael Marshall made a motion to approve the 2025-2026 Program of Work company seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

5. Consider and take necessary action on amended January 21, 2025, Regular Board Meeting Minutes.

Trey Segura made a motion to approve the 01.21.25 amended minutes seconded by Brian Ballard and with unanimous approval of the board members present the motion was passed.

6. Consider and take necessary action on Performance Agreement for Bane Investment Holdings. (Project 2025-05-19)

Bret Gardella reported that, based on prior board discussions, HEDCO committed up to \$150,000 in improvements to the exterior of the property on Highway 79. He confirmed that the property owner, Brant, is investing at or above that amount in overall improvements to the building and project. Gardella noted that Brant expressed appreciation for the board’s support and conveyed his confidence that the finished project will result in a Class A property along Highway 79. During discussion, Adam Duey asked whether the agreement specifies that local contractors, suppliers, and vendors will be used. Brian Ballard responded that this requirement is addressed in the agreement under Design and Construction, Section 5.

Brian Ballard made a motion to approve the agreement seconded by Trey Segura and with unanimous approval of the board members present the motion was passed.

7. Consider and take necessary action on Performance Agreement for Velvin Oil. (Project 2025-05-27)

Tabled

Noble Welch made a motion to table the agreement seconded by Brian Ballard and with unanimous approval of the board members present the motion was passed.

8. Consider and take necessary action on request from First Methodist Church.

Bret Gardella and the board discussed the proposed wall improvements at the First United Methodist Church site.

- **Project Classification and Community Impact:**
 - Gardella confirmed the project qualifies as Type A due to job retention.
 - He explained that the project's impact extends beyond the preschool itself. Closure of the preschool would negatively affect approximately 120 families who rely on it for childcare, creating a significant ripple effect throughout the community. Retaining these primary jobs and supporting families that utilize the preschool was emphasized as a community benefit.
- **Safety Concerns:**
 - Treasurer Trey Segura noted that upon driving by the site, he observed the wall to be in a dangerous condition, highlighting the importance of this improvement for public safety.
- **Financial Assistance and Bids:**
 - The board discussed the three bids submitted for the project:
 1. A-1 Retaining Walls – \$44,950
 2. Orza – \$58,500
 3. Ritchie Spencer – \$65,000
 - Gardella clarified that the board is being asked to provide partial financial assistance, not fund the full cost.
 - He recommended considering bids that include at least two feet of underground support to ensure long-term stability.
 - Board members agreed that assistance should be structured as a reimbursement up to a percentage of the overall cost (suggested 40–50%), allowing the applicant to select the contractor while ensuring proper construction standards are met.
- **Local Participation Requirement:**
 - Board Member Adam Duey asked whether the agreement specifies that local contractors, suppliers, and vendors must be used.
 - Brian Ballard confirmed that this requirement is addressed in the agreement under Design and Construction, Section 5.

Micah Howard made a motion to approve HEDCO to allocate 50% not to exceed \$32,500 for the project First Methodist Church, contractor of their choosing, with the stipulation of a two foot base seconded by Michael Marshall and with unanimous approval of the board members the motion was passed.

9. Consider and take necessary action on Small Business Matching Grant application for McNew's Produce.

Shelby Jacobs presented McNews Produce's small business grant application to the board, which requests funding for interior roof improvements, including leveling sagging areas and installing steel beams to support refrigeration units. While the steel beams will be placed inside, the roof itself is an exterior component located on the backside of the building. Bret advised that, although these improvements are not front street-facing, they address life safety concerns for employees and visitors. However, life safety issues are not specifically included in the current grant guidelines, which focus on exterior improvements for community beautification. Two bids were received, with the applicant proposing 50% of the lower local bid, and the work has not yet been completed.

Brian Ballard made a motion to deny McNew's Produce Grant application seconded by Trey Segura and with unanimous approval of the board members present the motion was passed.

10. Consider and take necessary action on Small Business Matching Grant Application for United Ag and Turf.

Shelby Jacobs presented the small business grant application. United Ag & Turf are seeking to improve the exterior appearance of their business by paving their parking lot. Although the lot is within the right-of-way, it is the property owners' responsibility to maintain it, and the proposed improvements would address current issues, including several large holes, while enhancing the overall look. Two bids were received, \$53,400 and \$77,625, and under the small business matching grant program, the board's contribution would be capped at \$10,000. The project aligns with the intent of the grant to improve exterior business appearance.

Noble Welch made a motion to approve United Ag and Turf grant application seconded by Trey Segura and with unanimous approval of the board members present the motion was passed.

11. Consider and take necessary action on Small Business Matching Grant Application for Souled Out.

Shelby Jacobs presented a small business grant application for 303 South Main Street (formerly Say Graze) requesting 50% funding for new signage to be installed in the same location as the previous signs. Two bids were submitted, \$932.75 and \$985.08, with the board's contribution based on 50% of the chosen bid. A board member expressed concern that the project supports setting up a new business rather than general beautification and asked if it aligns with the grant guidelines. It was confirmed that signage is included in the guidelines, as previously approved for other businesses such as Josh Wardle, Don Felix, and Copper Top Beverage.

Micah Howard made a motion to approve Souled Out Grant application seconded by Noble Welch and with unanimous approval of the board members present the motion was passed.

12. Consider and take necessary action on the proposed Scope of Work for retaining Stokes & Associates to perform engineering services related to the Scout Crossing Project.

Tabled

Brian Ballard made a motion to table the Scope of Work for Stokes & Associates seconded by Noble Welch and with unanimous approval of the board members present the motion was passed.

13. Consider and take necessary action on engaging Morgan Lagrone for 2025 Audit Services.

Mandy advised the board, with Bret assisting, regarding the engagement of Morgan Legrand for auditing services. Morgan is the firm HEDCO has used for these services, but this year the fee has increased from \$6,500 to \$10,500 due to additional activity and complexity. The board had budgeted \$20,000 for auditing services, which accommodates this increase. Morgan has not raised fees for her clients in several years and is adjusting her rates across the board. She provides a formal audit opinion, ensuring a true audit.

Noble Welch had stepped away and did not contribute a vote.

Trey Segura made a motion to approve Morgan Lagrone for 2025 Audit Services seconded by Adam Duey and with unanimous approval of the board members present the motion was passed.

DEPARTMENTAL REPORTS

a. Director of Business Development, Retention and Marketing-attached in Board Packets-Jacobs

Shelby Jacobs presented her monthly report to the board, noting that the full report was available on members' tablets. She asked if there were any questions or items to emphasize. Michael Marshall requested that future reports include a year-to-date update on grants, which Shelby confirmed could be added easily

from her existing spreadsheet. She reported that there are currently 18 small business and three industrial grants. Shelby also updated the board on her visits to 95 businesses. Adam Duey inquired about claims related to overspray on vehicles and whether Shelby Jacobs is a member of the Main Street Board. Shelby clarified that she will serve only as an ex officio member. She then provided an update on the overspray issue, noting that she has been coordinating with the insurance company and all affected parties. The claim is being managed as a single, consolidated matter, with remedies in progress to address the situation.

b. Executive Director-Gardella

The sales tax report provided lists different cities, but the heading shows “July” due to an oversight it should be August; the data reflects June numbers. The report is not robust for us. Michael Bell noted that NAC and Henderson are showing negative results, while other cities are positive. Bret added that Kilgore’s numbers are slightly off as well.

14. Adjourn.

Brian Ballard made a motion to adjourn seconded by Micah Howard, and with unanimous approval of the board members present, the motion passed.

The time is: 4: 57 p.m.

President Michael Bell

Treasurer Trey Segura

MINUTES
Henderson Economic Development Corporation
Board of Directors Regular Called Meeting

September 16, 2025-3:00P.M.

HEDCO Board Room
300 W. Main St.
Henderson, Tx. 75652

Board members present; Treasurer Trey Segura III, Board Members Noble Welch, Adam Duey, Michael Marshall. Also, in attendance; Executive Director Bret Gardella, Office Manager Mandy Clark, Director of Business Development, Retention, and Marketing Shelby Jacobs.

Board members absent: Michael Bell, Micah Howard
Visitors: Richie Spencer, Mike Smith, Aleigh Townley, Rachelle Thrasher, Dustin Culpepper

CALL TO ORDER

The meeting was called to order by Michael Marshall at 3:00 P.M.

INVOCATION

The invocation was given by Adam Duey.

CITIZENS COMMENTS

NONE.

PRESENTATIONS/ANNOUNCEMENTS

1.Presentation – Main Street Christmas Festival

Dustin Culpepper presented plans for a first-time Christmas Festival to be held downtown on Main Street. The goal is to create a community-driven event with participation from multiple entities, including the police department, fire department, city council, churches, and local businesses. Each group would host its own activity and retain the proceeds. Planned activities include a snow sled hill, a “Grinch Chase” with the police department, fried catfish and “Touch the Truck” with the fire department, an ugly sweater competition with city council, cookie-eating contests, tree decorating for both children and businesses, and business-sponsored photo opportunities set up downtown. The largest funding need is the snow sled hill, which costs between \$5,000 and \$8,000 depending on the vendor. Dustin asked the board to consider an advertising sponsorship role to help make this possible. Local vendors and businesses are being approached for support, and sponsorship/marketing opportunities are available for items such as tree decorating. The event has been endorsed by the Main Street Advisory Board, and the mayor, city manager, and city council are supportive. The Chamber of Commerce and Cowboy Church are also involved, with plans for carriage rides between downtown and the Howard House, which will be open as part of the Homes Tour. The festival is scheduled for December 6, 2025, with December 13 as the rain-out date. While vendor availability may affect the scale of the snow hill, the festival will proceed regardless. The long-term vision is to establish an annual, “Hallmark-style” event that grows each year and brings the community together.

2. Krystal Clay-dropped

CONSENT AGENDA

1. Consider and take necessary action on minutes from the Budget Workshop held on August 5, 2025.

Trey Segura made a motion to approve the minutes seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

2. Consider and take necessary action on minutes from the HEDCO regular board meeting held August 19, 2025.

Noble Welch made a motion to approve the minutes seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

3. Consider and take necessary action monthly financials for August 2025.

Trey advised board that everything appears to be in order. The only item of note is that sales tax revenue is substantially lower compared to last year, approximately \$40,000 less. It is important to note that August's income reflects June's sales tax collections, and we anticipate that this trend will normalize in upcoming months. At present, our budgeted income remains accurate and on track. In response to questions regarding the decline, Adam inquired whether any businesses had experienced a drop-in activity. Trey indicated that some consumers are exercising caution due to economic concerns and are limiting purchases to essential items

Adam Duey made a motion to approve the August 2025 financials seconded by Noble Welch and with unanimous approval of the board members present the motion was approved.

4. Consider and take necessary action on 2024-2025 Budget Amendments #2.

Dropped.

5. Discussion and possible action on going out for bids to purchase and install security cameras on the Battery Building at the Business Park.

Neal Holland of Stokes and Associates reported that the business park project is progressing on schedule. The solar flowers and sidewalk lighting, including the electrical building, are approximately 95 percent complete, while the monument signs remain in the design phase. The project will be fully prepared for next week's groundbreaking ceremony. Mr. Holland recommended consideration of a security camera system to enhance safety and protect investment. The proposed system would include three cameras covering the solar flowers, parking lot, and roadway, with an estimated cost of \$3,500 to \$4,000 including installation. The cameras would operate through the existing Starlink internet service, store footage for 50 to 60 days, and be monitored via a mobile application by HEDCO staff on their work devices. The police department will not monitor these cameras. He emphasized that while the system would not prevent incidents, it would serve as a deterrent and provide valuable records in the event of vandalism or unauthorized activity.

Adam Duey made a motion to approve going out for bids for security cameras seconded by Trey Segura and with unanimous approval of the board members present the motion was approved.

6. Discussion and possible action on going out for bids for landscaping at the Innovation Park.

Neal Holland provided additional details regarding the landscaping component of the business park project, noting that it was included in the original project scope. He consulted with Donovan Dickeson, who provided landscaping ideas, and an estimate of \$12,000 for this work is included in the current bid with TCMC, the contractor handling lighting and grading. Mr. Holland indicated that, if desired by the city or HEDCO, the

board could choose to solicit bids from local contractors to perform the landscaping installation. Irrigation is included as part of the landscaping, with individual systems for each landscaped area as well as a defining border for the landscaping.

Adam Duey made a motion to approve going out for bids for landscaping seconded by Trey Segura and with unanimous approval of the board members present the motion was passed.

7. Discussion and possible action on a sponsoring opportunity for Downtown Christmas Festival.

The board discussed contributing funds toward the upcoming community event to support HEDCO's marketing and advertising efforts. It was recommended that HEDCO provide an initial \$5,000 through Main Street to assist the organizer, Dustin, in moving forward with event planning. These funds would be used for marketing and promotion of HEDCO, highlighting support for local businesses and the community, rather than sponsoring a specific item. While the funds could help secure larger attractions, such as a snow slide, their primary purpose would be to integrate HEDCO into the event's marketing program. The board was asked to consider approving the initial \$5,000 allocation from the marketing budget to facilitate these efforts.

Adam Duey made a motion to allocate \$5,000 from marketing budget, with the caveat that the amount could be increased in the future if needed for the Downtown Christmas Festival seconded by Noble Welch and with unanimous approval of the board members present the motion was passed.

8. Discussion and possible action on request from Kristal Clay.

Dropped.

9. Consider and take necessary action on Small Business Grant for Henderson GNR Holdings, LLC.

Shelby Jacobs presented the board with a grant application from GNR for exterior repairs to the building, located at the end of the block facing North Marshall. The request is to redo the stucco on the east and north sides of the building, as well as the rear, due to water damage caused by prior roofing issues that have since been repaired. The work has not yet begun, and the intent is to restore the exterior stucco along all affected areas. Total bids for the project range from \$25,500 to \$37,575, with the grant providing up to \$10,000 toward the cost.

Trey Segura made a motion to approve the grant for Henderson GNR Holdings seconded by Adam Duey and with unanimous approval of the board members the motion was passed.

10. Consider and take necessary action on Small Business Grant for Sundown Liquor.

Shelby Jacobs presented the board with a grant application from Sundown Liquor for parking lot striping and placement of a sign in the grassy area of the lot. Shelby noted that the parking lot striping has already been done, and the sign project has already begun, which falls outside the grant program's guidelines, as the program cannot fund projects that are already in process or finished. The applicant was informed of this prior to submitting his application.

Trey Segura made a motion to deny the grant for Sundown Liquor application seconded by Noble Welch and with unanimous approval of the board members present the motion was passed.

DEPARTMENTAL REPORTS

- a. Director of Business Development, Retention and Marketing-attached in Board Packets-Jacobs
- b. Executive Director-Gardella

Bret deferred first part of his report to Noble Welch:

Noble presented a public relations letter to the board, highlighting recent initiatives and seeking feedback on proposed communications. He shared a series of ideas for social media posts, focusing on tweets, and emphasized giving credit to the Chamber for hosting a successful job fair that supported the Provalus project, which helped attract workforce talent to Henderson. Noble also noted ongoing challenges in marketing the city to retail prospects, particularly regarding perceptions of limited growth. He highlighted successes such as the HEDCOS role in the High Demand Job Training Grant for HISD which expanded student participation in welding, nursing, and related programs from 19 students in the first year to over 400 by the third year, leveraging a total of \$1, 020,000 in matched grant funding. These achievements were suggested as strong points to feature when promoting Henderson to potential businesses. He acknowledged that public awareness of HEDCO's activities has been limited and recommended developing a structured public relations program. While traditional newspaper outreach was effective in the past, new strategies will need to be employed to reach the community and broader audience. The board was invited to provide input on strategies to increase visibility and engagement.

-Bret updated board on SmartFlower event

-Advised the board he had received a proposal from an engineering firm that does rail sites; same company that is working with Blacklands

-EACC Event coming up in Dallas Tx, asked if any Board Members would like to attend

-Lunch & Learn Event (Betty Russo to assist)-The Lunch and Learn event aims to educate the community about economic development, how HEDCO operates, and to provide an opportunity for the public to ask questions to the mayor, council members, and board members.

Trey Segura made a motion to go into executive session seconded by Adam Duey and with unanimous approval of the board members present the motion was passed.

Time is 4:31 p.m.

11. Adjourn.

Trey Segura made a motion to adjourn seconded by Adam Duey and with unanimous approval of the board members present, the motion passed.

The time is: 4: 48 p.m.

Michael Marshall

Treasurer Trey Segura

MINUTES
Henderson Economic Development Corporation
Board of Directors Special Called Meeting

September 09, 2025-3:00P.M.

Thomas Ward
Council Chambers
300 W. Main St.
Henderson, Tx. 75652

Board members present; President Michael Bell, Treasurer Trey Segura III, Secretary Micah Howard, Board Members Noble Welch, Michael Marshall. Also, in attendance; Executive Director Bret Gardella, Office Manager Mandy Clark

Board members absent: Adam Duey
Visitors: Brant Bane, Kelly Bumgardner, Eddie Bumgardner, Justin Pirtle, David Velvin, Jared Jordan, Ben Patterson, Leon Harris, John Cloutier, Ron Adkinson, Leslie Braswell, Mike Smith, Rachelle Thrasher

CALL TO ORDER

The meeting was called to order by Michael Bell at 3:00 P.M.

INVOCATION

The invocation was given by Michael Marshall.

CITIZENS COMMENTS

Brant Bane- a lifelong Henderson resident, expressed his strong support for HEDCO and its work to promote growth and prosperity in the community. He acknowledged some negative feedback from the public but emphasized that many citizens stand behind HEDCO and its initiatives. Mr. Bane stated his confidence in the board's direction and the director's efforts to create jobs and opportunities for Henderson.

Leslie Braswell- General Manager of Henderson Country Club, addressed the board as a citizen in support of HEDCO. She commended the organization for encouraging storefront improvement grants and urged them to continue expanding their efforts along major highways (79, 64, 259, and 43), which she described as vital corridors for Henderson's growth. She emphasized the importance of attracting new businesses—such as grocery, retail, and dining options—to reduce sales tax leakage to neighboring cities, while also highlighting the need for new housing developments to draw families to the community. Ms. Braswell thanked HEDCO for its bold, forward-thinking leadership and expressed confidence that, by staying their course, Henderson's best days are ahead.

Ron Adkison- cautioned the board against yielding to recent demands, stating it could create greater problems and undermine public trust. He emphasized that elections are a normal part of democracy and should not be feared. He noted Henderson's population decline and stressed that aggressive economic development is essential to reversing the trend. Mr. Adkinson voiced strong support for HEDCO's current direction and the director's leadership, urging the board to "stay the course" and continue efforts to grow and sustain the community.

Ben Patterson- stated that recent controversy stems from a small group on social media calling for the director's removal. They cautioned against reactionary decisions, noting that firing based on public outrage would set a harmful precedent and discourage future leadership. The speaker highlighted the director's contributions, including support for the Main Street program, recruitment of new retail, securing a ten-year lease for the Railroad Commission, the Velvet Oil expansion, and multiple business grants. They stressed that businesses need stability,

and removing the director would create division, while keeping him would maintain momentum toward growth, business development, and quality of life. The speaker urged the board to stay united and focused on progress.

John Cloutier-Speaking on behalf of the Rusk County Rural Rail District and personally, the speaker expressed appreciation for HEDCO's consistent support and effectiveness in community projects. They acknowledged the challenges of operating as a public-private partnership, noting such organizations often face criticism both before and after projects are completed. The speaker stressed the importance of stronger communication with the public to reduce misunderstandings and division. They urged the board to continue its work, assured them of the Rail District's ongoing support, and encouraged future partnerships to strengthen community unity and development.

PRESENTATIONS/ANNOUNCEMENTS

NONE.

EXECUTIVE SESSION- *Announcement of Executive Session Pursuant to Texas Open Meetings Act.*

1. An Executive Session pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code under Section 551.074 Personnel Matters: Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public employee. (Executive Director)

Time is: 3:15 p.m.

Reconvene in Regular Session and if necessary, take appropriate action as a result of the Executive Session.

Time is: 4:10 p.m.

Michael Bell made a motion to dismiss the Executive Director effective immediately seconded by Noble Welch and without unanimous approval of the board members present, the motion did NOT pass.

1. Adjourn.

Trey Segura made a motion to adjourn seconded by Michael Marshall, and with unanimous approval of the board members present, the motion passed.

The time is: 4:12 p.m.

President Michael Bell

Treasurer Trey Segura

MINUTES
Henderson Economic Development Corporation
Board of Directors Annual Called Meeting

October 31, 2025-8:30 A.M.

HEDCO Board Room
300 W. Main St.
Henderson, Tx. 75652

Board members present: Michael Bell (via teams), Michael Marshall, Micah Howard, Adam Duey, Justin Pirtle, Courtney Smith

Board members absent: Trey Segura

Visitors: Neal Holland, Rachelle Thrasher, Dustin Culpepper, Aleigh Townley

CALL TO ORDER

The meeting was called to order by Michael Bell at 8:32 A.M.

INVOCATION

The invocation was given by Jamey Holmes.

CITIZENS COMMENTS

NONE.

PRESENTATIONS/ANNOUNCEMENTS

1. City Judge Jamey Holmes to administer to Oath of Office to new board members:

Jamey swore in: Courtney Smith (new member), Michael Marshall (re-appointed member), Justin Pirtle (new member) and Michael Bell (re-appointed member)

CONSENT AGENDA

1. **Consider and action upon Annual Meeting regular business:**

- a. **Consider and act upon election of officers for fiscal year 2025-2026.**

Adam Duey made a motion to elect Michael Marshall as the President, seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

Micheal Bell, turned over the meeting to the new President Michael Marshall at this time.

Adam Duey made a motion to elect Micah Howard as the Vice-President, seconded by Courtney Smith and with unanimous approval of the board members present the motion was approved.

Micah Howard made a motion to elect Adam Duey as the Secretary, seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

Adam Duey made a motion to elect Trey Segura as the Treasurer, seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

PRESENTATIONS/ANNOUNCEMENTS

2. Introduction of new board members:

Courtney Smith was introduced as the newest member of the board. She shared that she moved to Henderson from Longview 25 years ago and currently serves as the Associate Vice President of Government Relations for the University of Texas at Tyler. Courtney expressed her love for Henderson and her excitement to serve, stating she looks forward to helping make it an even better place to live, work, and raise a family.

Justin Pirtle a lifelong resident of Henderson, Justin shared that he has spent over 20 years serving the community through the fire department, following in the footsteps of his father, who served as fire chief for 24 years. He noted that his family owns a long-standing local business now in its third generation. Justin expressed his enthusiasm about joining the board, getting to know new faces, and contributing fresh ideas to support the community.

3. Stokes & Associates-Neal Holland

Neal advised that the board previously authorized seeking bids for the installation of security cameras at Innovation Park. The plan includes placing three cameras on the existing electrical building that houses the batteries for the Smart Flowers. These cameras will cover the parking lot areas, the Smart Flowers, and traffic along Endeavor Drive. It was noted that the system will not be managed by an outside company and will serve primarily as a recording tool to assist law enforcement if issues arise. Adam Duey suggested adding signage to indicate video surveillance is in place. Neal Holland confirmed that signs are not currently included but can easily be added around the park to notify visitors that the area is under camera monitoring.

Mr. Holland discussed the renewal of the mowing and maintenance contract for Innovation Park. The current contractor, W6 Contractors, has maintained the property for the past year on a monthly schedule during the construction phase. With most construction now complete, Neal recommended increasing mowing frequency to every other week from February through November to better manage grass growth and maintain the park's appearance, especially around the Smart Flowers and public areas that attract visitors. The renewal would include all rights-of-way along Endeavor Drive, parking areas, and the green space around the lake. Because the increased frequency will raise the overall cost from last year's \$225,000 contract.

Neal wants to combine and bundle everything so it would be the mowing & maintenance contract, security camera's and also landscaping around the monument signs. Those would advertise this weekend for the next two weeks bids would be taken.

Neal Holland discussed issuing a Request for Proposals (RFP) for timber harvesting on three HEDCO owned tracts of land: (Jenkins Tract, Allen Tract, and an adjacent six-acre tract). Logging companies will be invited to submit proposals for the purchase and harvesting of merchantable timber. The board will evaluate proposals based on offered payment, timeline for completion, and contractor experience in East Texas. A consultant was hired to cruise the timber and provide an inventory of standing timber, which will be included in the RFP. Bidders will be required to walk the property and determine their own value estimates, submitting pricing on a per-ton and per-truck basis. It was noted that per-ton pricing generally yields higher returns than per-load pricing. The RFP will also allow for the option of a timber deed, where the contractor guarantees an upfront payment prior to harvest. The harvest will include only merchantable timber, leaving stumps and smaller vegetation in place, similar to the previous process used at Innovation Park. Stumps will not be buried and will instead be removed later when each site is engineered and developed. Contractors will be required to pile waste material in a single area for future burning or clearing

rather than leaving debris scattered. Additionally, care must be taken to avoid interference with existing oilfield operations on the property. The RFP will be advertised later in the month, and once proposals are received, the board will review and decide whether to award a contract or reject all submissions and rebid if necessary.

4. Krystal Clay

Krystal presented on ongoing efforts to bring pediatric early intervention and therapy services to Henderson and Rusk County. She explained that the community currently lacks essential pediatric services — including physical therapy, occupational therapy, behavioral health, and early childhood intervention (ECI) forcing over 2,600 local children to travel outside the county for care. Over the past two years, Krystal has worked to identify solutions, facing challenges with facility availability, zoning restrictions, and local licensing shortages. She has recently connected with a multidisciplinary pediatric organization based in Shreveport, (The North Point Medical Group) which operates four clinics in Louisiana and is expanding into Texas along the I-20 corridor. Originally focused on the DFW and Marshall areas, the organization is now considering Henderson after reviewing Krystal's data and feasibility research. The organization plans to open its first Texas facility by January, requiring at least 40 parking spaces and a medical-zoned location. Temporary spaces in Henderson are being explored. The clinic would accept Medicaid, a major benefit given that about 90% of local children rely on it. Krystal has arranged a meeting between the HISD school district, PAC Group and the City Attorney. The goal is to discuss collaboration, potential sites, and long-term development needs. Krystal emphasized the importance of building local clinical supervision and training partnerships, allowing future medical and therapy professionals to complete practicums locally and eventually serve the community. She's also coordinating with the Texas Workforce Commission to explore training grants and workforce development opportunities, as well as planning an autism awareness conference with Region 7. HEDCO staff acknowledged her dedication and reiterated their support for the initiative.

CONSENT AGENDA

Consider and action upon Annual Meeting regular business:

b. Consider and possible action for approval of banking signatures for all board members and Executive Director.

Micah Howard and Adam Duey will NOT be signers due to their jobs.

Micheal Bell made a motion to approve banking signatures for board members: Michael Marshall, Michael Bell, Trey Segura, Courtney Smith and Justin Pirtle and Executive Director Bret Gardella seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

c. Establish regular meeting date and time.

Bret suggested keeping the time at 3pm and day as every 3rd Tuesday of the month because it is on the same day as the Council Meetings that way if we have projects that need to go in front of council it helps to be able to move them forward. Sometimes there are time urgent projects. Adam Duey asked about doing it a week before the Council meeting. However it is hard to get financials back that quickly. Michael Bell asked about the time being moved up occasionally due to meetings going past 5 p.m. Micah Howard said Fridays during the football season are not a good idea. Micah asked about Zoom format meetings in instances where meetings may run long.

The board established that the meeting remain the 3rd Tuesday of the month, and that the time change to 2 p.m.

2. Consider and take necessary action on minutes from the HEDCO special-called board meeting held September 9, 2025.

Michael Bell made a motion to approve the minutes seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

3. Consider and take necessary action on minutes from the HEDCO regular board meeting held September 16, 2025.

Michael Bell made a motion to approve the minutes seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

4. Consider and take necessary action monthly financials for September 2025.

Staff member Mandy Clark informed the board that, in Treasurer Trey Segura's absence, he had sent an email indicating there was nothing unusual to report. She further explained that two separate spreadsheets had been maintained one for Type A expenditures and one for Type B expenditures per the accountant's preference. To determine the total expenditures for the year, the figures from both spreadsheets would need to be combined. Beginning this fiscal year 2025-2026, only one spreadsheet will be used, as the Type A accounts have been fully depleted and closed. Additionally, Clark reported that sales tax revenue is down again, and Trey noted his belief that this decline is largely due to an increase in online purchases through platforms like Amazon.

Courtney Smith abstained since she was not a part of the board in September when the expenditures happened.

Michael Bell made a motion to approve the September 2025 financials seconded by Justin Pirtle and with the majority approval of the board members present the motion was approved.

5. Consider and take necessary action on request from Krystal Clay

Item was dropped.

Michael Marshall made a motion to drop this item from the agenda seconded by Courtney Smith and with unanimous approval of the board members present the motion was approved.

6. Consider and take necessary action on Performance Agreement for Velvin Production Company.

No action taken.

7. Consider and take necessary action to allow Stokes & Associates to go out for bids on lawn maintenance for the Henderson Innovation Park.

Neal Holland advised that Stokes & Associates are prepared to advertise this weekend.

Adam Duey made motion to approve going out for bid for lawn maintenance for the Henderson Innovation Park seconded by Justin Pirtle and with unanimous approval of the board members present the motion was approved.

8. Consider and approve a work order by Stokes & Associates for a storm water detention plan for the HEDCO owned 35 (+/-) acres on Evenside.

Bret introduced developer Cortland Brasso, who is overseeing the current housing project. Discussion centered on stormwater runoff from HEDCO's 35-acre tract, which is negatively affecting development costs on the adjacent 10 acre housing site. The proposed solution involves accelerating work on the 35-acre property to

create a detention/retention basin that would mitigate drainage issues and reduce costs for the housing project. Engineer Neal explained that the detention feature would temporarily hold rainwater, slowly releasing it to prevent flooding, and would remain mostly dry except after rain events. This would not be an eyesore but could later serve as an attractive water feature integrated into future development of the 35 acres. The board discussed long term implications, including how the basin would support both current and future development, the need to replace aging culverts under the adjacent roadway, and ensuring the project aligns with future housing plans. Neal presented a proposal for engineering design services totaling \$34,500, which would cover design, bidding, and construction plans. Construction costs are estimated to be between \$100,000 and \$150,000, though final figures will depend on bid results. The project would ultimately support drainage for both the existing and future housing developments, potentially lowering overall costs, improving site functionality, and providing opportunities for local builders to participate in future phases.

Justin Pirtle made a motion to approve engaging Stokes & Associates to engineer a storm water detention plan seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

9. Consider and authorize Stokes & Associates to prepare bid specifications for logging: Tract 1: Jenkins Land (77.654 acres), Tract 2: Tenbrink Land (6.652 acres), Tract 3: Jim Allen Estate (88.359 acres) all now owned by Henderson Economic Development.

Michael Bell made motion to approve Stokes & Associates to prepare and go out for bids for logging the above tracts seconded by Adam Duey and with unanimous approval of the board members present the motion was approved.

10. Consider and take necessary action on an extension for the Industrial Matching Grant with Powers Brothers.

The board discussed whether to grant an extension for a previously approved façade improvement project along Highway 64. The applicant requested additional time due to manpower shortages that delayed completion. The project involved updating the building's street facing exterior with new sheet metal and paint, as well as some roof repairs. It was noted that the project's grant period has already expired, and no funds have yet been paid out. Shelby, who has been in communication with the applicant, is currently out on medical leave, leaving uncertainty about the exact extension period being requested. Board members discussed two options: allowing a one-time extension or requiring the applicant to reapply. Concerns were raised about adhering to grant program rules that typically prohibit funding for projects already started. Some members suggested reviewing and possibly revising program guidelines to allow limited extensions in future cases.

Adam Duey opposed.

Michael Bell made a motion to approve the extend the Industrial Grant for Powers Brothers an additional 90 days beginning 10.31.2025, seconded by Micah Howard and with unanimous approval of the board members present the motion was approved.

11. Consider and take necessary action Small Business matching grant application for R&R Enterprises, LLC.

Adam Duey made a motion to approve the grant for R&R Enterprises subject to all state laws regarding Vendor payments seconded by Michael Bell and with unanimous approval of the board members present the motion was passed.

12. Consider and take necessary action Small Business matching grant application for Blanca's Insurance & Taxes LLC.

Adam Duey made a motion to approve the grant for Blanca's Insurance & Taxes, LLC subject to bylaw compliance and all state laws regarding vendor payments seconded by Justin Pirtle and with unanimous approval of the board members present the motion was passed.

13. Consider and take necessary action on Small Business Matching Grant Application for Bloomtown Flowers & Gifts.

Justin Pirtle made a motion to approve the grant for Bloomtown Flowers & Gifts pending that it meets Main Streets requirements and that it is in compliance with all state laws regarding vendor payments seconded by Micah Howard and with unanimous approval of the board members present the motion was passed.

DEPARTMENTAL REPORTS

- a. Director of Business Development, Retention and Marketing-attached in Board Packets-Jacobs
- b. Executive Director-Gardella
 - Reminded board about the upcoming Lunch & Learn
 - Advised them of the thank you card he received
 - Texas First trip (recruitment mission); met w/ 40 businesses over a 3 day period; worked with a consultant and were direct meeting with companies looking to onshore
 - EMDA Convention and Bret was a speaker; there were 12 Italian Businesses there; spoke with 8 out of the 12; their concerns are the tariffs

EXECUTIVE SESSION

- A. Consultation with Attorney in accordance with Section 551.071 of the Texas Government Code.
- B. Economic Development Negotiations in accordance with Section 551.087 of the Texas Government. (Project 2025-09-29), (Project 2025-09-30)
- C. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. (Project 2025-09-30)

The time is: 10:42 a.m.

14. Reconvene in Regular Session and if necessary, take appropriate action as a result of the Executive Session.

Time is: 11:55 a.m.

Adam Duey made a motion to approve HEDCO contributing \$150,000.00 to Project 2025-09-29 further known as City Amenity Pickle Ball Courts seconded by Justin Pirtle and with unanimous approval of the board members present the motion passed.

Adjourn.

Adam Duey made a motion to adjourn seconded by Micah Howard, and with unanimous approval of the board members present, the motion passed.

The time is: 11:56 a.m.

President-Michael Marshall

Vice President-Micah Howard

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