

Hamilton Economic Development Corporation

City of Hamilton, Texas

Notice of Regular Meeting

Wednesday, August 19, 2026, at 5:30 p.m.

Notice is hereby given that a Regular Meeting of the Hamilton Economic Development Corporation (HEDC), a Type B Economic Development Corporation of the City of Hamilton, Texas, will be held at City Hall HEDC Conference Room, 200 E. Main Street, Hamilton, Texas, at the above time and date. The Board may deliberate and take action on any matter listed on this agenda.

Agenda

I. Call to Order

II. Citizens' Comments

This is the designated time for the public to address the Board on matters of community interest, whether or not the subject is on the agenda. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the Board may not deliberate or take action on matters raised during Citizens' Comments, except to direct staff to place the item on a future agenda.

III. Consent Agenda

The following items are routine and may be approved in one motion. Any Board Member may request that an item be removed for separate discussion and action.

- a. Approval of the minutes of the August 5, 2026, Called Meeting.

IV. Financial Report

- a. Discussion and possible action regarding the Financial Report for the period ending July 31, 2026.
- b. Review and discussion of sales tax collections and financial activity.

V. Director's Report

- a. Executive Director's Report.

VI. Regular Agenda

- a. Discussion, consideration, and possible action regarding adoption of the Hamilton Economic Development Corporation Governance Framework.
- b. Discussion, consideration, and possible action regarding amendments to the Hamilton Economic Development Corporation Bylaws.
- c. Discussion, consideration, and possible action regarding the update of authorized signatories for Hamilton Economic Development Corporation accounts held at Extraco Banks.
- d. Discussion, consideration, and possible action regarding transition of the existing HEDC part-time administrative position to a salaried Program & Operations Coordinator position, including approval of the position title, job description, duties, compensation, and effective date.
- e. Discussion, consideration, and possible action regarding adoption of the Hamilton Economic Development Corporation Strategic Investment Program and related revisions to existing incentive and grant programs.
- f. Discussion, consideration, and possible action regarding extension into Fiscal Year 2026–2027 of the performance and completion periods for previously approved grant awards to BBR Properties and to Partin Agency including authorization of amendments to existing grant agreements, as applicable.
- g. Discussion, consideration, and possible action regarding reconsideration and adoption of the Hamilton Economic Development Corporation Fiscal Year 2026–2027 Operating Budget, including designation of prior-year fund balance for previously approved projects and contractual commitments, and recommendation to the Hamilton City Council for approval.

V. Adjournment

ADA Accommodation

In compliance with the Americans with Disabilities Act, the Hamilton Economic Development Corporation will provide reasonable accommodations for persons attending meetings. Requests should be received at least twenty-four (24) hours prior to the meeting. Please contact Bonnie Harle at edc@cityhamiltontx.gov or 254-386-5954, Option 9.

Certification of Posting

I, Debbie Grieve, Executive Director of the Hamilton Economic Development Corporation, do hereby certify that this Notice of Meeting was posted on the official bulletin board at Hamilton City Hall, a place readily accessible to the public at all times, in accordance with the Texas Open Meetings Act.

Debbie Grieve

Executive Director

Hamilton Economic Development Corporation

Hamilton Economic Development Corporation
Proposed FY2026–2027 Operating Budget

Section	Program Name	Activity Name	Line Item Name	FY26-27 Proposed
Revenue	Operating Revenues	Sales Tax	Sales Tax Revenue	\$335,000
Revenue	Operating Revenues	Investment Income	TEXPool / Bank Interest	\$15,000
Revenue	Operating Revenues	Main Street Earned Revenue	Main Street Event Tickets	\$3,500
Revenue	Operating Revenues	Main Street Earned Revenue	Main Street Sponsorships	\$6,000
Revenue	Operating Revenues	Main Street Earned Revenue	Main Street Vendor Fees	\$1,500
Revenue	Operating Revenues	Loan Repayment Income	Legacy Business Loan Repayments	\$200
Expense	Administration	Personnel	Salaries & Wages	\$112,300
Expense	Administration	Personnel	Payroll Taxes & Benefits	\$41,700
Expense	Administration	Professional Services	Audit / Legal / Finance	\$17,000
Expense	Administration	Facilities	Office Rent	\$15,000
Expense	Administration	Technology	Technology & Software	\$6,700
Expense	Administration	Equipment	Furniture & Equipment	\$2,500
Expense	Administration	Travel & Training	Training & Conferences	\$3,300
Expense	Administration	Governance	Meetings & Hospitality	\$600
Expense	Administration	Governance	Board Insurance (D&O Liability)	\$2,300
Expense	Business Retention & Expansion	Partnerships	Partnerships / Chamber / Contracts	\$2,500
Expense	Business Retention & Expansion	Workforce	Workforce Development	\$2,500
Expense	Business Retention & Expansion	Entrepreneurship	Startup & Entrepreneurship Support	\$10,000
Expense	Marketing & Promotion	Branding	Branding & Identity	\$1,000
Expense	Marketing & Promotion	Digital Marketing	Website & Digital Marketing	\$1,000
Expense	Marketing & Promotion	Collateral	Collateral / Content / Photography	\$2,000
Expense	Marketing & Promotion	Tourism Support	Tourism Support	\$10,000
Expense	Economic Development Projects	Business Incentives	Strategic Business Improvement Grant	\$17,000
Expense	Economic Development Projects	Strategic Projects	Airport Economic Development	\$25,000
Expense	Economic Development Projects	Strategic Projects	Quality of Life	\$15,000
Expense	Infrastructure / Capital	Site Readiness / Remediation	Substandard Removal / Site Readiness	\$25,000
Expense	Special Programs	Main Street Organization	Main Street Dues & Memberships	\$2,100
Expense	Special Programs	Main Street Organization	Main Street Training & Conferences	\$4,200

Expense	Special Programs	Main Street Promotion	Signature Events	\$14,500
Expense	Special Programs	Main Street Promotion	Event Marketing & Advertising	\$6,500
Expense	Special Programs	Main Street Promotion	Sponsorship Fulfillment / Decorations	\$2,000
Expense	Special Programs	Main Street Promotion	Printing / Collateral / Promo Items	\$2,000
Expense	Special Programs	Main Street Promotion	Downtown Promotions / Merch / Music	\$1,000
Expense	Special Programs	Main Street Design	Facade / Awning / Signage Grants	\$15,000
Expense	Special Programs	Main Street Design	Beautification & Landscaping	\$1,200
Expense	Special Programs	Main Street Design	Community Garden Partnership Project	\$300

Total Revenue \$361,200

Total Expense \$361,200

Net Operating Budget \$0

Prior-Year Board-Designated Project Funds

Previously Approved Project/Commitment FY26 Funds Designated for FY27

Tractor Supply Project \$125,000

BBR Properties – SAFG \$7,500

BBR Properties – CBIG \$4,600

BBR Properties – CPSG \$1,500

Partin Agency – SAFG \$2,500

Total Prior-Year Designated Funds \$141,100