



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant





## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant



## **AGENDA**

### **HENDERSON ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR MEETING, July 23, 2024 – 3:00 P.M. HEDCO Board Room 300 W. MAIN ST, HENDERSON, TX 75652**

- A. Call to Order
- B. Invocation
- C. Public comments and presentations
1. Consider and take necessary action on Minutes of Regular Board meeting held on June 18, 2024 and Special Called Meeting July 8, 2024.
2. Consider and take necessary action on monthly Financials for June 2024.
3. Presentation by Christus Good Shepherd, and possible action regarding their planned Henderson medical facility.
4. Discussion and possible action to change the date of the October HEDCO Board meeting from October 15th to October 22nd.
5. Budget workshop.
6. Consider and take necessary action on budget amendments for 2023-2024 Budget.
7. Marketing Report (Jacobs)
8. Staff Report (Clary)
9. 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 (2024-04-01)
  - c. Deliberations about Real Property in accordance with Section 551.072 of the Texas Government Code. Project (2024-04-01)
  - d. Personnel Matters (Executive Director) in accordance with Section 551.074 of the Texas Government Code.
10. Reconvene in Open Session and, if necessary, take appropriate action as a result of the executive session.
11. Adjourn.

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 (903) 392-0447

The HEDCO board 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 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters) and 551.087 (Economic Development Negotiations).

I certify the foregoing notice was posted on the notice board in front of City Hall at 300 W. Main on July 18, 2024. Released to the press via email on July 18, 2024.

*Mandy Clark*

---

Mandy Clark, Administrative Assistant