MINUTES

TOWN OF HOLLYWOOD PARK ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING ON THURSDAY, JUNE 4, 2026, AT 6:00 PM
2 MECCA DRIVE, HOLLYWOOD PARK, TEXAS

I. CALL TO ORDER

Brian Budnik called the meeting to order at 6:05 p.m.

II. ROLL CALL

EDC Members Present: Brian Budnik, Markham Benn, Chris Bain, Colleen Salazar, and Kevin Sumners
EDC Members Absent: Martha Newton (resigned) and Alan Sale
City Staff Present: Mayor Chester Drash, City Treasurer Fred Timmons, Interim City Secretary Jeannette Hugghins, and EDC Attorney Austin Beck

III. CITIZEN PARTICIPATION:

None

IV. Review and take action on the minutes of the April 9, 2026, Special EDC Meeting.

No action taken.

V. Review and take action on the acceptance of the EDC Financial Statements as of March 31, 2026, and April 30, 2026.

Colleen Salazar moved to approve the Financial Statements as of March 31, 2026, and April 30, 2026. Kenneth Sumners seconded the motion, which passed unanimously

VI. OLD BUSINESS

1. Discuss reports from the HPEDC Committees:
   Business/External Outreach Committee – Markham Benn and Kenneth Sumners
   Strategy and Operations Committee – Martha Newton and Colleen Salazar
   Intergovernmental Committee – Brian Budnik and Chris Bain
   a) Citizen Comments - None
   b) Discussion –
      Markham Benn explained he had discussions with Charlies from Monarch Trophy and Alan Sale has since taken over communications.
      Colleen Salazar spoke about accessing and utilizing Office 365 for streamlining and building resources for intaking ideas from the community and generating a business listing.

2. Discussion, consideration, and possible action regarding a request for EDC funding assistance for the installation of a fire suppression system at the Pearl Street Church/Galleria Oaks facility, including approval of funding amount and the imposition of any terms, conditions, requirements, reporting obligations, or other stipulations deemed appropriate by the Board. [Alan Sale]
   a) Citizen Comments - None
   b) Discussion – Attorney Austin Beck advised he needed contact information for Galleria Oaks to know who to reach out to. He needs to know who to communicate the EDC's offer to. Kenneth Sumners indicated Sanjay Misra would be the contact person. Austin will provide a follow-up at the next meeting.

VII. NEW BUSINESS

1. Discussion, consideration, and possible action regarding a request from Monarch Trophy Studio for EDC funding assistance to purchase equipment necessary for the operation and expansion of its business, including approval of funding amount and the establishment of

any terms, conditions, requirements, reimbursement provisions, reporting obligations, and other stipulations deemed appropriate by the Board.

a) Citizen Comments – None.
b) Discussion – Alan stated he spoke with Charlie of Monarch Trophy who has requested assistance from the HPEDC to purchase a large piece of equipment that would help production in their business. Mayor Drash indicated to the Board they require a means to insure the equipment stays at the Hollywood Park store and not the location outside of Hollywood Park. Alan stated he would contact Charlie to provide a summary of their request to present to the Board at the next meeting.

   No action taken.

2. Discussion, consideration, and possible action regarding a request from Bryan Diaz and Dr. Donna Diaz, owners of Align Health & Fitness located in Galleria Oaks, for Economic Development Corporation funding assistance to support the proposed expansion of their business suite to facilitate growth of services and community offerings.
   a) Citizen Comments – Steven Esmerio of Align Health & Fitness explained the business is wanting to expand to suite 106, which would increase the square footage from 3200 sq. ft. to 4800 sq. ft. They are requesting a grant from the HPEDC of up to $25,000.00 for the expansion. Membership for Align Health & Fitness is 40% HP residents. Align Health & Fitness has been in HP for 13 years and is invested in the community.
   6:29 p.m. Alan Sale arrived.
   b) Discussion – Alan explained he shared an email from Bryan Diaz containing their Impact Statement Investment Proposal for review by the Board. Markham Benn wants the Board to assist with this project, as the business has been long-term in HP. Colleen requests more detailed plans from Align Health & Fitness.

      No action taken. The Board will have an update for the July 2, 2026, meeting.

VIII. STATEMENTS FROM THE EDC MEMBERS:

HP EDC members may provide input on items for upcoming EDC agendas and discuss any other EDC related business.
For the next meeting agenda, the Board will discuss Align Health & Fitness, Monarch Trophy, the fire suppression system for the Pearl Church
Discussion about composing a list of to identify acceptable expenditures to be published and be available local businesses to have access to.

IX. ADJOURNMENT

The EDC meeting was adjourned at 6:58 p.m.

Alan Sale, EDC President

Attest:

Jeannette Hugghins, City Secretary
Hugghins, City Secretary