MINUTES

TOWN OF HOLLYWOOD PARK ECONOMIC DEVELOPMENT CORPORATION
SPECIAL MEETING ON THURSDAY, JULY 9, 2026, AT 6:00 PM
2 MECCA DRIVE, HOLLYWOOD PARK, TEXAS

I. CALL TO ORDER

Alan Sale called the meeting to order at 6:24 p.m.

II. ROLL CALL

EDC Members Present: Alan Sale, Brian Budnik, Markham Benn, Colleen Salazar
EDC Members Absent: Chris Bain, and Kenneth Sumners
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 and June 4, 2026, Regular EDC Meeting.

Markham Benn moved to approve the April 9, 2026, meeting minutes. Colleen Salazar seconded the motion, which passed unanimously.

Jeannette Hugghins advised the Board that the June 4, 2026, meeting minutes were not available for consideration.

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

Colleen Salazar moved to accept the EDC Financial Statements as of May 31, 2026. Markham Benn 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 advised he spoke with Charlie from Monarch Trophy. Charlie is waiting to hear from Alan Sale about what the Board needs from him.

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.
   a) Citizen Comments - None
   b) Discussion – Attorney Austin Beck stated he relayed the offer from the EDC Board to the point of contact for Galleria Oaks. He should be getting bids for both buildings to present to the Board at the next meeting to approve at least the basic terms.
   Alan asked the Board if they wished to keep this item on the agenda and/or giving a deadline for August 2026. Markham Benn expressed an interest in keeping the item on the agenda. Austin stated he could provide information to the Board between meetings. Brian Budnik expressed his opposition to this item in light of recent issues that have surfaced with the Town. He would prefer to see funds spent on the town rather than personal gain for a business.

3. 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 - None
   No action taken. Alan is going to reach out to Charlie again for information.

4. Discussion, consideration, and possible action regarding a request for Economic Development Corporation funding assistance to support the proposed expansion of the Align Fitness business suite to facilitate growth of services and community offerings.
   a) Citizen Comments – None
   b) Discussion – Alan directed the Board Members to the email from Bryan Diaz of Align Health & Fitness in their agenda packet. Colleen Salazar explained this is a good project; however, she would like a guarantee that the business maintains two (2) new positions. Attorney Austin Beck stated if the Board wants to move forward with this project, he or Alan can reach out to the business to discuss possible terms of funding and distribution. Colleen stated she would like to see a hiring plan and proof of hiring, as does Alan. Austin explained he will have them bring back a more detailed structure of funding. Alan Sale and Austin Beck will discuss this matter next week.
   No action taken.

5. Discussion, consideration, and possible action regarding the development and streamlining of an EDC project list and business directory and establishing a process for soliciting input and feedback from local businesses.
   a) Citizen Comment - None
   b) Discussion – Colleen explained she now has a Town Microsoft Office 365 subscription to work on building a form to publish on the website for the community and business and a business list.
   Markham Benn moved to approve the development and streamlining of an EDC project list and business directory and establishing a process for soliciting input and feedback from local businesses as mentioned by Colleen Salazar. Brian Budnik seconded the motion, which passed unanimously.

VII. STATEMENTS FROM THE EDC MEMBERS:

HP EDC members may provide input on items for upcoming EDC agendas and discuss any other EDC related business.
FY 2026-2027 budget discussion and if an additional meeting is necessary, it can be scheduled.
Alan Sale confirmed there will be an election item to disband the HPEDC in November.

VIII. ADJOURNMENT

The EDC meeting was adjourned at 7:00 p.m.

Alan Sale, EDC President

Attest:

Jeannette Hugghins, City Secretary