MINUTES

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

I. CALL TO ORDER

Alan Sale called the meeting to order at 6:06 p.m.

II. ROLL CALL

EDC Members Present: Alan Sale, Brian Budnik, Markham Benn, Chris Bain, Colleen Salazar, and Kevin Sumners.
EDC Members absent: Colleen Salazar and Kenneth Sumners
City Staff Present: Mayor Chester Drash, City Treasurer Fred Timmons, City Secretary Jeannette Hugghins, and EDC Attorney Austin Beck.

III. CITIZEN PARTICIPATION:

None

IV. Review and take action on the minutes of the June 4, 2026, Regular EDC Meeting and July 9, 2026, Special EDC Meeting.

Markham Benn moved to approve the minutes. Brian Budnik seconded the motion, which passed unanimously.

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

Brian Budnik moved to accept the financial statements. Chris Bain 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 –Colleen Salazar
   Intergovernmental Committee – Brian Budnik and Chris Bain
   a) Citizen Comments - None
   b) Discussion - None

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: Sanjay Misra spoke about the EDC's recommendation that the property owner needed to be prepared to add fire sprinklers to both sides of Galleria Oaks. Sanjay spoke to a contractor who gave him a bid of approximately $350,000.00 for larger pipes for more water to both sides. The contractor also advised him they could have plans ready within six weeks and ready to start work within three months afterwards. The property owner is asking the EDC to help with the cost of bringing in the infrastructure.
   Ismael, Pearl Street Church Director of Operations, explained his experience and knowledge in overseeing constructions projects at the request of Markham Benn.
   b) Discussion: Attorney Austin Beck advised he had not heard back from the contact person regarding this item. Alan Sale advised he would like to discuss the matter further with the EDC in executive session. Markham Benn asked Ismael, Director of Operations for Pearl Street Church, about his experience in overseeing these types of projects. Alan sales asked Ismael if he knew if any of their members remained in Hollywood Park after church service to shop or eat in Hollywood Park.

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: Alan Sale advised he spoke with Charlie, of Monarch Trophy, who advised the cost of the equipment is $63,000.00. Charlie advised Alan that he will be moving forward in purchasing the equipment. The equipment will allow his business to engrave crystal and glass at a higher capacity. It should also allow him to expand his business by adding 2 to 3 new employees to handle this work. Alan stated that Charlie said the piece of equipment will remain at the Hollywood Park location.

4. Discussion, consideration, and possible action regarding a request for EDC funding assistance to support the proposed expansion of the Align Fitness business suite to facilitate growth of services and community offerings. [Alan Sale]
   a) Citizen Comments
   b) Discussion

VII. NEW BUSINESS

1. Presentation, discussion, and direction regarding the development of the Fiscal Year 2026-2027 EDC Budget.
   a) Citizen Comment: None
   b) Discussion: Fred Timmons reviewed the projected EDC expenditures and revenues with the EDC for FY 2026-2027. EDC members were notified that they will finalize their proposed budget at the September 3rd EDC meeting.

EXECUTIVE SESSION

The Eonomic Development Corporation (EDC) convened in a closed executive session at 6:55 p.m. to deliberate any item listed on this aagenda, as permitted by the Texas Local Government Code Chapter 505.087 (Deliberation Regarding Economic Development Negotiation)

8:00 p.m. The HPEDC reconvened into open session.

Old Business Item #2 - Galleria Oaks Fire supression system. Markham Benn moved to direct staff to refer the item to City Council for approval. Chris Bain seconded the motion, which passed unanimously.

Old Business Item #3 - Monarch Trophy equipment purchase. Chris Bain moved. Markham Benn seconded the motion, which passed unanimously.

Old Business #4 – Align Health & Fitness expansion. Chris Bain moved to direct staff to refer the item to City Council for approval. Markham Benn seconded the motion, which passed unanimously.

IX. ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:03 p.m.

The minutes of this meeting are approved on this the _____ day of _____, 2026.

_____
Alan Sale, EDC President

ATTEST:

_____
Jeannette Hugghins, City Secretary