

HUBBARD ECONOMIC DEVELOPMENT CORPORATION

*118 North Magnolia Avenue
Hubbard Texas 76648*

Board Members and Officers

President: Eugene Fulton

Vice President: Simone Johnson

Secretary/Treasurer: Bobbie Loud

Board Members: *Kenneth Baldwin, Curtis Ellison, Evlyn Hawthorne and Cheri Lane*

Ex-Facto Officers: *City Manager – Jason Patrick and City Secretary – Diana Hall*

MINUTES OF REGULAR CALLED MEETING

March 16, 2026

Hubbard Civic Center, 300 North Magnolia Hubbard Texas

I. Call to Order, Proof of Posting, and Proof of Notification.

President, Eugene Fulton requested proof of posting, called the meeting to order and announced a quorum was present. Pledge of Allegiance. All members present, Evlyn Hawthorne available by phone.

II. ACTION ITEMS:

A. Drafted lease agreement.

Simone Johnson made the motion to approve the drafted lease agreement with stated amendments; seconded by Bobbie Loud. The vote was 6 to 0. Motion carried.

B. Proposed offer to purchase/lease property located in Block 37 Lot 2 Original Town Hubbard with an address of 100 NE 4th Street Hubbard, Hill County, Texas.

Curtis Ellison made the motion to lease property located at 100 NE 4th Street at \$4,000 per month, reserve 30% of funds to refurbish after leasing and to remain on market for sale; seconded Bobbie Loud. The vote was 6 to 0. Motion carried.

C. Appointing authorized personnel to approve the release of pledges after obligations have been fully satisfied.

Simone Johnson made the motion to designate City Manager and City Secretary as authorized personnel to approve the release of pledges after obligations have been fully satisfied; seconded Bobbie Loud. The vote was 6 to 0. Motion carried.

D. Minutes of January 12, 2026.

Bobbie Loud made the motion to approve the minutes of January 12, 2026; seconded by Curtis Ellison. The vote was 6 to 0. Motion carried.

E. Monthly financials for January and February 2026.

Bobbie Loud made the motion to approve the monthly financials for January and February 2026; seconded Simone Johnson. The vote was 6 to 0. Motion carried.

IV. MONTHLY REPORTS

President, Eugene Fulton reported the following for the HEDC President's Report, Chamber News: reviewed upcoming civic center rentals/events; city secretary requested the city and school election dates be added to the list; plans finalized for the Annual Chamber Banquet and city-wide Spring Clean-up is set for March 28, 2026.

City Manager, Jason Patrick reported the following for the City: water line project has started, engineers began preliminary design for new sewer lines; 82 fire hydrants to be installed, installing shut off valves in the city to prevent shutting down the whole city during water leaks and Nexus Data Center obligating \$50 million to the city; not the whole county. County will receive PILOT from the Center.

Food Court Report - None

V. ADJOURN

Bobbie Loud made the motion to adjourn the regular session; seconded by Simone Johnson. The vote was 6 to 0. Motion carried.

Eugene Fulton, President

ATTEST:

Diana Hall, City Secretary