



**NOTICE AND AGENDA OF REGULAR CALLED MEETING
HEATH MUNICIPAL BENEFITS CORPORATION (HMBC) AND
HEATH ECONOMIC DEVELOPMENT CORPORATION (HEDC)
200 LAURENCE DRIVE - HEATH, TX 75032
WEDNESDAY, SEPTEMBER 2, 2026, at 9:00 AM**

1. Call to Order

2. Introduction and Welcome of New Board Member, Melisa Bouchard. (M. Zilinskas)

3. Public Comment

This is an opportunity for the public to address the Heath Municipal Benefits Corporation and Heath Economic Development Corporation on any matter, except public hearings included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Boards, please sign in prior to the start of the meeting. Each speaker shall approach the podium and state his/her name and street address before speaking. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. The Boards are not permitted to take action on or discuss any item not listed on the agenda. The Boards may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt Code §551.042).

4. Board/Staff Comments

Regarding Items of Community Interest – Pursuant to Texas Government Code Section 551.0415 the President, Board and Staff may report on the following items: (1) Expression of Thanks, Congratulations or Condolences; (2) Information Regarding Holiday Schedules; (3) Recognition of Individuals; (4) Reminders About Upcoming Events; (5) Information Regarding Community Events; Announcements Involving Imminent Threat to Public Health and Safety.

5. Items for Individual Consideration

- 5.a Discussion and action regarding approval of May 19, 2026, Regular Meeting minutes and the July 21, 2026, Regular Meeting minutes. (M. Zilinskas)
- 5.b Discussion and review of the Monthly FY 2025-2026 Financial Report. (M. Zilinskas)
- 5.c Discussion and action regarding a Resolution No. 260902A adopting the HEDC/HMBC FY 2026-2027 Budget. (M. Zilinskas)
- 5.d Update, discussion, and action on the Economic Development Agreement and Sales Contract with Troubadour Food & Beverage, LLC, (1880 Project). (M. Zilinskas)
- 5.e Update and discussion regarding Sales Tax Reporting, Collection and Consulting Services. (M. Zilinskas)
- 5.f Update, discussion and action regarding City of Heath Entrance Monument and Wayfinder System (B. Davenport)
- 5.g Update, discussion and action regarding The Reserve and HEDC-owned property beautification efforts including light pole banners and historic water tower painting. (S. Brooke)

5.h Update and discussion regarding maintenance and improvements to the HEDC/HMBC-owned properties. *(M. Zilinskas)*

5.i Update and discussion regarding the Parks and Trails of Heath fundraising program. *(M. Zilinskas)*

6. Executive Session

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Board shall convene into a closed executive session pursuant to the following:

6.a §551.072 and §551.087: REAL ESTATE MATTERS AND ECONOMIC DEVELOPMENT: to deliberate regarding purchase, exchange, lease or value of real property and commercial or financial information the City has received from a business prospect(s), and to deliberate the offer of a financial or other incentive to a business prospect - 1880 Kitchen.

6.b §551.074: PERSONNEL MATTERS, – Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, regarding: (i) Director of Economic Development.

7. Reconvene into Open Session

In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

8. Adjourn

NOTE: The Board reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session. Pursuant to Section 551.127, Texas Government Code, one or more members of the board may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above.

Agenda posted on the 27th day of August, 2026, at 5:00 p.m.



Norma Duncan, City Secretary