TEDC 2026 CEDA APPLICATION

All Applications Must Be Received by August 28, 2026

The 2026 CEDA nominations will be judged in each of the five categories that have made the most significant contribution to economic development in their community and the State of Texas.

AWARD CATEGORIES

The CEDA will be awarded to one community from each of the following five population categories: (as currently marketed). Mark the population category for which you are applying. In addition to CEDA by population, applicants will be considered for five criteria awards such as: Innovativeness, Transferability, Community Commitment & Leverage, Measured Objectives and Secondary Benefits.

- Population less than 10,000 ☑
- Population 10,001 to 20,000 ☐
- Population 20,001 to 50,000 ☐
- Population 50,001 to 100,000 ☐
- Population 100,001 to 250,000 ☐
- Population 250,001 and above ☐

NOMINATION:

Name of Community: City of Hitchcock

TEDC Member Name: Lance LaCour (individual member, organization)

Telephone #: 409-502-7331

Email Address: econdir@cityofhitchcock.org

Community Population (as currently marketed): 7,998

Community/Organization Linked-In Profile: _____

Application Submitted By: Lance Lacour

Email Address: econdir@cityof hitchcock.org

Media Contacts: [optional]

Organization: _____ Contact Name: _____

Email Address: _____

Organization: _____ Contact Name: _____

Email Address: _____

TEDC CEDA Application

City of Hitchcock

Business Recruitment - VT Chemical

OVERVIEW

The City of Hitchcock and Hitchcock Economic Development Corporation (HEDC) were successful in recruiting VT Chemical (VT), an international company from Uzbekistan, for the Company's first U.S. Wax Manufacturing facility in December 2025. The Company announced it will invest $7.3 million in a 35,000 SF existing building built in 1960 at the Blimp Base, and employ 27 at an average wage of $60,000 per year. With the purchase of the property, VT will renovate a 67 year old building on a 5.3 acre site in the Blimp Base Industrial Area of Hitchcock.

HEDC reached out to Partners Real Estate (Partners), the broker listing the property, to detail programs, incentives, and Ombudsman assistance that HEDC could offer to help. HEDC worked with Partners on identifying zoning and permitting matters pertinent to the project. Greater Houston Partnership also was working with VT and coordinated with HEDC.

The City of Hitchcock did not have an Economic Development Program and Incentives Guidelines in place before May 2025. Earlier in 2025, HEDC drafted and received approval for Chapter 312 and 380 Economic Development Program and Incentives Guidelines, which was critical for this project.

COMMUNITY COMMITMENT AND LEVERAGE

VT considered several locations with available buildings in the Houston area. HEDC offered the following incentives under its Guidelines to the Company to locate in Hitchcock:

- Chapter 312 Reinvestment Zone and Tax Abatement Agreement: 6 years, 60%
- Chapter 380 Sales and Use Tax Grants: 7 years, 50%
- Texas Enterprise Zone Project Nomination
- Foreign Trade Sub-Zone (ASF) - Port of Galveston
- Freeport Exemptions (Statutory)
- Ombudsman assistance with state and local permitting, weekly meetings with VT, and provision of specific business lists in connection with the chemical industry

City Council approved the incentives, VT committed to locate, and purchased the building.

MEASURED OBJECTIVES

HEDC ran an economic impact analysis of the project using Impact Data Source to detail and fiscal and economic impact of the project for the City Council and the community.

- Net Benefits Less Incentives to the City over a 10-Year period after incentives: **$1,288,909**
- Jobs created: 27 at an average annual wage of $60,000 per job
- Additional monetary investment in the community: $7.3 million
- Renovation of 67 year old facility

INNOVATIVENESSAND TRANSFERABILITY

Reaching out to existing real estate property brokers and representatives to offer assistance, and developing a relationship with the broker is important especially before a project enters a "shortlist" or "finalist deal stage." While most of the incentives noted are basic to most Texas EDC's, new EDC's seeking to recruit manufacturers can use these terms and programs noted here as a guide to recruit similar size companies or projects. The Ombudsman Assistance may not be a typical incentive offered; but the assistance provided is and has been helpful to keep the project moving forward, especially to an international company like VT Chemical, of which this is their first U.S. manufacturing facility. While VT has been sourcing electrical transformers, the Ombudsman assistance has helped VT connect with a Hitchcock Chemical Company, Custom Chemical Solutions, to move its current distribution operations from South Carolina to Hitchcock.

SECONDARY BENEFITS

VT Chemical requires natural gas and will extend a natural gas line to its facility in the Blimp Base Industrial Area, thereby providing other companies along the route an opportunity to connect to natural gas. Additionally, VT also signed an EDA 900 B Form to assist the City with application for an EDA Disaster Recovery Grant to be used for water and wastewater extensions. VT is also planning to locate another project at this building to manufacture fencing in Hitchcock and create another 10 jobs.

New International Manufacturing Firm to Locate in Hitchcock, Texas

written by Publisher • 8 months ago • 0 comments



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By Ruth Ann Ruiz

The Post Newspaper Features Editor

Mayor Chris Armacost and City Council members have approved a comprehensive package of economic development incentives for a new international company establishing its first U.S. manufacturing facility in Hitchcock. VT Chemical, a manufacturer of polyethylene waxes (PE waxes), has purchased a 35,000-square-foot industrial facility on a five-acre commercial property located at 7325 FM 2004 in the Blimp Base industrial area. The company plans to invest more than $7 million in capital expenditures and create 27 quality jobs, producing U.S.-made products to support a wide range of industries including road marking, inks, coatings, paints, asphalt, rubber, adhesives, PVC compounding, and cable manufacturing.

NEWS | HOUSTON

Global manufacturer picks Houston area for first US plant

City officials say the company will be one of the top employers in the area.

By **Molly Wilhelm**, *Trending Reporter*
Dec 30, 2025



VT Chemical, an Uzbek chemical manufacturer, is set to open their first U.S. facility near Houston.
tianyu wu/Getty Images

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CANCER CARE THAT'S ONLY POSSIBLE HERE.
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