

DEVELOPMENT CORPORATION OF HARLINGEN, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
May 30, 2017

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Tuesday, May 30, 2017 at 5:30 p.m. at City Hall, Town Hall, 2<sup>nd</sup> floor, 118 East Tyler Avenue, Harlingen, Texas.

The Development Corporation of Harlingen, Inc. reserves the right to meet in Executive Session on any agenda item should the need arise, and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code. Development Corporation meetings are available to all persons regardless of disability. If you require special assistance, please contact the HEDC office at (956) 216-5081 or e-mail us at info@harlingenedc.com at least 24 hours in advance of the meeting.

AGENDA ITEMS

Call Meeting to Order

Roll Call

Pledge of Allegiance

Recognition of Guest(s)

Public Comment

1. Recognition of former board member, Robert B. Dunkin.
2. Consider and take action to vote on HEDC position(s) for President, Vice President, Treasurer and Secretary.
3. Consent Agenda.

The following items are of a routine or administrative nature. The Board has been furnished with background material on each item and/or it has been discussed at a previous meeting. All items will be acted upon by one vote, without being discussed separately, unless separate discussion of any item is requested by a Board Member. Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.

- a) Consider and take action to approve the minutes of April 18, 2017 special meeting and April 25, 2017 regular meeting
  - b) Consider and take action to approve the April 30, 2017 financial statements
  - c) Consider review of and approval of Resolution #17R-01 amending Fiscal Year 2016-2017 budget.
4. Consider and take action to authorize CEO to enter into contract, subject to the memorandum of understanding dated, December 6, 2016, for the Cold Storage Facility's Construction Contract.
  5. Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.071), contemplated or pending litigation, or matters where legal advice is requested of the Attorney on a matter in which the duty of the attorney to the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Act.
    - a) Discuss and review of Agreement between the Development Corporation of Harlingen, Inc., the City of Harlingen and Qualfon Data Services Group, LLC.
    - b) Discuss and review Development Agreement with United Launch Alliance, LLC.

6. Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.072), regarding the purchase, lease or value of real estate, if the deliberation in an open meeting would have a detrimental effect on the position of the Development Corporation of Harlingen Inc. in negotiations with a third person regarding some of the following projects; and/or Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.087) regarding commercial and financial information from business prospects with which the Board is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives to business prospects known as:
  - c) Project Hay
  - d) Project Liberty
  - e) Project Wilson
  - f) Project Chem
  - g) Project Lodging 2
  - h) Project Lodging 3
  - i) Project Bandaaid
  
7. Action on Executive Session items.
  - a) Action, if needed, on Qualfon's Agreement
  - b) Action, if needed, on United Launch Alliance's Agreement
  - c) Action, if needed, on Project Hay
  - d) Action, if needed, on Project Liberty
  - e) Action, if needed, on Project Wilson
  - f) Action, if needed, on Project Chem
  - g) Action, if needed, on Project Lodging 2
  - h) Action, if needed, on Project Lodging 3
  - i) Action, if needed, on Project Bandaaid
  
8. Consider approval to enter into agreement with consultant for industrial recruitment services.
  
9. Consider and discuss staff reports:
  - a) Report on industrial development activities over the past few months including, but not limited to:
    - 1) Industrial recruitment activities
    - 2) Industrial retention activities
    - 3) Update on HMA activities
  
  - b) Consider CEO's report on recent and upcoming economic development activities:
    - 1) Regional partnerships update
    - 2) Other upcoming trade shows and events

The Board may meet in closed executive session on any of the above agenda items if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the Attorney on a matter in which the duty of the attorney to the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Act. Section 551.071 of the Texas Open Meetings Act.
  
2. The purchase, exchange, lease, or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the Harlingen Economic Development Corporation, Inc. in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
  
3. A contract for a prospective gift or donation to the Development Corporation of Harlingen, Inc., if the deliberation in an open meeting would have a detrimental effect on the position of the Development Corporation of Harlingen, Inc. in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.

4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the above named Corporation is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the Corporation's Internet Website and said Notice was posted on Friday, May 26, 2017 at or before 5:00 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

  
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Raudel Garza, CEO  
Development Corporation of Harlingen, Inc.