DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS’ SPECIAL MEETING
April 5, 2016

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Tuesday, April 5, 2016 at 11:30 a.m. at the University Center, 2424 Boxwood Street, Room 126, Harlingen, Texas 78550

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.

CALL MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

1. 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 Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.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 March 22, 2016 special meeting.
b) Consider and take action to approve the minutes of March 22, 2016 regular meeting.

2. a) 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 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:

1) Project Thor
2) Project Polar
3) Project Henhouse
4) Project Wilson

b) Executive session pursuant to Chapter 551, Subchapter D., V.T.C.A Government Code (Section 551.071), regarding 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 regarding:

1) DollarSave Energy, LP Agreement

4. Consider and take action to approve a performance agreement with Project Henhouse.

5. Consider and take action to approve a contract to purchase real property for Project Wilson.

6. Consider, discuss and take action if needed regarding the DollarSave Energy, LP Agreement.

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.


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, April 1, 2016 at or before 5:00 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Raudel Garza, Manager and Chief Executive Officer
Development Corporation of Harlingen, Inc.
Special Meeting (Work Shop)
March 22, 2016

On this 22nd day of March, 2016 at 11:10 p.m. the Development Corporation of Harlingen, Inc., Board of Directors convened at the University Center, 2424 Boxwood Street, Room 126, Conference Board Room, Harlingen, Texas. The following board members were present.

Present
Michael Lamon
Lupita Gutierrez-Garza
Rick Ledesma
Dr. Gilbert Leal, President

Absent
Robert B. Dunkin

Staff
Raudel Garza, Manager and CEO
Brendan Hall, EDC Attorney
MaryAnn Villarreal and Ramiro Aleman, Jr.

Also Present: Commissioner Victor Leal and Senior Finance Accountant Raul Sanchez

Call to Order
President Lamon called the meeting to order; a quorum was established and the following proceedings were held.

Roll Call
President Lamon announced Dr. Leal, Mr. Ledesma and Ms. Gutierrez-Garza were present.

Citizens Communication
None.

1) Briefing and discussion regarding Fiscal Year 2015 - 2016 Budget, potential amendments, future projections.

Mr. Garza discussed the budget and gave a detailed outline to the Board. No action taken.

2) Executive session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.072) regarding the purchase, lease or value or 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 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:

(1) Project Wilson
(2) Project Henhouse
(3) Project PRT
(4) Project Thor
(5) Project Polar

3) Executive session pursuant to Chapter 551, Subchapter D., V.T.C.A Government Code (Section 551.071), regarding 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 to business prospects known as:
   (1) DollarSave Energy, LP
   (2) Bass Pro Shops
   (3) 83/77 Properties, LTD.

4) Executive session pursuant to Chapter 551, Subchapter D., V.T.C.A Government Code (Section 551.074), to deliberate regarding the employment, appointment, reassignment, duties, and/or evaluation of the Manager, Commercial Development, Manager, Industrial Development, Receptionist/Administrative Assistant, Office Manager and the Chief Executive Officer.

At 11:29 a.m. motion was made by Dr. Leal and seconded by Ms. Gutierrez-Garza to convene into executive session under Government Code (Section 551.072), (Section 551.071) and (Section 551.074). Motion carried unanimously.

At 12:18 p.m., President Lamon announced the board had completed its executive session under Government Code (Section 551.072), (Section 551.071) and (Section 551.074) declared the meeting open to the public.

No action was taken.

There being no further business to discuss, motion was made by Ms. Gutierrez-Garza and seconded by Dr. Leal to adjourn the meeting at 12:18 p.m.

    Development Corporation of Harlingen, Inc.

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Michael Lamon, President

ATTEST:

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Raudel Garza, Manager and CEO
Development Corporation of Harlingen, Inc.
Regular Meeting
March 22, 2016

On this 22nd day of March, 2016 at 12:18 p.m. the Development Corporation of Harlingen, Inc., Board of Directors convened at the University Center, 2424 Boxwood Street, Room 126, Conference Board Room, Harlingen, Texas. The following board members were present.

Present
Michael Lamon
Lupita Gutierrez-Garza
Rick Ledesma
Dr. Gilbert Leal, President

Absent
Robert B. Dunkin

Staff
Raudel Garza, Manager and CEO
Brendan Hall, EDC Attorney
MaryAnn Villarreal and Ramiro Aleman, Jr.

Also Present: Commissioner Victor Leal and Senior Finance Accountant Raul Sanchez

Call to Order
President Lamon called the meeting to order; a quorum was established and the following proceedings were held.

Roll Call
President Lamon announced Dr. Leal, Mr. Ledesma and Ms. Gutierrez-Garza were present.

Citizens Communication
None.

President Lamon presented Mr. Rick Ledesma an award for serving on the Harlingen EDC board. He thanked him for his six years of service. Mr. Rick Ledesma accepted the award and thanked the board and staff.

1. 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 January 26, 2016
b) Consider and take action to approve the minutes of February 23, 2016
c) Consider and take action to approve the Financial Reports of February 29, 2016

Motion was made by Mr. Ledesma and seconded by Ms. Gutierrez-Garza to approve Consent Agenda #1. Motion carried unanimously.

2. 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 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:
   a) Project Henhouse
   b) Project PRT

At 12:31 p.m. motion was made by Dr. Leal and seconded by Ms. Gutierrez-Garza to convene into executive session under Government Code (Section 551.072), and (Section 551.087). Motion carried unanimously.

At 12:51 p.m., President Lamon announced the board had completed its executive session under Government Code (Section 551.072), and (Section 551.087) declared the meeting open to the public.

3. Consider, discuss and take action if needed on:
   a) Project Henhouse

Motion was made by Mr. Ledesma and seconded by Ms. Gutierrez-Garza to instruct staff to continue development on Project Henhouse as discussed in executive session.

4. Consider and discuss staff reports:
   a) Report on commercial development activities over the past few months including, but not limited to:
      1) Construction activities
      2) Marketing activities
      3) Business retention activities

   Mr. L. Garza gave an update on the commercial development activities.

   b) Report on industrial development activities over the past few months including, but not limited to:
      1) Industrial recruitment
      2) Industrial retention activities
      3) Update on HIFI activities
      4) Update on HMA activities

   Mr. R. Aleman gave an update on the industrial development activities.
c) Discuss and deliberate on the Executive Director’s report on economic development activities:
   1) Update on RSTEC and BiNED
   2) Update on planning on Board retreat
   3) Nielsen’s Cross-Border Study
   4) Update on La Paloma Energy Center

Mr. R. Garza gave an update on the continued search for the Directors’ position for Rio South Texas Economic Council. He mentioned that they had new applicants for the position.

Mr. R. Garza also spoke about the progress with BiNED and the process taking longer due to the two countries and six cities making decisions.

Mr. R. Garza mentioned the upcoming board retreat and some potential dates in late April or early May.

Mr. R. Garza explained that the Nielsen Study had targeted over 1,500 Mexicans. The study was conducted through calls and door to door visits. This study will help us understand the trends in shopping, restaurants, hotel stays, and visits in Harlingen and the Rio Grande Valley.

Mr. R. Garza gave an update on La Paloma Power Plant and the ground breaking coming soon. He mentioned Bechtel as the general contractor and the 1.6 billion of economic impact in the region.

There being no further business to discuss, motion was made by Dr. Leal and seconded by Ms. Gutierrez-Garza to adjourn the meeting at 1:15 p.m.

 Development Corporation of Harlingen, Inc.

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Michael Lamon, President

ATTEST:

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Raudel Garza, Manager and CEO