

DEVELOPMENT CORPORATION OF HARLINGEN, INC.  
BOARD OF DIRECTORS' REGULAR MEETING  
November 13, 2019

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Wednesday, November 13, 2019 at 12:00 p.m. (noon), at the University Center, 2424 Boxwood Street, Room 128, Harlingen, Texas.

The Development Corporation of Harlingen, Inc., hereinafter "HEDC", 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. HEDC 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](mailto: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. 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 Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.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 approval of the September 24, 2019 board minutes.
- b) Consider approval the September 30, 2019 financial reports.

2. Consider approval of First Amendment to Performance Agreement between Shops at Valle Vista II, LLC. and the Development Corporation of Harlingen, Inc., extending the deadline to complete the project, adding a force majeure clause, and allowing for an assignment of the agreement.
3. Consider ratification of action taken by CEO to enter into a 60-day Lease Agreement between Development Corporation of Harlingen, Inc. and Texas Plating and Polishing Services, LLC. (TPPS); and consider allowing TPPS to use the facility on a month-to-month basis at the same terms as the lease amendment.
4. Consider authorizing the president to execute a Release of Promissory Note for Qualfon Data Services Group, LLC. for fulfilling its obligation to create at least 200 jobs.
5. Consider presentation and update on Harlingen Industrial Park Phase III capital improvements plan including a review of landscape plans for Grimes & Industrial Way area.
6. Consider presentation and discuss future Economic Development Corporation office relocation options.
7. Consider presentation of Marketing Plan review.
8. Consider presentation and discussion on developing a spec building program.
9. Consider update on bond refunding.

10. Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 51.072), 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 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. 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 relating to the following projects and/or Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.074), personnel, involving the appointment, employment, evaluation, reassignment, and/or duties of the position of Manager/CEO.

- a. Project Ghost Flyer
- b. Project Air
- c. Project Tyler
- d. Project Scavenger 2
- e. Project Goal Line
- f. Evaluation of CEO

11. Action on Executive Session items, if any.

- a. Project Ghost Flyer
- b. Project Air
- c. Project Tyler
- d. Project Scavenger 2
- e. Project Goal Line
- f. Evaluation of CEO

12. Staff reports.

- a) CEO's report on regional economic development efforts, recent training trip, and upcoming events of general interest
- b) Update on Industrial development and recruitment efforts from Industrial Development and Retention Manager
- c) Update on Commercial development and recruitment efforts from Commercial Development and Retention Manager
- d) Update on other Marketing activities from Marketing Manager

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, November 8, 2019, at or before \_\_\_\_\_ p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

  
\_\_\_\_\_  
Raudel Garza, Manager and Chief Executive Officer