

JOINT SPECIAL MEETING OF  
THE HARLINGEN CITY COMMISSION AND  
HARLINGEN COMMUNITY IMPROVEMENT BOARD  
MEETING

November 24, 2015

A meeting of the Harlingen Community Improvement Board was held Tuesday, November 24, 2015 at 12:00 noon, City Hall, Town Hall Meeting Room located at 118 E. Tyler, Harlingen, Texas. Those in attendance were:

Harlingen Community Improvement Board

Jesse Robles - President

Danny Villarreal

Daniel Arazia

Paul J. Durant

Deloria Davis

Absent

Gina Cano-Monreal – Secretary

John Guevara

Also Present

Mayor Chris Boswell

Commissioner Uhlhorn

Commissioner Mezmar

Commissioner Leal

Staff Present

Dan Serna, City Manager

Amanda C. Elizondo, City Secretary

Richard Bilbie, City Attorney

Mayor Boswell called the meeting to order and stated the agenda had been duly posted accordingly to State law.

President Jesse Robles called the meeting to order and stated the agenda had been duly posted accordingly to State law.

1) Executive/Closed Session on the following items:

- a) pursuant to Chapter 551, Subchapter D, V.T.C.A., Texas Government Code, Sections 551.071 and 551.072 regarding the negotiations for the purchase and redevelopment of the Baxter Building in downtown Harlingen and possibly seek legal advice from counsel regarding said negotiations with Flint Hills Development Group, LLC.

- b) pursuant to Chapter 551, Subchapter D, V.T.C.A., Texas Government Code Sections 551.071, 551.072 and 551.087 regarding the purchase, exchange, lease, or value of real property regarding deliberations relating to economic development negotiations with respect to Project Vision and possibly seek legal advice from counsel regarding the subject matter.
- c) pursuant to Chapter 551, Subchapter D, V.T.C.A., Texas Government Code, Sections 551.071 and 551.087 regarding deliberations with BC Lynd relating to economic development negotiations with respect to the Hotel/Convention Center Project and/or to discuss or deliberate financial matters and possibly seek legal advice from counsel regarding the subject matter.

At 12:05 p.m., Mayor Boswell announced the Harlingen City Commission would convene into executive session to discuss Item 1 (a), (b) and (c).

Motion was made by Mayor Pro-Tem Leal and seconded by Commissioner Uhlhorn to convene into executive session to discuss Items 1 (a), (b) and (c).

At 12:06 p.m., President Robles announced the Harlingen Community Improvement Board would convene into executive session to discuss Items 1 (a), (b) and (c).

Motion was made by Mr. Villarreal and seconded by Mr. Durant to convene into executive session to discuss Items 1 (a), (b) and (c).

At 1:30 p.m., Mayor Boswell announced the Harlingen City Commission had completed its executive session and declared the meeting open to the public.

At 1:31 p.m., President Robles announced the Harlingen Community Improvement Board had completed its executive session and declared the meeting open to the public.

- 2. Consider and take action to approve a development agreement between the Harlingen Community Improvement Board and Flint Hills Development Group, LLC and authorize the President of the Harlingen Community Improvement Board to sign the agreement.

Motion was made by Mr. Durant and seconded by Mr. Villarreal not to approve the development agreement between the Harlingen Community Improvement Board and Flint Hills Development Group, LLC. Motion carried unanimously.

- 3. Consider and take action to approve the development agreement between the Harlingen Community Improvement Board and Flint Hills Development Group, LLC.

Mayor Boswell stated there was nothing for the City Commission to approve based on the action of the Harlingen Community Improvement Board. The item was passed.

- 4) Consider and take action to authorize assigned counsel to draft a letter to Flint Hills Development Group, LLC as discussed in executive session.

Motion was made by Mr. Durant, and seconded by Mr. Villarreal to authorize assigned counsel to draft a letter to Flint Hills Development Group, LLC. Motion carried unanimously.

- 5) Consider and take action to approve the agreement between Project Vision and the Harlingen Community Improvement Board discussed in Executive Session and authorize the President of the Harlingen Community Improvement Board to sign the agreement.

Dan Serna, City Manager stated as per discussion held in executive session, the proposed agreement with MRE Capital for development of the Baxter Building would include acquisition of the building for a \$250,000 and a guarantee of investment for a 4.5 million dollars into the building and completion of the proposed improvement was expected to be in (18) months after closing. He recommended approval of the agreement.

Commissioner Uhlhorn stated the agreement was with Interstate Holdings LLC.

Motion was made by Mr. Villarreal and seconded by Mr. Arazia to approve the agreement between Project Vision and the Harlingen Community Improvement Board as discussed in Executive Session and authorize the President of the Harlingen Community Improvement Board to sign the agreement. Motion carried unanimously.

- 6) Consider and take action to approve the agreement between Project Vision and the Harlingen Community Improvement Board as discussed in Executive Session.

Motion was made by Mayor Pro-Tem Leal and seconded by Commissioner Mezmar to approve the agreement between Project Vision and the Harlingen Community Improvement Board as discussed in executive Session. Motion carried unanimously.

- 7) Consider and take action to approve a Memorandum of Understanding with BC Lynd Developers for the Hotel/Convention Center Project and authorize the President of the Harlingen Community Improvement Board to sign the Memorandum of Understanding.

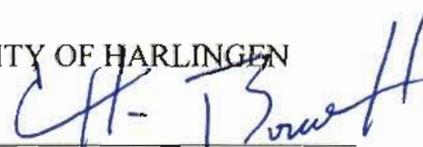
- 8) Consider and take action to approve the Memorandum of Understanding between BC Lynd Developers and the Harlingen Community Improvement Board for the Hotel/Convention Center Project.

Mr. Serna pointed out they were not ready to take action on these items.

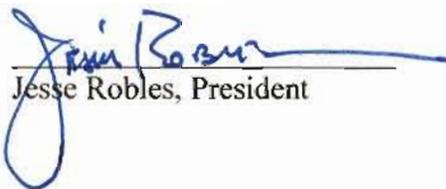
There being no further business to discuss Mayor Boswell and President Robles adjourned the meeting.

Joint Special w/Harlingen City Commission  
Harlingen Community Improvement Board  
11/24/2015

CITY OF HARLINGEN

  
Chris Boswell, Mayor

HARLINGEN COMMUNITY  
IMPROVEMENT BOARD

  
Jesse Robles, President

ATTEST:

  
Amanda C. Elizondo, City Secretary