

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
October 11, 2017

Notice is hereby given that the above Board of Directors will hold a Special Meeting on Wednesday, October 11, 2017 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. 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. 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 Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.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 September 25, 2012 regular meeting minutes.
 - b. Consider and take action to approve the September 19, 2017 regular meeting minutes.
 - c. Consider and take action to approve the August 30, 2017 financial statements.
2. Consider, review and take action on payment of job creation grant per Performance Agreement for Palms Behavioral Health.
3. Consider approval of Development Corporation of Harlingen, Inc. Agreement with Texas State Technical College for Funding for Work Force Training of Building Trades-Persons and For National Center for Construction Education and Research ("NCCER") Accreditation.
4. 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 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:
1. Project Waterside
 2. Project Runway
 3. Project Rebuild
 4. Project Big Dream
 5. United Launch Alliance
 6. Project Hops
 7. Project Polar

b. Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.074), personnel, involving the appointments, employment, evaluations, reassignments, or duties of the positions of Manager/CEO, Office Manager, Manager Industrial Development, Manager Commercial Development and Marketing, Administrative Assistant.

5. Consider and take action, if any, on the following projects:

1. Project Waterside
2. Project Runway
3. Project Rebuild
4. Project Big Dream
5. United Launch Alliance
6. Project Hops
7. Project Polar

6. 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 and recruitment activities


b) Consider CEO's report on recent and upcoming economic development activities:

- 1) Regional partnerships update
- 2) Other upcoming trade shows and events
- 3) Recruitment activities
- 4) Consultant's report

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, October 6, 2017, 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