

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' REGULAR MEETING
DECEMBER 11, 2018

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Tuesday, December 11, 2018 at 12:00 p.m. (noon), at the University Center, 2424 Boxwood Street, Suite 126, 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 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 Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.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 possible action to approve the following board minutes:
Regular meeting – October 30, 2018

b) Consider and possible action to approve the following financial reports:
October 31, 2018

2. Consider presentation and possible action to approve annual report from Texas State Technical College on University Articulation and Career Center.

3. 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 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:

- a. Project Melt
- b. Project Development
- c. Project Grand Entrance
- d. Project Hay
- e. Project Scavenger
- f. Project Mountain 2

- g. Project Liberty 2
 - h. Project ITD 2018
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- 4. Consider and possible action, if any, on executive session items, if necessary.
 - a. Project Melt
 - b. Project Development
 - c. Project Grand Entrance
 - d. Project Hay
 - e. Project Scavenger

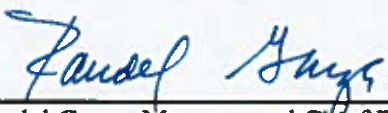
 - 5. Consider and possible action to approve the Performance Agreement with Project Mountain 2, subject to the execution of two (2) related documents, and authorizing the CEO/Manager to negotiate the final terms of the Performance Agreement and the two (2) related documents and authorizing the CEO/Manager and/or President to execute the two (2) related documents and the Performance Agreement.

 - 6. Consider and possible action to approve a Real Estate Contract with Cardone Industries, Inc. & SDC Texas, LLC. conveying title to approximately 65 acres back to the Development Corporation of Harlingen, Inc. and to approve the release of the Performance Agreement with Cardone Industries and SDC Texas, LLC. and authorizing the CEO/Manager and/or President to execute these agreements and effectuate the closing.

 - 7. Consider and possible action to approve Performance Agreement with Industrial Tool & Die Company, Inc., authorizing CEO/Manager and/or President to execute Agreement.

 - 8. Staff reports
 - a) CEO's report
 - 1) Commercial and industrial marketing activities
 - 2) Recent or upcoming marketing or training events

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, December 7, 2018, 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