

**JOINT SPECIAL MEETING OF
THE HARLINGEN CITY COMMISSION AND
HARLINGEN COMMUNITY IMPROVEMENT BOARD (H.C.I.B.)
MONDAY, JULY 18, 2016
CITY HALL TOWN HALL MEETING ROOM
118 E. TYLER STREET
HARLINGEN, TEXAS**

Notice is hereby given that a Joint Special Meeting of the Harlingen City Commission and Harlingen Community Improvement Board (H.C.I.B.) will be held **Monday, July 18, 2016 at 12 Noon**, City Hall, Town Hall Meeting Room, 2nd Floor, 118 E. Tyler Street, Harlingen, Texas.

The Harlingen City Commission and the Harlingen Community Improvement Board meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission and the Harlingen Community Improvement Board reserves the right, pursuant to Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) Approval of Minutes
 - a) Joint Special Meeting of the Harlingen City Commission and Harlingen Community Improvement Board of December 17, 2015.
 - b) March 4, 2016
- 2) Presentation of the Financial Reports. Attachment (***Finance Dept.***)
- 3) Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A., Government Code Section 551.071 to consult and seek legal advice from Assigned Counsel regarding the Development Agreement with BCLR Harlingen Construction, LLC, Lease Agreement with BCLR Convention Services, LLC and Purchase and Sale Agreement with Ezequiel Reyna, Jr. for the development of the Public Convention Center Project. (***City Manager***)
- 4) Public Hearing, as required by Section 505.159 of the Texas Local Government Code, relating to the proposed development, construction and equipment of an upscale public convention center within the City of Harlingen and the

Harlingen Community Improvement Board (H.C.I.B.) expending of its funds on Project 2016-01 Public Convention Center. **(City Manager)**

- 5) Discuss and approve a resolution by the Board of Directors of the Harlingen Community Improvement Board authorizing a project funding agreement between the City of Harlingen and the Harlingen Community Improvement Board relating to the Proposed Convention Center; and approving other matters in connection therewith. **(H.C.I.B.)**
- 6) Consider and take action to approve a resolution authorizing a project funding agreement between the City of Harlingen and the Harlingen Community Improvement Board relating to the Proposed Convention Center; and approving other matters in connection therewith. **(City Commission)**
- 7) Discuss and approve a Development Agreement with BCLR Harlingen Construction, LLC, for the development, construction and equipment of an Upscale Public Convention Center within the City of Harlingen. **(City Manager) (City Commission)**
- 8) Discuss and approve a Convention Center Lease and Operation Agreement with BCLR Convention Services, LLC for the lease and operation of an Upscale Public Convention Center within the City of Harlingen. **(City Manager) (City Commission)**
- 9) Discuss and approve a purchase and sale agreement between the City of Harlingen and Ezequiel Reyna, Jr. for the acquisition of land necessary for a Public Convention Center within the City, being an approximately 8.0 acre tract of land out of the 11.25 acre tract described as being Lot 1, Block 1, of Harlingen Heights II Subdivision, an addition to the City of Harlingen, Cameron County, Texas, according to map or plat thereof recorded as Document No. 2008-53902, in the official Public Records of Cameron County, Texas, the boundaries of which are to be selected solely by Purchaser. **(City Manager) (Harlingen Commission)**
- 10) Consider and take action to hire a Project Manager during the design and construction phase of the Public Convention Center. **(City Manager) (H.C.I.B.)**
- 11) Consider and take action to hire a Project Manager during the design and construction phase of the Public Convention Center. **(City Manager) (City Commission)**

- 12) Consider and take action to approve the use of Hotel Motel Occupancy Tax Revenues for the repayment of debt for the Public Convention Center. **(City Manager) (City Commission)**
- 13) Discuss and approve a resolution expressing official intent to reimburse costs of development, construction and equipment of a Public Convention Center within the City from obligations to be issued by the City of Harlingen and other matters related thereto. Attachment **(City Manager) (City Commission)**
- 14) Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A., Government Code Section 551.071 to consult and seek legal advice from Assigned Counsel regarding an agreement to extend the Asset Purchase Agreement with Interstate Holdings with regard to the Baxter Building Renewal Project. **(City Manager)**
- 15) Consider and take action to approve an agreement with Interstate Holdings to extend the Asset Purchase Agreement between the Harlingen Community Improvement Board and Interstate Holdings for one year with regard to the Baxter Building Renewal Project. **(City Manager) (H.C.I.B.)**
- 16) Consider and take action to approve the agreement between the Harlingen Community Improvement Board and Interstate Holdings to extend the Asset Purchase Agreement between the Harlingen Community Improvement Board and Interstate Holdings for one year with regard to the Baxter Building Renewal Project. **(City Manager) (City Commission)**

I, the undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that said Notice was posted on the bulletin board of City Hall, a place convenient and readily accessible to the general public at all times and said Notice was posted on Thursday, July 14, 2016 at 6:45 p.m. at least 72 hours preceding the scheduled time of said meeting.

Dated this 14th day of July, 2016


Amanda C. Elizondo, City Secretary