

JOINT SPECIAL MEETING OF THE HARLINGEN CITY COMMISSION
HARLINGEN COMMUNITY IMPROVEMENT BOARD AND
DEVELOPMENT CORPORATION OF HARLINGEN, INC.

August 27, 2013

A Joint Special Meeting of the Harlingen City Commission, Harlingen Community Improvement Board and Development Corporation of Harlingen, Inc. was held Tuesday, August 27, 2013 at 11:30 a.m. at City Hall, Town Hall Meeting Room located at 118 E. Tyler, Harlingen, Texas. Those in attendance were:

Mayor and Commission

Mayor Chris Boswell
Danny Castillo, Mayor Pro-Tem, District 1
Tudor Uhlhorn, Commissioner District 2
Basilio "Chino" Sanchez, Commissioner District 4
Victor Leal, Commissioner District 5

ABSENT

Michael Mezmar, Commissioner District 3

Staff Present

Carlos Yerena, City Manager
Amanda C. Elizondo, City Secretary
Richard Bilbie, Interim City Attorney
Dan Serna, Assistant City Manager
Gabriel Gonzalez, Assistant City Manager
Elvia Trevino, Finance Director

Harlingen Community Improvement Board

Jesse Robles - President
Paul J. Durant - Vice President
Gina Cano-Monreal - Secretary
Joe Rubio Jr.
Daniel Araiza
John Guevara
Danny Villarreal

Development Corporation of Harlingen, Inc.

Dr. Gilbert Leal, President
Robert Dunkin, Vice President
Lupita Gutierrez Garza, Secretary
Michael Lamon, Treasurer
Rick Ledesma, Member

Staff

Raudel Garza, EDC Chief Executive Officer

Mayor Boswell called the meeting to order a quorum was established and stated a notice of the meeting was posted according to State law.

Jesse Robles, President of the Harlingen Community Improvement Board called the meeting to order a quorum was established and stated notice of meeting was posted according to State law.

Dr. Gilbert Leal, President of the Development Corporation of Harlingen, Inc. called the meeting to order a quorum was established and stated notice of the meeting was posted according to State law.

- 1) Executive/Closed Session pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Sections 551.071, 551.072 and 551.087 regarding the purchase, exchange, lease, or value of real property, regarding commercial and financial from business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospects know as Project

Opportunities and to seek legal advice from the City Attorney regarding the subject (City Manager).

Mayor Boswell asked if the EDC and 4B Boards would like to meet in executive session to discuss Item No. 1.

President Leal responded the EDC members were all present to discuss the resolution and agreement.

Mayor Boswell proceeded with Item No. 2 and skipped Item No. 1.

- 2) Consider and take action to approve HEDC Resolution 13R-02 ratifying previous administrative actions and authorizing the CEO to execute all documents necessary to effectuate the sale of the property located at 710 North Commerce, Harlingen, Texas better described as Lot One (1), Block One (1), Commerce Street Subdivision, City of Harlingen, Cameron, Texas according to Map or Plat thereof recorded in Cabinet 1, Slot 1441-A, Map Records of Cameron County, Texas for \$300,000 plus other valuable consideration contingent upon the exchange of the property by the Harlingen Community Improvement Board with Every Enterprise, Inc. for property described as Lots Four (4) and Five (5), Block Sixty (60), Original Townsite of Harlingen, Cameron County, Texas according to the Map recorded thereof in Volume 2, Page 14, Map Records, Cameron County, Texas. (Development Corporation of Harlingen, Inc. & Harlingen City)

For the record, Mr. Brendon Hall, EDC Attorney read Resolution No. 13R-02.

RESOLUTION NO. 13R-02

A RESOLUTION OF THE DEVELOPMENT CORPORATION OF HARLINGEN, INC. (EDC) RATIFYING PREVIOUS ADMINISTRATIVE ACTIONS BY ITS CEO REGARDING THIS TRANSACTION AND AUTHORIZING ITS CEO TO EXECUTE ALL DOCUMENTS REASONABLY NECESSARY TO CONVEY LOT ONE (1), 710 COMMERCE STREET SUBDIVISION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS TO THE HARLINGEN COMMUNITY IMPROVEMENT CORPORATION (HCIB) ON SPECIFIED TERMS, INCLUDING BUT NOT LIMITED TO HCIB'S EXCHANGING THE ABOVE-DESCRIBED REAL PROPOERTY WITH EVERY ENTERPRISES, INC. FOR REAL PROPERTY DESCRIBED AS LOTS FOUR (4) AND FIVE (5), BLOCK 60, ORIGINAL TOWNSITE OF HARLINGEN, CAMERON COUNTY, TEXAS FOR THE PURPOSE OF SITE IMPROVEMENT OF LOTS FOUR (4) AND FIVE (5) AND FOR THE FURTHER REASON SET OUT HEREIN.

PASSED AND APPROVED on this 27th day of August, 2013.

DEVELOPMENT CORPORATION OF
HARLINGEN, INC.
/s/Dr. Gilbert Leal, Board President

ATTEST:
/s/ Lupita Gutierrez Garza, Board Secretary

Development Corporation of Harlingen, Inc.

Motion was made by Mr. Ledesma and seconded Mr. Lamon to approve Resolution 13R-02 as presented. Motion carried unanimously.

Harlingen City Commission

Motion was made by Commissioner Uhlhorn and seconded by Commissioner Leal to approve Resolution 13R-02 as presented. Motion carried unanimously.

- 3) Consider and take action to enter into the agreement between the Development Corporation of Harlingen, Inc. and the Harlingen Community Improvement Board

concerning the sale of property located at 710 North Commerce, Harlingen, Texas better described as Lot One (1), 710 North Commerce Subdivision, City of Harlingen, Cameron, Texas, according to Map or Plat thereof recorded in Cabinet 1, Slot 1441-A, Map records of Cameron County, Texas for \$300,000 plus other valuable consideration contingent upon the exchange of the property by Harlingen Community Improvement Board with Every Enterprise, Inc. for property described as Lots Four (4) and Five (5), Block Sixty (60), Original Townsite of Harlingen, Cameron County, Texas according to the Map Records thereof in Volume 2, Page 14, Map records, Cameron County, Texas. (Development Corporation of Harlingen, Inc. & Harlingen Community Improvement Board.

Development Corporation of Harlingen, Inc.

Motion was made by Mr. Ledesma and seconded by Mr. Lamon to approve the agreement between the Development Corporation of Harlingen, Inc. concerning the sale and exchange of properties mentioned in Item No. 3. Motion carried unanimously.

Harlingen Community Improvement Board

Motion was made by Mr. Durant and seconded by Mr. Villarreal to approve the agreement between the Harlingen Community Improvement Board concerning the sale and exchange of properties mentioned in Item No. 3.

Motion carried as follows: FOR: Mr. Durant, Mr. Villarreal, Mr. Araiza, Ms. Cano, and Mr. Guevara. AGAINST: Mr. Rubio.

Vote: 5 to 1

- 4) Consider and take action to approve the agreement between the Development Corporation of Harlingen, Inc. and the Harlingen Community Improvement Board concerning the sale of the property located at 710 North Commerce, Harlingen, Texas better described as Lot One (1), Block One (1), 710 Commerce Street Subdivision, City of Harlingen, Cameron, Texas according to Map or Plat thereof in Cabinet 1, Slot 1441-a, Map records of Cameron County, Texas for \$300,000 plus other valuable consideration contingent upon the exchange of that property by Harlingen Community Improvement Board with Every Enterprise, Inc. for property described as Lots Four (4) and Five (5), Block Sixty (60), Original Townsite of Harlingen, Cameron County, Texas according to the Map recorded thereof in Volume , Page 14, Map Records, Cameron County, Texas.

Motion was made by Commissioner Uhlhorn and seconded by Commissioner Leal to approve the agreement between the Development Corporation of Harlingen, Inc. and Harlingen Community Improvement Board as presented.

Commissioner Sanchez recommended that the buildings be inspected due to quality of life issues.

Mayor Boswell stated this was to improve the building appearance for the benefit of the community.

Motion carried unanimously.

- 5) Executive/Closed session pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Section 551.087 and 551.071 regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospect know as Project Blue and to seek legal advice from the City Attorney regarding the subject.

City Commission

At 11:41 a.m., Mayor Boswell announced the City Commission would convene into executive session to discuss Item No. 5.

Motion was made by Commissioner Leal and seconded by Commissioner Uhlhorn to convene into executive session to discuss Item No 5. Motion carried unanimously.

Harlingen Community Improvement Board

At 11:42 a.m. President Robles announced the Harlingen Community Improvement Board would convene into executive session to discuss Item No. 5.

Motion was made by Mr. Rubio and seconded by Ms. Cano to convene into executive session to discuss Item No. 5. Motion carried unanimously.

Economic Development Corporation of Harlingen, Inc

Motion was made by Mr. Lamon and seconded by Mr. Ledesma to adjourn the meeting. Motion carried unanimously. .

At 1:13 p.m., Mayor Boswell announced the City Commission and the Harlingen Community Improvement Board had completed its executive session. He declared the meeting opened to the public and stated no action was required on Item No. 5.


Harlingen Community Improvement Board

Motion was made by Mr. Araiza and seconded by Mr. Rubio to adjourn the meeting. Motion carried unanimously.

City Commission

Mayor Boswell adjourned the meeting.

CITY OF HARLINGEN


Chris Boswell, Mayor

ATTEST:


Amanda C. Elizondo, City Secretary

Harlingen Community Improvement Board


Jesse Robles, Board President

ATTEST:


Amanda C. Elizondo, City Secretary

Development Corporation of Harlingen, Inc.


Gilbert Leal, President

ATTEST:


Amanda C. Elizondo, City Secretary