ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

Location:
City of Edinburg, City Hall-Council Chambers
415 W. University Drive, Edinburg, Texas

FEBRUARY 28, 2024
SPECIAL MEETING AGENDA
5:30 PM

1. **CALL TO ORDER, ESTABLISH A QUORUM**

   A. Pledge of Allegiance.

2. **CERTIFICATION OF PUBLIC NOTICE**

3. **DISCLOSURE OF CONFLICT OF INTEREST**

4. **PUBLIC COMMENTS**

   A specific portion of the meeting shall be dedicated to allowing Public Comments which will be limitedto three (3) minutes. Please note that this public comment period is not interactive. The Edinburg EDC Board may not respond to public comments.

   If a resident desires to make a public comment in person, please complete the Public Comments Form which will be located outside of the City Council Chambers and submit the completed form to the Economic Development staff prior to the commencement of the Edinburg EDC Board meeting. We ask for everyone's cooperation in following this procedure.

   All requests must be received beginning at 9am and end immediately before the start of the meeting. Your request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

5. **PRESENTATIONS**

   A. Presentation of Sponsorship check to Edinburg Chamber of Commerce for Fiesta Edinburg 2024
   B. Presentation of EEDC contribution check to Valley Initiative for Development and Advancement (VIDA) for FY 2024.

6. **REGULAR AGENDA ITEMS**

   A. Consider Approval of Minutes for the Board Meetings held on January 23, 2024 and February 6, 2024.

7. **EXECUTIVE SESSION**

   The EEDC will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The EEDC May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During TheMeeting When Authorized By The Provisions Of The Open Meetings Act.

A. Deliberation regarding economic development projects and possible action related to projects (§551.087 Deliberation Regarding Economic Development Negotiations; §551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting).

1. Project Loaf
2. Project Watt
3. Project Born Again
4. Project Health
5. Project Aluminum Foil
6. Office Space
7. Workforce Resource Center
8. FLIP

8. OPEN SESSION

The EEDC will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

9. ADJOURNMENT

I hereby certify this Notice of an EEDC Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board visible and accessible to the general public during and after regular working hours.

This notice was posted on February 23, 2024 at 5:00 pm.

By: /s/ Raudel Garza

Signature: Raudel Garza

Name: Raudel Garza, Executive Director
Edinburg Economic Development Corporation

Edinburg Economic Development Corporation

Meeting Date: February 28, 2024

Consider approval of Minutes for the Board Meetings held on

January 23, 2024 and February 13, 2024.

1. **Agenda Item:**

   Consider approval of Minutes for the Board Meetings held on January 23, 2024 and February 13, 2024

2. **Description/Scope:**

   Board meeting minutes are reviewed by Executive Director, Raudel Garza, and approved by the EEDC Board on a monthly basis.

3. **Estimated Timeline:**

   N/A

4. **Budget:**

   N/A

5. **Procurement/Selection Process:**

   N/A

6. **Staff's Recommendation:**

   Staff recommends approval.

7. **Justification:**

   N/A

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: January 23, 2024 Board Minutes
Attachment B: February 6, 2024 Board Minutes

MINUTES OF THE
EDINBURG ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

LOCATION:
City of Edinburg, City-Hall Council Chambers
415 W. University Drive. Edinburg, Texas

JANUARY 23, 2024
REGULAR MEETING AGENDA
5:30 PM

PRESENT: **Veronica Gonzales, President**
Eddie Garza, Treasurer
Daniel "Dan" Diaz, Mayor Pro Tem
Sabrina Walker Hernandez, Director
Richard Gonzales, Director

ABSENT: **Raul Resendez, Vice President**
Aaron "Ronnie" Rivera, Secretary

STAFF: **Raudel Garza, Executive Director**
Carlos Garza, Project Manager
Leticia Pantoja, Project Manager
Jacqueline Guerra, Marketing & Research Manager
Omar Ochoa, City Attorney

1. CALL TO ORDER, ESTABLISH QUORUM

President, Veronica Gonzales, called the meeting to order at 5:32 pm.

Raudel Garza, Edinburg EDC Executive Director, proceeded with roll call and established quorum. For the record, Vice-President Raul Resendez and Secretary Aaron "Ronnie" Rivera were absent.

A. Pledge of Allegiance

2. CERTIFICATION OF PUBLIC NOTICE

Mr. Garza confirmed the public notice was posted in accordance with the Texas Open Meetings Act, on January 19, 2024 at 5:00 PM.

3. DISCLOSURE OF CONFLICT OF INTEREST

City Attorney, Omar Ochoa, stated a conflict of interest exists if a board member or a member of that person's family has a qualifying financial interest in an agenda item. If there is a conflict of interest, the board director cannot participate in discussion or vote on the agenda item.

At this moment, Director Sabrina Walker Hernandez declared her abstention from voting on item "E" due to her contractual affiliation with Valley Initiative for Development and Advancement (VIDA).

4. PUBLIC COMMENTS

A specific portion of the meeting shall be dedicated to allowing Public Comments which will be limited to three (3) minutes. Please note that this public comment period is not interactive. The Edinburg EDC Board may not respond to public comments. If a resident desires to make a public comment in person, please complete the Public Comments Form, which will be located outside of the City Council Chambers and submit the completed form to the Economic Development staff prior to the commencement of the Edinburg EDC Board meeting. We ask for everyone's cooperation in following this procedure.

There were no public comments.

5. REGULAR AGENDA ITEMS

A. Consider Approval of Minutes for the Board Meeting held on December 11, 2023.

MOTION TO APPROVE MINUTES WAS MADE BY TREASURER EDDIE GARZA AND SECONDED BY MAYOR PRO TEM DANIEL DIAZ. MOTION CARRIED UNANIMOUSLY.

B. Presentation of year-to-date Financial Report ending on December 31, 2023.

Executive Director Raudel Garza provided an overview of the Economic Development Corporation's (EDC) financial status report. He presented details regarding the EDC's total assets, monthly department expenditures, and the allocation of funds, both restricted and unrestricted cash. President Veronica Gonzales questioned whether $2.3 million is the amount available for incentives and projects, specifically focusing on the Cash & Cash Equivalents. In response, Mr. Garza clarified that the EDC's financial resources exceeded that number. He elaborated that approximately $14 million was in unrestricted cash, with an additional $19 million classified as restricted cash. Mr. Garza concluded by presenting the Profit & Loss (P&L) Report, noting that the EDC had generated $1.7 million in revenues during the first three months of the year. Additionally, he outlined expenditures totaling $367 thousand over the same period.

NO MOTION OR ACTION WAS NEEDED FOR THIS ITEM.

C. Discussion of possible action on request for sponsorship of Edinburg Chamber of Commerce's Fiesta Edinburg to be held on February 29th – March 3rd, 2024.

Edinburg Chamber of Commerce Director Ronnie Larralde presented on Fiesta Edinburg, highlighting its significance, economic impact, and visitor statistics. He emphasized the event's role in attracting out-of-town visitors who contribute to the local economy. Additionally, he showcased a video from the previous Fiesta Edinburg for the Board's reference.

Once the video concluded, President Veronica Gonzales emphasized the Board's careful review of sponsorship requests. She then asked Mr. Larralde regarding admission fees and sponsorship efforts for Fiesta Edinburg. Mr. Larralde clarified that while admission is free, fees apply for concerts, and they actively seek sponsorships from local businesses, generating approximately $60-70 thousand. Mrs. Gonzales then sought clarification from EDC Director Raudel Garza on the EDC's contributions to the Edinburg Chamber of Commerce over the past year, to which Mr. Garza stated approximately $36 thousand. Mrs. Gonzales asked about the possibility of securing a single corporate sponsorship in the future, to which Mr. Larralde, expressed openness to customizing sponsorship arrangements with the EDC.

MOTION TO APPROVE FIESTA EDINBURG SPONSORSHIP WAS MADE BY DIRECTOR SABRINA WALKER HERNANDEZ AND SECONDED BY TREASURER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

D. Consider Approval of funding proposal submitted by Health Sciences Institute at Renaissance for workforce development.

Stephanie Huerta, Director of Health and Sciences Institute at Renaissance with DHR Health, presented a collaboration proposal to the EDC Board. She outlined a previous partnership in 2017, disrupted by COVID-19, and introduced a new initiative: enrolling 10 students in their pharmacy technician program at $2,995 per student, inclusive of materials, lab coats and exam vouchers. The program offers post-graduation support including resume assistance and job placement. Miss Huerta requested $30,000 to fund 10 students. President Veronica Gonzales raised questions regarding student qualifications and program accreditation. Miss Huerta confirmed eligibility criteria is 18 years of age, background check, diploma or GED and state accreditation via Texas Workforce. Concerning fund disbursement, Mrs. Gonzales proposed payment upon student graduation to ensure program success. Miss Huerta agreed to confirm this arrangement. President Veronica Gonzales emphasized the importance of student success and local job placement. She suggested for Mr. Garza and Miss Huerta to refine the proposal, considering the Board's feedback and stipulating Edinburg residency, local employment, and program completion. Mr. Garza agreed and proposed involving Workforce Solutions in the program.

NO MOTION OR ACTION WAS TAKEN ON THIS ITEM

E. Consider Approval of funding proposal submitted by Valley Initiative for Development and Advancement (VIDA) for workforce development.

Felida Villarreal, President & CEO of VIDA, presented the Board with an update on student progress from the previous fiscal year. She highlighted the success of their partnership with the EDC, noting that the EDC's $50,000 contribution was intended for 15 Edinburg residents but ultimately supported 55 individuals with additional leverage funding. Ms. Villarreal reported that of these students, 6 have graduated and secured employment, 10 graduated last month and are undergoing job placement assistance, while 39 are currently active in their studies. She then introduced Rebecca Gutierrez, a recent graduate now employed with DHR, who shared her personal journey and the role VIDA played in her education. Ms. Villarreal respectfully requested the Board to renew their contract for fiscal year 2024, seeking a $50,000 contribution to continue serving a minimum of 15 Edinburg residents.

MOTION TO APPROVE $50,000 FUNDING FOR VIDA WAS MADE BY MAYOR PRO TEM DANIEL "DAN" DIAZ AND SECONDED BY DIRECTOR RICHARD GONZALES. MOTION CARRIED UNANIMOUSLY.

F. Consider Presentation and Approval of transfer of funds for Bond Projects.

Tom Reyna, City of Edinburg Assistant City Manager, provided the Board with a summary of Bond Projects updates. He reported that El Tule, Capable Kids Beethoven Park and the Municipal Pool Redevelopment projects have been completed. The ACE Center is currently under construction, expected to finish two months ahead of schedule. The Downtown Parking Garage is currently in the bid process. Negotiations with the lowest bidder are ongoing for the Edinburg Transit Terminal Finish Out. Lastly, mockups for the Water Tower project have been received, and the tower should be going up soon. President Veronica Gonzales then informed the Board of an $8 million invoice received from the City of Edinburg.

MOTION TO APPROVE TRANSFER OF $8 MILLION DOLLARS TO THE CITY OF EDINBURG WAS MADE BY MAYOR PRO TEM DANIEL "DAN" DIAZ AND SECONDED BY TREASURER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

G. Consider Approval of amendment to the Leadership Edinburg Class 34 Signage Agreement between Edinburg EDC and Leadership Class 34.

Sarah Dill addressed the Board on behalf of Leadership Edinburg Class 34, seeking the second half of the payment in the amount of $7,500 for the American Legion Post 408, as agreed upon in their prior arrangement with the EDC. She noted a delay in fulfilling the marketing obligations due to unforeseen issues with signage and construction logistics. To remedy this, Ms. Dill proposed amending the agreement to extend marketing services from 2 to 5 years. This includes, 20 major events per year displayed every two weeks, featuring a 20 second video with a logo or message played 20 times a day. A new Memorandum of Understanding (MOU) has been prepared for signature. She reported that the American Legion Post is now operational and actively promoting Edinburg Chamber and City events. President Veronica Gonzales sought the recommendation of EDC Executive Director Raudel Garza, who supported the amendment and recommended to pay the second half of the payment.

MOTION TO APPROVE AMENDMENT AND PAY $7,500 TO LEADERSHIP EDINBURG CLASS 34 WAS MADE BY TREASURER EDDIE GARZA AND SECONDED BY SABRINA WALKER HERNANDEZ. MOTION CARRIED UNANIMOUSLY.

6. STAFF REPORTS

Executive Director Raudel Garza provided a brief update to the Board on various aspects including the Labor Market Report, Unemployment Numbers, Social Media Report, Upcoming Conferences, and general Updates. Following this, Project Manager Leticia Pantoja presented updates on Construction and Building Permits, the Sales Tax Report, and an update on LiftFund. Lastly, Project Manager Carlos Garza provided an update on the Industrial Development Report.

7. EXECUTIVE SESSION

At this time the board entered executive session at 6:33 pm.

MOTION TO ENTER EXECUTIVE SESSION WAS MADE BY MAYOR PRO TEM DANIEL "DAN" DIAZ AND SECONDED BY TREASURER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

The EEDC board convened in executive session, in accordance with the Texas Open Meetings Act, Vernon's Texas Civil Statutes annotated, government code, chapter 551, subchapter D, exceptions to requirements that meetings be open, to deliberate under the following section:

- **SECTION 551.071, CONSULTATION WITH ATTORNEY**
- **SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY**
- **SECTION 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**

The EEDC board may elect to go into executive session on any item whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act. The board will deliberate the following item:

A. Deliberation and possible action regarding economic development negotiations (§551.087 Deliberation Regarding Economic Development Negotiations; §551.072. Deliberation Regarding Real Property; §551.071 Consultation with Attorney; Closed Meeting.)

1. Project Swap
2. Office Space
3. Workforce Resource Center
4. FLIP
5. Project Health
6. Project Born Again

8. OPEN SESSION

The EEDC convened in Open Session to take necessary action, in accordance with Chapter 511, Open meetings, Subchapter E, Procedures Relating to Closed Meeting §551.102, Requirement to Vote or Take Final Action in Open Meeting.

The EDC board reconvened for open session at 7:53 p.m.

MOTION TO ENTER OPEN SESSION WAS MADE BY MAYOR PRO TEM DANIEL "DAN" DIAZ AND SECONDED BY TREASURER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

For record, President Veronica Gonzales wanted to clarify the votes for item 5E "Consider Approval of funding proposal submitted by Valley Initiative for Development and Advancement (VIDA) for workforce development." The final vote tallied 4 in favor (Yes) and 1 abstention from Director Sabrina Walker Hernandez.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO PROCEED AS DISCUSSED IN EXECUTIVE SESSION WITH ITEM "7. A2 Office Space" WAS MADE BY DIRECTOR SABRINA WALKER HERNANDEZ AND SECONDED BY TREASURER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

9. ADJOURNMENT

There being no further business to consider, the meeting adjourned at 7:54 pm.

MOTION TO ADJOURN MEETING WAS MADE BY MAYOR PRO TEM DANIEL "DAN" DIAZ AND SECONDED BY DIRECTOR SABRINA WALKER HERNANDEZ. MOTION CARRIED UNANIMOUSLY.

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Minutes Transcribed by:
Jacqueline Guerra, Marketing & Research Manager, Edinburg Economic Development Corporation

The board of directors approved the meeting minutes on ________________________, 2024.

EDINBURG ECONOMIC DEVELOPMENT CORPORATION:

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Aaron Rivera, EEDC Board Secretary

MINUTES OF THE
EDINBURG ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

LOCATION:
City of Edinburg, City-Hall Council Chambers
415 W. University Drive. Edinburg, Texas

FEBRUARY 13, 2023
SPECIAL MEETING AGENDA
5:00 PM

PRESENT: **Raul Resendez, Vice President**
Aaron "Ronnie" Rivera, Secretary
Eddie Garza, Treasurer
Sabrina Walker Hernandez, Director
Richard Gonzales, Director

LATE: **Daniel "Dan" Diaz, Mayor Pro Tem**

ABSENT: **Veronica Gonzales, President**

STAFF: **Raudel Garza, Executive Director**
Carlos Garza, Project Manager
Leticia Pantoja, Project Manager
Jacqueline Guerra, Marketing & Research Manager
Omar Ochoa, City Attorney

1. CALL TO ORDER, ESTABLISH QUORUM

Vice-President, Raul Resendez, called the meeting to order at 5:00 pm.

A. Pledge of Allegiance

Raudel Garza, Edinburg EDC Executive Director, proceeded with roll call and established quorum. For the record, President Veronica Gonzales was absent and Mayor Pro Tem Daniel Diaz was late.

2. CERTIFICATION OF PUBLIC NOTICE

Mr. Garza confirmed the public notice was posted in accordance with the Texas Open Meetings Act, on February 9, 2024 at 2:00 PM.

3. **DISCLOSURE OF CONFLICT OF INTEREST**
City Attorney, Omar Ochoa, stated a conflict of interest exists if a board member or a member of that person's family has a qualifying financial interest in an agenda item. If there is a conflict of interest, the board director cannot participate in discussion or vote on the agenda item.

No conflicts of interest were declared by Board members.

4. **PUBLIC COMMENTS**

A specific portion of the meeting shall be dedicated to allowing Public Comments which will be limited to three (3) minutes. Please note that this public comment period is not interactive. The Edinburg EDC Board may not respond to public comments. If a resident desires to make a public comment in person, please complete the Public Comments Form, which will be located outside of the City Council Chambers and submit the completed form to the Economic Development staff prior to the commencement of the Edinburg EDC Board meeting. We ask for everyone's cooperation in following this procedure.

There were no public comments.

5. **EXECUTIVE SESSION**

At this time the board entered executive session at 5:02 pm.

MOTION TO ENTER EXECUTIVE SESSION WAS MADE BY TREASURER EEDIE GARZA AND SECONDED BY SECRETARY AARON RIVERA. MOTION CARRIED UNANIMOUSLY.

For the record, at this time, Mayor Pro Tem Daniel Diaz joined the Board in Executive Session at 5:32 pm.

The EEDC board convened in executive session, in accordance with the Texas Open Meetings Act, Vernon's Texas Civil Statutes annotated, government code, chapter 551, subchapter D, exceptions to requirements that meetings be open, to deliberate under the following section:

- **SECTION 551.071, CONSULTATION WITH ATTORNEY**
- **SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY**
- **SECTION 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**

The EEDC board may elect to go into executive session on any item whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

The board will deliberate the following item:

A. Deliberation and possible action regarding economic development negotiations (§551.087 Deliberation Regarding Economic Development Negotiations; §551.072. Deliberation Regarding Real Property; §551.071 Consultation with Attorney; Closed Meeting.)

1. Project Swap
2. Office Space

6. OPEN SESSION

The EEDC convened in Open Session to take necessary action, in accordance with Chapter 511, Open meetings, Subchapter E, Procedures Relating to Closed Meeting §551.102, Requirement to Vote or Take Final Action in Open Meeting.

The EDC board reconvened for open session.

MOTION TO ENTER OPEN SESSION WAS MADE BY MAYOR PRO TEM DANIEL "DAN" DIAZ AND SECONDED BY DIRECTOR SABRINA WALKER HERNANDEZ. MOTION CARRIED UNANIMOUSLY.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENT AND PROCEED AS DISCUSSED IN EXECUTIVE SESSION FOR ITEM "5. A1 PROJECT SWAP", WAS MADE BY TREASURER EDDIE GARZA AND SECONDED BY SECRETARY AARON RIVERA. MOTION CARRIED UNANIMOUSLY.

MOTION TO REJECT THE PROPOSAL PRESENTED AND PROCEED AS DISCUSSED IN EXECUTIVE SESSION FOR ITEM "5. A2 OFFICE SPACE", WAS MADE BY SECRETARY AARON RIVERA AND SECONDED TREASURER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

7. ADJOURNMENT

There being no further business to consider, the meeting adjourned at 5:41 pm.

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Minutes Transcribed by:
Jacqueline Guerra, Marketing & Research Manager, Edinburg Economic Development Corporation

The board of directors approved the meeting minutes on _________________________, 2024.

EDINBURG ECONOMIC DEVELOPMENT CORPORATION:

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Aaron Rivera, EEDC Board Secretary