



**ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS**

Location:

City of Edinburg, City Hall-Community Room
415 W. University Drive, Edinburg, Texas

**November 20, 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 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.

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. AGENDA ITEMS

- A. Consider approval of Minutes for the Special Board meeting held on October 28, 2024.
- B. Presentation of year-to-date Financial Report ending on October 31, 2024
- C. Presentation of Quarterly Investment Report ending on September 30, 2024.
- D. Consider approval of Sponsorship for the "A Night of Southern Charm" Event by the Boys and Girls Club Rio Grande Valley.

6. STAFF REPORTS

- | | |
|----------------------------------|------------------------------|
| 1. Commercial Development Report | 4. Social Media Report |
| 2. Industrial Development Report | 5. Executive Director Report |
| 3. Marketing Report | |

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 The Meeting 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. Office Space
2. Project Cave
3. Vaquero Park

B. Consultation with Attorney (§551.071. Consultation with Attorney; Closed Meeting)

1. Discussion and possible action on selection of an EEDC Attorney/Firm.
2. Administrative Services Agreement
3. Project Swap Agreement

C. Personnel Matters (§551.074 Personnel Matters)

1. Discussion of duties, responsibilities, remuneration, and possible action to amend the financial terms and other terms of the Executive director's contract. (§551.074 Personnel Matters and §551.071. Consultation with Attorney; Closed Meeting)

8. OPEN SESSION

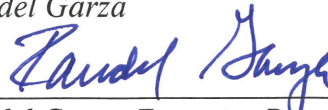
The EEDC will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

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 November 15, 2024 at 5:00 pm.

By: /s/ Raudel Garza

Signature: 

Name: Raudel Garza, Executive Director Edinburg
Economic Development Corporation



Edinburg Economic Development Corporation

Meeting Date: November 20, 2024

Consider approval of Minutes for the

Special Board meeting held on October 28, 2024.

1. Agenda Item:

Consider approval of Minutes for the Special Board Meeting held on October 28, 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: October 28, 2024 Special 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

October 28, 2024

SPECIAL MEETING AGENDA

5:30 PM

PRESENT: **Aaron Rivera, President**
 Raul Resendez, Vice President
 Marc Moran, Secretary
 Dan Diaz, Mayor Pro Tem
 Sandra Alaniz, Director

Absent: **Richard Gonzales, Director**
 Veronica Gonzales, Director

STAFF: **Raudel Garza, Executive Director**
 Samantha Martinez, Business Operations Coordinator
 Jaqueline Guerra, Marketing & Research Manager
 Leticia Pantoja, Project Manager
 Carlos Garza, Project Manager
 Omar Ochoa, EDC Attorney

1. CALL TO ORDER, ESTABLISH QUORUM

President, Aaron Rivera, called the meeting to order at 5:35 pm.

A. Pledge of Allegiance

Raudel Garza, Edinburg EDC Executive Director, proceeded with roll call and established quorum.

2. CERTIFICATION OF PUBLIC NOTICE

Mr. Garza confirmed the public notice was posted in accordance with the Texas Open Meetings Act, on October 25, 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.

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. SPECIAL AGENDA ITEMS

A. Consider Approval of Minutes for the Board Meeting held on October 28, 2024.

MOTION TO APPROVE MINUTES WAS MADE BY MAYOR PRO TEM DANIEL DIAZ AND SECONDED BY VICE PRESIDENT RAUL RESENDEZ. MOTION CARRIED UNANIMOUSLY.

B. Presentation of year-to-date Financial Report ending on September 30, 2024.

Executive Director, Raudel Garza gave a brief presentation of the EDC's total assets, sales tax, and statistics on the year-to-date financial report.

NO ACTION NECESSARY, PRESENTATION ONLY.

C. Consider approval of the Fiscal Year 2024-2025 Staffing Services Agreement between the City of Edinburg and the Edinburg Economic Development Corporation.

Executive Director, Raudel Garza provided a brief update, stating that the EEDC will be handling its own legal services. The EEDC will continue the existing agreement, excluding the cost of legal fees. Some questions and discussions followed.

MOTION TO APPROVE STAFFING SERVICES AGREEMENT WAS MADE BY MAYOR PRO TEM DANIEL DIAZ AND SECONDED BY DIRECTOR SANDRA ALANIZ. MOTION CARRIED UNANIMOUSLY.

D. Consider approval of Sponsorship for the “29th Annual Blue Santa” Event by the City of Edinburg Police Department.

Lieutenant Gabriel Vela-Reyna with the Edinburg Police Department gave a brief presentation on the 29th Annual Blue Santa sponsorship request. After a brief discussion, a

MOTION TO APPROVE BLUE SANTA SPONSORSHIP FOR THE AMOUNT OF \$5,000.00 WAS MADE BY MAYOR PRO TEM DANIEL DIAZ AND SECONDED BY DIRECTOR SANDRA ALANIZ. MOTION CARRIED UNANIMOUSLY.

6. EXECUTIVE SESSION

The board entered executive session at 5:46 p.m.

MOTION TO ENTER EXECUTIVE SESSION WAS MADE BY MAYOR PRO TEM DANIEL DIAZ AND SECONDED BY VICE PRESIDENT RAUL RESENDEZ. 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. Office Space Lease | 3. Project Born Again |
| 2. Project Cave | 4. Project Fruit |

5. Project New Park
6. Project Pipe
7. Project Trechas
8. West Campus
9. Mid-Town
10. Project Choo Choo

11. FB Update
12. NIP Replat
13. Qaquero Park
14. RFQ-legal Services
15. Parking Garage
16. Project 25

A. Consultation with Attorney (§551.071 Consultation with Attorney; Closed Meeting.)

B. Personnel Matters (§551.074 Personnel Matters)

1. Evaluation of Executive Director, Ruadel Garza

2. **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 8:00 p.m..

MOTION TO PROCEED AS DISCUSSED IN EXECUTIVE SESSION ON PROJECT NUMBERS “6A1. OFFICE SPACE LEASE, 5. PROJECT NEW PARK, 13. VAQUERO PARK” WAS MADE BY VICE PRESIDENT RAUL RESENDEZ AND SECONDED BY DIRECTOR SANDRA ALANIZ. MOTION CARRIED UNANIMOUSLY.

No other action was taken.

3. **STAFF REPORTS**

A. Commercial Development Report

- Construction and Building Permits
- Sales Tax Report/Summary
- LiftFund Update
- FLIP Update
- Workforce Development Update
- Labor Market Report

B. Industrial Development Report

- Update on Planning Activities
- Update on Cano Warehouse

C. . Marketing Report

- Social Media Report
- Staff Engagements
- Upcoming Conferences

D. Executive Director Report

- I-69 Alliance
- Other Activity

Staff reports were provided in writing in the board packets. Due to time, the reports were not presented verbally.

4. **ADJOURNMENT**

There being no further business to consider, the meeting adjourned at 8:02 p.m.

**MOTION TO ADJOURN MEETING WAS MADE BY MAYOR PRO TEM
DANIEL DIAZ AND SECONDED BY VICE PRESIDENT RAUL RESENDEZ.
MOTION CARRIED UNANIMOUSLY.**

Minutes Transcribed by:

Samantha Martinez, Business Operations Coordinator, Edinburg Economic Development Corporation

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

EDINBURG ECONOMIC DEVELOPMENT CORPORATION:

Marc Moran, EEDC Board Secretary



Edinburg Economic Development Corporation

Meeting Date: November 20, 2024

Presentation of year-to-date Financial Report ending on October 31, 2024

1. Agenda Item:

Presentation of year-to-date Financial Report ending on October 31, 2024.

2. Description/Scope:

Executive Director, Raudel Garza, will give a presentation on the year-to-date EEDC Financial Report ending on October 31, 2024.

3. Estimated Timeline:

October 1, 2023 – October 31, 2024.

4. Budget:

N/A

5. Procurement/Selection Process:

N/A

6. Staff's Recommendation:

N/A

7. Justification:

N/A

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: EEDC Financial Report ending 10/31/2024

Management Report

Edinburg Economic Development Corporation

For the period ended October 31, 2024



Prepared on

November 15, 2024

EDINBURG ECONOMIC DEVELOPMENT CORPORATION

BALANCE SHEET (Unaudited)

OCTOBER 31, 2024

Assets

Cash and Cash Equivalents	\$	14,787,073
Sales Tax Receivable		1,532,561
Receivables, Net		4,558,558
Santana Receivable, Net		9,662,121
Restricted Assets		
Cash and Cash Equivalents		787,669
Investments		9,320,259
TOTAL ASSETS	\$	40,648,240

Liabilities

Current Liabilities		
Accounts Payable	\$	306,780
Total Liabilities	\$	306,780

Fund Balance

Restricted For:		
Capital Projects	\$	6,910,753
Debt Service		2,325,552
Other: Note Receivables		9,662,121
Other: Property Acquisitions		8,297,752
Unrestricted		13,145,282
Total Fund Balance	\$	40,341,460
TOTAL LIABILITIES AND FUND BALANCE	\$	40,648,240

EDINBURG ECONOMIC DEVELOPMENT CORPORATION

MONTHLY BUDGET ACTIVITY REPORT (Unaudited)

As of October 31, 2024

	Current Budget	YTD	Percent Used	Remaining Budget
Revenues				
GEN SALES & USE TAX (.5%)	\$ 9,866,485	\$ -	0%	\$ 9,866,485
INTEREST EARNED	60,000	10,127	17%	49,873
INTEREST EARNED SERIES 2019	-	20,614	0%	(20,614)
INTEREST EARNED SERIES 2021	-	11,457	0%	(11,457)
Total Revenues	\$ 9,926,485	\$ 10,127	0%	\$ 9,916,358
Other Financing Resources				
SALE OF PROPERTY	\$ 1,200,000	\$ -	0%	\$ 1,200,000
Total Other Financing Resources	\$ 1,200,000	\$ -	0%	\$ 1,200,000
Total Revenues and Other Financing Resources	\$ 11,126,485	\$ 10,127	0%	\$ 11,116,358
Expenditures				
Administrative Services				
ADMINISTRATION FEE	\$ 500,000	\$ -	0%	\$ 500,000
SALARIES & FRINGE BENEFITS	890,542	21,926	2%	868,616
COMMUNICATIONS SERVICE AGREEMENT	12,000	-	0%	12,000
PRINTING	3,600	-	0%	3,600
RENTS & CONTRACTUAL	16,800	215	1%	16,585
OFFICE SPACE LEASE	69,600	3,420	5%	66,180
OFFICE MAINTENANCE & CONTRACTUAL - IT	9,000	-	0%	9,000
BOARD EXPENSES	6,000	37	1%	5,963
OFFICE SUPPLIES & OTHER MATERIALS	12,000	-	0%	12,000
WEARING APPAREL	3,600	-	0%	3,600
OFFICE EQUIP & FURNITURE	45,000	-	0%	45,000
OTHER MATERIALS	6,000	-	0%	6,000
AUDIT / ACCOUNTING	66,000	-	0%	66,000
CONTINUING EDUCATION	18,000	-	0%	18,000
MEMBERSHIP DUES, SUBSCR	60,000	449	1%	59,551
PROFESSIONAL SERVICES	216,000	-	0%	216,000
Total Administrative Services	\$ 1,934,142	\$ 26,047	1%	\$ 1,908,095
Programs				
CONFERENCES	\$ 120,000	\$ -	0%	\$ 120,000
JOB TRAINING PROGRAMS	700,000	4,921	1%	695,079
MARKETING AND ADVERTISING SERVICES	540,000	6,275	1%	533,725
RESEARCH, STUDIES, OTHER CONTRACTS	300,000	-	0%	300,000
SPONSORSHIPS	144,000	7,500	5%	136,500
TRAVEL, TRAINING, MEETINGS	78,000	91	0%	77,909
Total Programs	\$ 1,882,000	\$ 18,787	1%	\$ 1,863,213
Properties				
GENERAL INSURANCE	\$ 75,000	\$ -	0%	\$ 75,000
LAND - PURCHASE OF PROPERTY	8,297,752	-	0%	8,297,752
PROPERTY MAINTENANCE	828,000	-	0%	828,000
PROPERTY TAXES	40,000	-	0%	40,000
UTILITIES	12,000	-	0%	12,000
Total Properties	\$ 9,252,752	\$ -	0%	\$ 9,252,752
Incentive Agreements				
ECONOMIC DEVELOPMENT INCENTIVES	1,200,000	-	0%	1,200,000
KAPAL SUPPLIER, LLC	80,000	-	0%	80,000
Total Incentive Agreements	\$ 1,280,000	\$ -	0%	\$ 1,280,000
Debt Service				
BOND PRINCIPAL PAYMENT	\$ 1,665,000	\$ -	0%	\$ 1,665,000
BOND INTEREST EXPENSE	1,010,977	-	0%	1,010,977
BOND FEES	6,000	-	0%	6,000
Total Debt Service	\$ 2,681,977	\$ -	0%	\$ 2,681,977
Total Expenditures	\$ 17,030,871	\$ 44,834	0%	\$ 16,986,037

EDINBURG ECONOMIC DEVELOPMENT CORPORATION

MONTHLY BUDGET ACTIVITY REPORT (Unaudited)

As of October 31, 2024

	Current Budget	YTD	Percent Used	Remaining Budget
Sources Over/(Under) Uses	\$ (5,904,386)	\$ (34,707)	1%	\$ (5,869,679)
Bond Projects Expenses				
WORKFORCE/RESOURCE CENTER	\$ 1,827,000	\$ -	0%	\$ 1,827,000
PARKING GARAGE	2,068,000	-	0%	2,068,000
Total Bond Projects Expenses	\$ 3,895,000	\$ -	0%	\$ 3,895,000
TOTAL SUMMARY				
Total Revenues	\$ 11,126,485	\$ 42,198	0%	\$ 11,084,287
Total Expenses	(20,925,871)	(44,834)	0%	(20,881,037)
Change in Fund Balance	\$ (9,799,386)	\$ (2,636)	0%	\$ (9,796,750)

EDINBURG ECONOMIC DEVELOPMENT CORPORATION

SUPPLEMENTARY INFORMATION (Unaudited)

Cash Balances as of October 31, 2024

	Beginning Balance	YTD Activity	Ending Balance
Cash - Unrestricted			
Operating - Interest Bearing	\$ 10,795,236	\$ (3,741,073)	\$ 7,054,163
Total Unrestricted Cash	\$ 10,795,236	\$ (3,741,073)	\$ 7,054,163
Cash - Restricted			
Non Interest Bearing:			
Debt Service Funds	\$ 787,667	\$ 2	\$ 787,669
Total Non Interest Bearing Cash	\$ 787,667	\$ 2	\$ 787,669
Interest Bearing:			
Series 2019 Bonds - Project Fund	\$ 4,109,952	\$ 20,614	\$ 4,130,565
Series 2021 Bonds - Project Fund	2,768,731	11,457	2,780,188
Debt Service Reserves Fund	1,531,545	6,338	1,537,883
Reserved for Property Acquisitions	4,639,837	3,657,915	8,297,752
Total Interest Bearing Cash	\$ 13,050,065	\$ 3,696,324	\$ 16,746,389
Total Restricted Cash	\$ 13,837,732	\$ 3,696,326	\$ 17,534,057
Total Unrestricted and Restricted Cash	\$ 24,632,968	\$ (44,747)	\$ 24,588,220

EDINBURG ECONOMIC DEVELOPMENT CORPORATION

SALES TAX REVENUES (0.5%) - GAAP BASIS

MONTH	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	Difference FY 23/24 - 22/23	
OCT.	\$ 539,764	\$ 548,456	\$ 620,368	\$ 676,247	\$ 690,643	\$ 14,396	➡ 2%
NOV.	517,839	566,005	705,608	724,862	766,213	41,351	⬆ 6%
DEC.	673,924	754,719	816,042	891,115	943,716	52,602	⬆ 6%
JAN.	475,560	553,863	601,307	685,715	730,509	44,794	⬆ 7%
FEB.	453,935	501,873	622,505	689,061	737,543	48,482	⬆ 8%
MAR.	574,164	727,183	824,904	830,857	876,505	45,648	⬆ 6%
APR.	497,295	641,177	728,140	728,887	769,242	40,355	⬆ 6%
MAY	550,235	633,072	683,168	779,949	780,139	190	➡ 0%
JUN.	591,024	717,109	813,695	750,828	820,500	69,672	⬆ 9%
JUL.	538,033	611,295	715,773	731,227	835,294	104,067	⬆ 15%
AUG.	530,880	704,765	688,206	864,771	716,865	(147,906)	⬇ -21%
SEP.	647,655	663,366	781,228	830,673	815,696	(14,977)	➡ -2%
TOTAL	<u>\$ 6,590,308</u>	<u>\$ 7,622,882</u>	<u>\$ 8,600,943</u>	<u>\$ 9,184,192</u>	<u>\$ 9,482,866</u>	<u>\$ 298,674</u>	<u>➡ 3%</u>

AVERAGE PER MONTH: (October through September/12 months)

YTD Comparison \$ 549,192 \$ 635,240 \$ 716,745 \$ 765,349 \$ 790,239

YTD COMPARISON: (October through September)

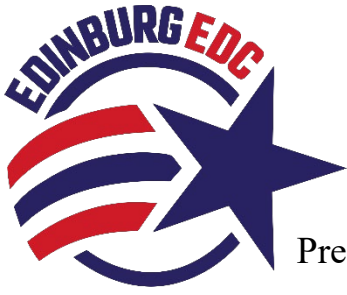
\$ 6,590,308 \$ 7,622,882 \$ 8,600,943 \$ 9,184,192 \$ 9,482,866

YTD COMPARISON: (October thru September vs October thru September of prior year)

234,669 1,032,575 978,061 583,249 298,674

YTD COMPARISON: (October thru September vs October thru September of prior year %)

4% 16% 13% 7% 3%



Edinburg Economic Development Corporation

Meeting Date: November 20, 2024

Presentation of Quarterly Investment Report ending on September 30, 2024

1. **Agenda Item:**

Presentation of Quarterly Investment Report ending on September 30, 2024.

2. **Description/Scope:**

Executive Director, Raudel Garza, will give a presentation of the Quarterly Investment Report provided by the City of Edinburg's Finance Department.

3. **Estimated Timeline:**

October 1, 2023 – September 30, 2024

4. **Budget:**

N/A

5. **Procurement/Selection Process:**

N/A

6. **Staff's Recommendation:**

N/A

7. **Justification:**

N/A

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: EEDC Quarterly Investment Report ending 09/30/24



November 14, 2024

President Veronica Gonzalez
Board of Directors

RE: Edinburg Economic Development Corporation - Quarterly Investment Report for Quarter
Ending September 30, 2024/Statement of Compliance

The above-referenced report is hereby presented, pursuant to the Public Funds Investment Act (PFIA), for your review and acceptance.

This quarter's investments totaled \$9,281,850.16 which included interest earned totaling \$121,685.40.

The PFIA also requires that the report contain a Statement of Compliance, signed by the Investment Officers, as presented below:

STATEMENT OF COMPLIANCE

This report complies with the requirements of the Public Investment Act as well as the Edinburg Economic Development Corporation's adopted investment policy. The Edinburg Economic Development Corporation follows all provisions of the Public Investment Act and the Edinburg Economic Development Corporation's investment policy.

Presented by the Edinburg Economic Development Corporation's Investment Officers:

Ascencion Alonzo, Investment Officer

Raudel Garza, Investment Officer

EDINBURG ECONOMIC DEVELOPMENT CORPORATION
QUARTERLY INVESTMENT SUMMARY REPORT
QUARTER ENDING SEPTEMBER 30, 2024

	<u>TexStar Investment Pool</u>
COST	
Beginning Balance	\$ 9,160,164.76
Additions:	
Interfund Transfers-out	-
Contributions	-
Investment earnings-TexStar	121,685.40
Investment earnings-	-
Deductions:	
Interfund Transfers-out	-
Disbursements	-
Ending Balance	<u>\$ 9,281,850.16</u>
 MARKET VALUE	
Beginning Balance	<u>\$ 9,159,606.00</u>
Ending Balance	<u>\$ 9,285,145.22</u>
 Weighted Average Maturity- TexStar	30
TexStar-Weighted Average Yield	5.25%

EDINBURG ECONOMIC DEVELOPMENT CORPORATION
HOLDINGS BY INVESTMENTS
QUARTERLY INVESTMENT REPORT
QUARTER ENDING SEPTEMBER 30, 2024

<u>Type of Investment</u>	<u>Beginning Cost</u>	<u>TexStar Interest</u>	<u>Interfund Transfers</u>	<u>Disbursements</u>	<u>Ending Cost</u>	<u>Market Value</u>
Texpool:						
New Series Debt Service Debt Rsrv Fund #1081510230	\$ 835,784.78	\$ 11,102.71	\$ -	\$ -	\$ 846,887.49	\$ 847,188.14
New Series 2019 Construction Fund #1081520190	4,916,265.16	65,308.63	-	-	4,981,573.79	4,983,342.25
2021A Tax-Exempt Dbt Srvc Rsrv Fund #1081520210	497,071.90	6,603.21	-	-	503,675.11	503,853.91
2021B Taxable Debt Srvc Rsrv Fund #1081520211	178,610.15	2,372.71	-	-	180,982.86	181,047.11
2021A 2021B Project Funds #1081520212	2,732,432.77	36,298.14	-	-	2,768,730.91	2,769,713.81
Total	\$ 9,160,164.76	\$ 121,685.40	\$ -	\$ -	\$ 9,281,850.16	\$ 9,285,145.22

TexStar Investments Detail Activity
Quarter Ending September 30, 2024

EEDC NEW SERIES DEBT SRVC RSRV FUND ACCOUNT #1081510230

		Income				Ending Balance
	Opening balance:	TexStar Interest	Contributions	Interfund Transfers	Disbursements	
July	835,784.78	3,771.46	0.00	0.00	0.00	839,556.24
August	839,556.24	3,774.80	0.00	0.00	0.00	843,331.04
September	843,331.04	3,556.45	0.00	0.00	0.00	846,887.49
		<u>11,102.71</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

EEDC NEW SERIES 2019 CONSTRUCTION FUND ACCOUNT #1081520190

		Income				Ending Balance
	Opening balance:	TexStar Interest	Contributions	Interfund Transfers	Disbursements	
July	4,916,265.16	22,184.74	0.00	0.00	0.00	4,938,449.90
August	4,938,449.90	22,204.14	0.00	0.00	0.00	4,960,654.04
September	4,960,654.04	20,919.75	0.00	0.00	0.00	4,981,573.79
		<u>65,308.63</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

EEDC 2021A TAXEXEMPT DBT SERVICE RES FND ACCOUNT #1081520210

		Income				Ending Balance
	Opening balance:	TexStar Interest	Contributions	Interfund Transfers	Disbursements	
July	497,071.90	2,243.05	0.00	0.00	0.00	499,314.95
August	499,314.95	2,245.02	0.00	0.00	0.00	501,559.97
September	501,559.97	2,115.14	0.00	0.00	0.00	503,675.11
		<u>6,603.21</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

EEDC 2021B TAXABLE DBT SERVICE RES FND ACCOUNT #1081520211

		Income				Ending Balance
	Opening balance:	TexStar Interest	Contributions	Interfund Transfers	Disbursements	
July	178,610.15	806.00	0.00	0.00	0.00	179,416.15
August	179,416.15	806.70	0.00	0.00	0.00	180,222.85
September	180,222.85	760.01	0.00	0.00	0.00	180,982.86
		<u>2,372.71</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

EEDC 2021A 2021B PROJECT FUNDS ACCOUNT #1081520212

		Income				Ending Balance
	Opening balance:	TexStar Interest	Contributions	Interfund Transfers	Disbursements	
July	2,732,432.77	12,330.13	0.00	0.00	0.00	2,744,762.90
August	2,744,762.90	12,340.92	0.00	0.00	0.00	2,757,103.82
September	2,757,103.82	11,627.09	0.00	0.00	0.00	2,768,730.91
		<u>36,298.14</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

TexSTAR

MONTHLY NEWSLETTER SEPTEMBER 2024



PERFORMANCE

As of September 30, 2024

Current Invested Balance	\$ 10,713,994,849.49
Weighted Average Maturity (1)	24 Days
Weighted Average Life (2)	67 Days
Net Asset Value	1.000355
Total Number of Participants	1056
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$ 46,929,365.78
Management Fee Collected	\$ 540,633.20
% of Portfolio Invested Beyond 1 Year	4.25%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

September Averages

Average Invested Balance	\$ 10,993,149,088.51
Average Monthly Yield, on a simple basis	5.1324%
Average Weighted Maturity (1)	26 Days
Average Weighted Life (2)	66 Days

Definition of Weighted Average Maturity (1) & (2)

(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instruction to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.
(2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

The maximum management fee authorized for the TexSTAR Cash Reserve Fund is 12 basis points. This fee may be waived in full or in part in the discretion of the TexSTAR co-administrators at any time as provided for in the TexSTAR Information Statement.

NEW PARTICIPANTS

We would like to welcome the following entities who joined the TexSTAR program in September:

- * City of Ballinger
- * Cypress Springs Special Utility District
- * Fort Bend County Municipal Utility District No. 232
- * Fort Bend County Municipal Utility District No. 246
- * Jefferson County Emergency Service District No. 3
- * Montgomery County Municipal Utility District No. 197
- * City of Mount Vernon
- * City of Omaha

HOLIDAY REMINDER

In observance of **Columbus Day**, **TexSTAR will be closed on Monday, October 14, 2024**. All ACH transactions initiated on Friday, October 11th will settle on Tuesday, October 15th. Standard transaction deadlines will be observed on Friday, October 11th. Please plan accordingly for your liquidity needs.

ECONOMIC COMMENTARY

Market review

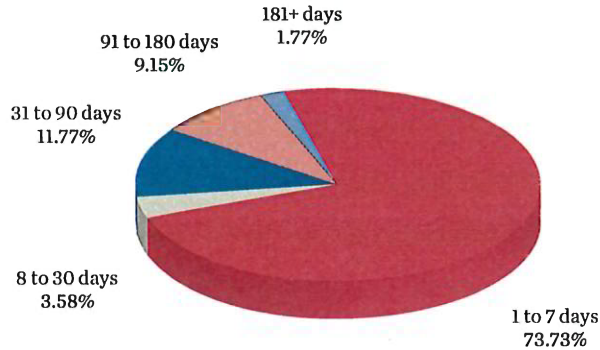
The third quarter provided further evidence that the Federal Reserve (Fed) has successfully cooled down the post-pandemic supercharged economy, aligning it with their dual mandate of price stability and full employment. The disinflationary trend has made significant progress, as the core Personal Consumption Expenditures Price Index (PCE), the Fed's preferred measure for inflation, has declined to a three-month annualized run rate of 2.1% as of August, a substantial drop from 6.6% in 2021. The labor market has also shown signs of cooling, with unemployment rising from a low of 3.4% to 4.2%. Despite these adjustments, the Fed has managed to keep the economy on a stable footing. The economy grew at a 3.0% seasonally adjusted annualized rate in the second quarter, well above first quarter's 1.6%, bringing average GDP growth for the first half of the year to a solid 2.3%, which is in line with trend growth. In a highly anticipated decision, the Federal Open Market Committee (FOMC) voted to lower the federal funds rate by 50 basis points (bps), a larger-than-expected move and their first move lower since March 2020. During his press conference, Powell described the move as a policy "recalibration," suggesting the Fed is proactively managing economic risk.

While the August jobs report was stronger than the downwardly revised weak July report, it didn't represent a full rebound, but it did alleviate some concerns about a hard landing. The establishment survey showed fewer-than-expected job gains of 142,000, primarily concentrated in the construction, leisure and hospitality, and healthcare industries, bringing the three-month moving average down to 116,000. Additionally, July's job gains were revised down to 89,000. On a positive note, the unemployment rate ticked lower from 4.25% to 4.22%, providing some relief after the recent increase.

(continued page 4)

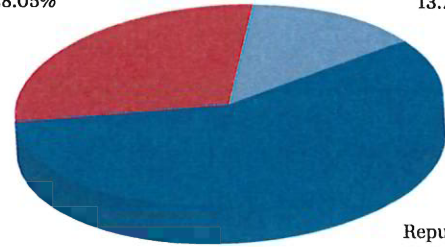
INFORMATION AT A GLANCE

PORTFOLIO BY TYPE OF INVESTMENT AS OF SEPTEMBER 30, 2024



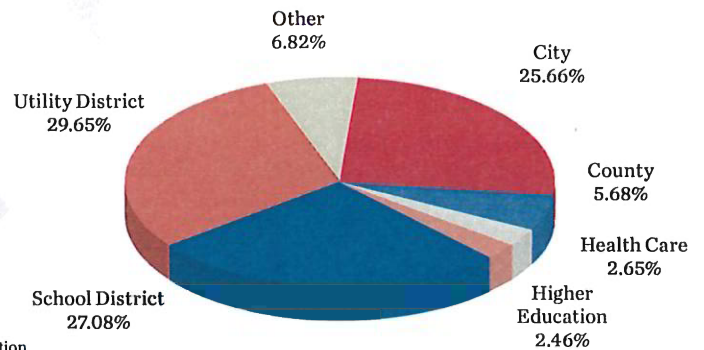
Treasuries
28.05%

Agencies
13.78%



Repurchase
Agreements
58.17%

PORTFOLIO BY MATURITY AS OF SEPTEMBER 30, 2024 (1)



DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF SEPTEMBER 30, 2024

(1) Portfolio by Maturity is calculated using WAM (1) definition for stated maturity. See page 1 for definition

HISTORICAL PROGRAM INFORMATION

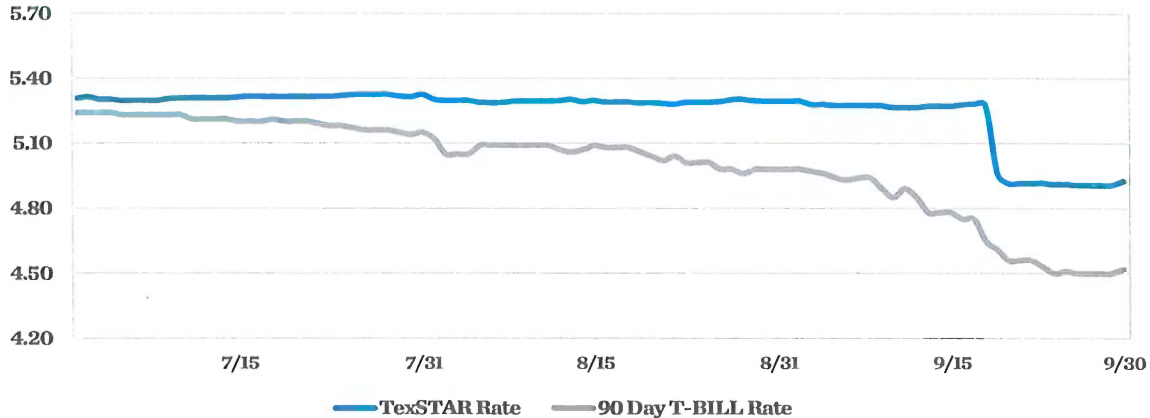
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)	WAL (2)	NUMBER OF PARTICIPANTS
Sep 24	5.1324%	\$10,713,994,849.49	\$10,717,808,636.16	1.000355	26	66	1056
Aug 24	5.2939%	10,960,587,143.65	10,963,170,866.05	1.000150	31	61	1048
Jul 24	5.3131%	11,614,008,231.39	11,614,697,399.72	1.000059	33	64	1043
Jun 24	5.3126%	10,696,510,063.51	10,695,858,054.79	0.999939	36	66	1040
May 24	5.3078%	10,946,135,253.27	10,946,064,280.53	0.999895	37	67	1037
Apr 24	5.3057%	11,388,285,240.44	11,386,977,182.36	0.999885	35	65	1031
Mar 24	5.2986%	11,373,415,394.49	11,372,687,872.41	0.999936	36	68	1025
Feb 24	5.3035%	11,928,691,803.89	11,927,911,436.19	0.999934	36	69	1024
Jan 24	5.3200%	11,483,316,119.03	11,483,741,551.85	1.000037	42	77	1024
Dec 23	5.3378%	10,557,076,424.02	10,557,101,303.24	0.999972	44	85	1037
Nov 23	5.3307%	10,148,883,026.83	10,148,191,305.12	0.999931	33	74	1034
Oct 23	5.3231%	10,017,668,653.01	10,016,121,800.83	0.999845	29	69	1031

PORTFOLIO ASSET SUMMARY AS OF SEPTEMBER 30, 2024

	BOOK VALUE	MARKET VALUE
Uninvested Balance	\$ 661.84	\$ 661.84
Accrual of Interest Income	11,431,698.94	11,431,698.94
Interest and Management Fees Payable	(46,926,535.66)	(46,926,535.66)
Payable for Investment Purchased	(59,317,500.00)	(59,317,500.00)
Repurchase Agreement	6,286,752,999.95	6,286,752,999.95
Government Securities	4,522,053,524.42	4,525,867,311.09
TOTAL	\$ 10,713,994,849.49	\$ 10,717,808,636.16

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

TEXSTAR VERSUS 90-DAY TREASURY BILL



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The TexSTAR management fee may be waived in full or in part at the discretion of the TexSTAR co-administrators and the TexSTAR rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment of \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the TexSTAR pool to the T-Bill Yield, you should know that the TexSTAR pool consists of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-Day T-Bill. The TexSTAR yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

DAILY SUMMARY FOR SEPTEMBER 2024

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)	WAL DAYS (2)
9/1/2024	5.2945%	0.000145055	\$10,960,587,143.65	1.000150	29	65
9/2/2024	5.2945%	0.000145055	\$10,960,587,143.65	1.000150	29	65
9/3/2024	5.2781%	0.000144606	\$11,088,094,883.72	1.000166	29	64
9/4/2024	5.2792%	0.000144636	\$11,110,506,970.55	1.000212	29	64
9/5/2024	5.2748%	0.000144514	\$11,208,599,884.13	1.000198	28	63
9/6/2024	5.2746%	0.000144509	\$11,095,994,297.74	1.000223	28	63
9/7/2024	5.2746%	0.000144509	\$11,095,994,297.74	1.000223	28	63
9/8/2024	5.2746%	0.000144509	\$11,095,994,297.74	1.000223	28	63
9/9/2024	5.2748%	0.000144515	\$11,090,958,640.65	1.000224	27	62
9/10/2024	5.2661%	0.000144276	\$11,066,520,738.78	1.000243	27	64
9/11/2024	5.2645%	0.000144233	\$10,977,035,452.39	1.000223	26	67
9/12/2024	5.2654%	0.000144257	\$10,930,583,236.22	1.000238	26	67
9/13/2024	5.2722%	0.000144444	\$11,089,396,149.69	1.000275	25	67
9/14/2024	5.2722%	0.000144444	\$11,089,396,149.69	1.000275	25	67
9/15/2024	5.2722%	0.000144444	\$11,089,396,149.69	1.000275	25	67
9/16/2024	5.2788%	0.000144625	\$11,112,581,948.81	1.000303	25	68
9/17/2024	5.2819%	0.000144710	\$11,131,970,444.51	1.000296	25	68
9/18/2024	5.2769%	0.000144573	\$11,161,779,817.69	1.000338	25	68
9/19/2024	4.9605%	0.000135904	\$11,103,842,374.15	1.000362	25	68
9/20/2024	4.9155%	0.000134671	\$10,983,378,303.34	1.000357	25	68
9/21/2024	4.9155%	0.000134671	\$10,983,378,303.34	1.000357	25	68
9/22/2024	4.9155%	0.000134671	\$10,983,378,303.34	1.000357	25	68
9/23/2024	4.9169%	0.000134710	\$10,849,622,607.54	1.000388	25	68
9/24/2024	4.9115%	0.000134563	\$10,710,081,931.35	1.000410	25	69
9/25/2024	4.9116%	0.000134564	\$10,895,345,401.45	1.000390	25	67
9/26/2024	4.9076%	0.000134455	\$10,861,164,208.06	1.000378	25	68
9/27/2024	4.9073%	0.000134447	\$10,784,769,575.42	1.000373	24	67
9/28/2024	4.9073%	0.000134447	\$10,784,769,575.42	1.000373	24	67
9/29/2024	4.9073%	0.000134447	\$10,784,769,575.42	1.000373	24	67
9/30/2024	4.9266%	0.000134976	\$10,713,994,849.49	1.000355	24	67
Average	5.1324%	0.000140615	\$10,993,149,088.51		26	66



ECONOMIC COMMENTARY (cont.)

Wages grew by 0.4% month-over-month (m/m) and 3.8% year-over-year (y/y), slightly higher than July's monthly increase. The Job Openings and Labor Turnover Survey (JOLTS) indicated an uptick in labor demand in August, with job openings rising from an upwardly revised 7.7 million to 8.0 million, the highest since May. Conversely, the quit rate ticked down again, from 2.0% to a new cycle low of 1.9%, and the hires rate, which had increased from 3.3% to 3.4% between June and July, pulled back to 3.3%.

The August CPI report came in as expected, providing further evidence that inflation is on a steady path lower. Headline inflation rose 0.2% m/m and 2.5% y/y, while core inflation rose 0.3% m/m and 3.2% y/y. In the details, food and energy prices were well behaved with energy prices falling by 0.8% m/m. Elsewhere, core goods prices eased for a sixth straight month, led lower by used vehicle prices, although tobacco prices rose by a strong 1.2% m/m. Elsewhere, shelter inflation remained elevated at 0.5% m/m, which alongside a 3.9% m/m increase in airfares, kept core services inflation elevated at 0.5%. Auto insurance prices moderated but rose by a still-warm 0.6% m/m and 16.5% y/y. Headline PCE and Core PCE both rose 0.1% m/m, bringing the y/y figures to 2.2% and 2.7%, respectively. With shelter still driving the bulk of inflation, broad disinflationary tailwinds remain well established, suggesting that inflation is on a steady path back to 2%, enabling the Fed to begin normalizing monetary policy.

While inflation and the labor market have come into better balance, the federal funds rate has remained at a highly restrictive level. With market expectations roughly split between a 25 basis point and a 50 basis point cut, the FOMC voted to reduce the federal funds rate target range by 50 bps to 4.75% – 5.00% at its September meeting, with one dissent in favor of a 25 bp cut. The economic assessment was amended to recognize that job growth has “slowed” rather than merely “moderated,” and the statement noted that the committee has gained greater confidence in inflation returning to target. The risks to employment and inflation are now considered balanced, compared to a previous tilt towards inflation. The ‘dot plot’ provided a refreshed view of the Committee’s expectations for the path of the fed funds rate. The median member now expects the policy rate to fall to 4.375% by year-end 2024, equivalent to an additional 50 bps of rate cuts this year, with an additional 100 bps of cuts anticipated in 2025 and 50 bps in 2026. The long-run dot shifted higher to 2.875%, reflecting discussions among Fed members about the possibility that the neutral policy rate is higher than previously anticipated.

In sum, the Fed delivered the message that policy normalization has begun, more cuts are coming and, despite a slightly larger cut to begin with, easing will still be gradual, barring a more material slowdown in the economy. Markets saw mixed and choppy price action following the Fed decision with short term Treasury yields falling more sharply than longer-term Treasury yields over the month. Three- and six-month Treasury bill yields fell by 49 bps and 45 bps to 4.63% and 4.41%, respectively, while one- and two-year Treasury yields declined 40 bps and 28 bps to 4.01% and 3.64%, respectively.

Outlook

More than two years and 11 rate hikes later, the Fed has begun to normalize policy, with more cuts projected on the horizon. Cooling inflation in recent months has allowed the Fed to shift its focus towards supporting the labor market; while they are not overly concerned about its current state, their goal is to maintain its strength. With slowing inflation and rising unemployment, we anticipate additional front-loaded cuts to bring the Fed closer to a neutral policy stance by 2025. We believe the Fed is on track to deliver two 25 bp rate cuts by year-end and will likely continue easing in 2025. However, as Powell emphasized during the press conference, policy decisions will be contingent on evolving economic data.

The need for restrictive policy has diminished as the risks between employment and inflation have come into balance. With U.S. economic activity broadly looking healthy and the summer growth scare behind us, the Fed's decision to pre-emptively cut more aggressively likely extends the current economic cycle. This increases our conviction in a soft-landing outcome, with only a moderate rise in the unemployment rate as the base case.

This information is an excerpt from an economic report dated September 2024 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.





TEXSTAR BOARD MEMBERS

Monte Mercer	North Central TX Council of Government	Governing Board President
David Pate	Richardson ISD	Governing Board Vice President
David Medanich	Hilltop Securities	Governing Board Secretary
Andrew Linton	J.P. Morgan Asset Management	Governing Board Asst. Sec./Treas
Brett Starr	City of Irving	Advisory Board
Sandra Newby	Qualified Non-Participant	Advisory Board
Ron Whitehead	Qualified Non-Participant	Advisory Board

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Edinburg Economic Development Corporation

Meeting Date: November 20, 2024

Consider approval of Sponsorship for the “A Night of Southern Charm” Event by the Boys and Girls Club Rio Grande Valley

1. Agenda Item:

Consider approval of Sponsorship for the “A Night of Southern Charm” Event by the Boys and Girls Club Rio Grande Valley.

2. Description/Scope:

The Boys and Girls Club is hosting its 16th Annual “A Night of Southern Charm” Event on Thursday, January 16, 2024, at the Bert Ogden Arena. The Boys and Girls Club is requesting a \$5,000 sponsorship.

3. Estimated Timeline:

January 2025

4. Budget:

Sponsorship Account: \$130,500 available

5. Procurement/Selection Process:

N/A

6. Staff's Recommendation:

Staff recommends \$5,000.00.

7. Justification:

N/A

/s/ Raudel Garza, EEDC

Executive Director

ATTACHMENTS:

Attachment A: A night of Southern Charm Sponsorship Packet



BOYS & GIRLS CLUBS
OF EDINBURG
RIO GRANDE VALLEY

A Night of Southern Charm

AT THE 16TH ANNUAL
**STEAK IN YOUR
COMMUNITY**
SPONSOR PACKET

**JANUARY 16
2025**

AT

**BERT OGDEN
ARENA**

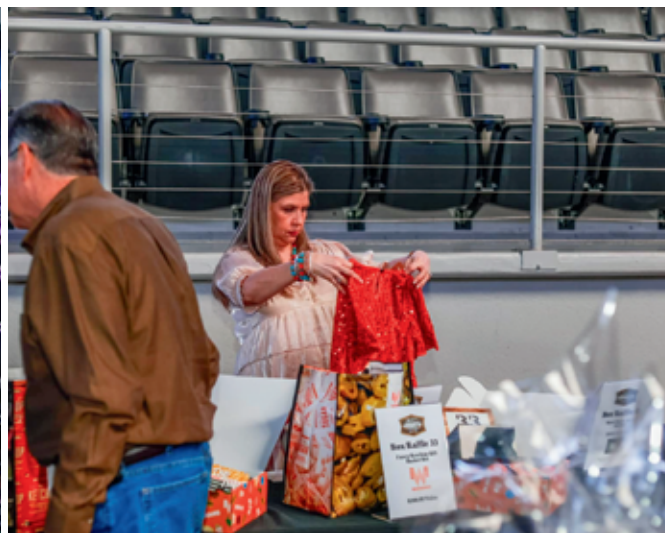
For Sponsorship Opportunities Contact:
daisymartinez@edinburgkids.com or olemus@edinburgkids.com



LINDA TOVAR

H-E-B, DIRECTOR OF PUBLIC AFFAIRS







THE 16TH ANNUAL
**STEAK IN YOUR
COMMUNITY**
TO BENEFIT THE BOYS & GIRLS CLUB OF EDINBURG RGV

Howdy Partner,

I would like to invite you to participate in an exclusive marketing opportunity and exciting event hosted by Boys & Girls Clubs of Edinburg RGV. Our goal is to continue to provide opportunity to all youth in a positive caring environment to enable them to become productive, responsible, influential citizens.

At the **16th Annual "Steak" In Your Community** fundraiser, an expected six hundred business and civic leaders come together to share in the grand announcement of the Youth of the Year & scholarship recipients. Most importantly, the evening will raise crucial funds through our LIVE Auctions, Box raffle, and Luxury raffles to support the academic success, healthy life-styles and character & civic engagement programs for our future leaders.

As a **Business Sponsor** of "Steak" In Your Community, you can join the celebration of our young people and make a difference in Edinburg's future by supporting Boys & Girls Clubs of Edinburg RGV. As an auction sponsor you'll tap into an active, engaged organization with over 4,000 youth served! You will be listed on auction marketing materials and we will feature your contribution. That means your involvement will be visible and your products/services accessible to each and every one of our members, donors and supporters—never mind the friends and family they involve by passing these emails along.

Please join us **January 16, 2025** at the **Bert Ogden Arena** to help us in continuing to welcome and inspire thousands of youth who need our services each day! Thank You in advance for your kind consideration.

With excitement & 2 Steppin' to Success,

Daisy Martinez
Chief Executive Officer
956.383.2582





THE 16TH ANNUAL STEAK IN YOUR COMMUNITY

TO BENEFIT THE BOYS & GIRLS CLUB OF EDINBURG RGV

Boys & Girls Clubs of Edinburg RGV 16th Annual "Steak" in Your Community January 16, 2025

Bert Ogden Arena
4900s I-69C, Edinburg, TX 78539
Food – Music – Cocktails – LIVE Auctions
Box Raffle – Luxury Raffles

What is the "Steak" in Your Community: The 16th Annual "Steak " in Your Community gala is an exclusive event with over 600 in attendance along with civic and community leaders come together to share in the grand announcement of the 2025 Youth of the Year and scholarship recipients. Most importantly, the evening will raise crucial funds for the character & leadership, career & education, health & life skills, the arts, and sports & recreation programs impacting an average of 4,000 youth a year. Guests will enjoy LIVE music by the Texas Desire Band and a steak meal sponsored by the Palacios Family Endowment. Let's not forget the delicious desserts and drinks!

It is a grand celebration of support and encouragement for Edinburg & surrounding communities' youth.

Who will be there: The A-list of Edinburg & surrounding communities' business and community leaders. Corporate Sponsors can use their seats at a table to entertain business associates or reward outstanding employees.

Sponsor: We need your help through sponsorship and reserving Corporate Tables.

Why it matters: Our gala raises critical funds needed to support the Boys & Girls Clubs of Edinburg RGV four service sites and the over 4,000+ young people they serve on an annual basis. More than 80% of enrolled club members are from economically disadvantaged backgrounds and look to the Club as an important stabilizing force in their lives.



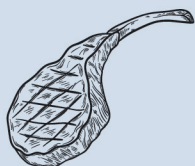
BOYS & GIRLS CLUBS
OF EDINBURG
RIO GRANDE VALLEY

www.edinburgkids.com



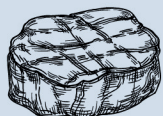
YEE-HAW! SPONSOR BENEFITS

PRESENTING SPONSOR \$10,000



- VIP Access: Includes 16 VIP wristbands (Steak Meal Served First and VIP Bar Access)
- 2-3 Minute Speaking Opportunity During Special Event
- Company Logo Featured on Event Signage and Gala Program Cover Page
- Company Logo on Digital Billboard of Arena As Presenting Sponsor of Gala
- Company Logo on Club Website and in Member Pick Up Area outside Club
- Press Release – The Monitor
- Video Social Media Promotion (2 Creative Reels, one before and one after event)
- Your Logo on Event Signage
- Logo on E-Blast Promoting Event
- MC & Digital Recognition During Event
- Check Presentation for Social Media
- Special Steak Themed Newsletter Recognition
- Featured in Thank You Ad

FILET MIGNON \$7,500



- VIP Access: Includes 12 VIP wristbands (Steak Meal Served First and VIP Bar Access)
- Company Logo Featured on Event Signage and in Gala Program
- Company Logo on Club Website
- Company Logo on Digital Billboard of Arena
- Press Release – The Monitor
- Your Logo on Event Signage
- Video Social Media Promotion (1 Creative Reels Video)
- Logo on E-Blast Promoting Event
- MC & Digital Recognition During Event
- Check Presentation for Social Media
- Special Steak Themed Newsletter Recognition
- Featured in Thank You Ad

PORTERHOUSE \$5,000



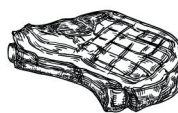
- VIP Access: Includes 12 VIP wristbands (Steak Meal Served First and VIP Bar Access)
- Company Logo Featured on Event Signage and in Gala Program
- Company Logo on Club Website
- Company Logo on Digital Billboard of Arena
- Press Release – The Monitor
- MC & Digital Recognition During Event
- Check Presentation for Social Media
- Special Steak Themed Newsletter Recognition
- Featured in Thank You Ad

NY STRIP \$3,500



- 8 Tickets—Reserved Seating
- Company Name on Digital Billboard of Arena
- Press Release – The Monitor
- Company Name on Event Signage and listed in Gala Program
- Check Presentation for Social Media
- Special Steak Themed Newsletter Recognition
- Listed in Thank You Ad

RIBEYE \$1,850



- 4 Tickets—Reserved Seating
- Company Name on Event Signage and listed in Gala Program
- Social Media recognition
- Special Steak Themed Newsletter Recognition
- Listed in Thank You Ad

ENTERTAINMENT SPONSOR \$2,500



- 6 Tickets—Reserved Seating
- Recognition During Event by the Texas Dezire Band
- Company Name on Event Signage and listed in Gala Program
- Company Logo on Banner on Stage
- Social Media recognition
- Special Steak Themed Newsletter Recognition



SPONSOR COMMITMENT FORM

Thank you for choosing to partner with the Boys & Girls Clubs of Edinburg RGV. Your donation is tax deductible. Upon receiving payment, you will be provided with a tax donation receipt for tax purposes.

PRESENTING SPONSOR	\$10,000		16 Tickets & VIP Wristbands
FILET MIGNON	\$7,500		12 Tickets & VIP Wristbands
PORTERHOUSE	\$5,000		10 Tickets & VIP Wristbands
NY STRIP	\$3,500		8 Tickets & Reserved Seating
ENTERTAINMENT SPONSOR	\$2,500		6 Tickets & Reserved Seating
RIB EYE	\$1,850		4 Tickets & Reserved Seating

- ☐ Enclosed is my check for a sponsorship
- ☐ Please make my reservation, and bill me for \$_____ sponsorship.
(Amount must be paid by 01/30/25)
- ☐ Enclosed is my \$100.00 donation
- ☐ I need _____ tickets at \$250.00 each, here's my check for \$_____
- ☐ Sorry, I cannot attend, but here's my contribution of \$_____

SPONSOR NAME _____

CONTACT NAME _____

PHONE _____ FAX _____ EMAIL _____

ADDRESS _____

*****Please make checks payable to:**
Boys & Girls Clubs of Edinburg RGV
Edinburg, Texas 78540



EIN: 74-2549652





WHAT WE DO! CLUB PROGRAMS



Power Hour: Making Minutes Count provides Club professionals with the strategies, activities, resources and information to create an engaging homework help and tutoring program that encourages Club members of every age to become self-directed learners.



SMART Moves is a prevention and education program addressing problems such as drug and alcohol use and premature sexual activity.



Youth and Family Support Services at the Boys & Girls Club of Edinburg is a collaborative project offered at participating Boys & Girls Clubs throughout Hidalgo county. YFSS provides promotion, mental health prevention and early intervention services to children and families in a youth development setting.



Triple Play is a comprehensive health and wellness program. It strives to improve the overall health of Club members ages 6-18 by increasing daily physical activity, teaching them about good nutrition and helping them develop healthy relationships.



Money Matters promotes financial responsibility and independence among Club members ages 13 to 18. Participants learn how to manage a checking account, create a budget, save and invest, start small businesses and pay for college.



NATIONAL
fine arts exhibit

This year-round program encourages artistic expression among Club members ages 6 to 18 through drawing, painting, printmaking, collage, mixed media and sculpture displayed at local and regional exhibits.



The Boys & Girls Club is fun because I get to have dinner, do my homework and spend time with my friends!



BOYS & GIRLS CLUBS

5000 CLUBS

MILLIONS OF GREAT FUTURES
ONE TIMELESS MISSION



www.edinburgkids.com



Project Manager Report – October/November 2024

Commercial Development:

Commercial Permit Values:

New Commercial Permit Value

October 2024: **\$1,764,130.00**

- Murphy USA: 101 E. Monte Cristo Rd. – \$800,000
- Don Pepe's: 500 N. Closner – \$400,000

Commercial Additions/Repairs Permit Value

October 2024: **\$3,994,130.19**

Multifamily New/Addition/Remodel Permit Value

October 2024: **\$1,439,000.00**

<u>PERMIT VALUATIONS (\$)</u>	October 2024	October 2023	YTD 2024	YTD 2023
New Homes	\$12,710,138	\$ 17,826,965	\$ 147,936,279	\$ 113,620,710
Residential Alterations	\$ 488,609	\$ 1,013,723	\$ 9,953,581	\$ 9,875,138
Multi-Family	\$1,439,000	\$ 2,314,300	\$ 31,950,523	\$ 94,238,333
Commercial: New	\$1,764,130	\$ 170,000	\$ 63,289,913	\$ 91,778,085
Commercial Alterations	\$4,018,630	\$ 1,641,345	\$ 22,504,232	\$ 47,025,255
TOTAL	\$ 20,420,507	\$ 22,966,333	\$ 275,634,528	\$ 356,537,521

**City of Edinburg Building Permit Values*

Current Subdivisions:

- Subdivisions Under Construction: 33
Number of Lots: 1,827
- Subdivisions Under Construction Review: 38
Number of Lots: 1,428
- Subdivisions Under Preliminary Review: 72
Number of Lots: 1,787
- Total Subdivisions: 154
- Total Rooftops: 10,585
- Total Lots: 5,857

**City of Edinburg Engineering Department, [Subdivision Metrics](#) (November 15, 2024).*

Façade and Lot Improvement Program (FLIP)

- The EEDC committed \$400,000 for the Fiscal Year 2023-2024 for at least 40 qualifying small businesses (up to \$10,000 each).
- 20 businesses have completed their project:
 - Alleycatz Bar & Pizza (2309 W. University Dr)
 - Armando's Pizza (604 S. Jackson Rd)
 - Auto Servicio El Viejon (621 N. Closner Blvd)
 - Budget Inn (2207 S. Business Hwy 281)
 - Country Café (2905 N. Closner Blvd)
 - Dance Legacy and Fitness (721 E. Cano St)
 - El Patio Café (2207 S. Business Hwy 281 Unit C)
 - Gonzalez Cars for Less (2107 E. University Dr)
 - Homestay Inn and Suites (2737 S. Business Hwy 281)
 - Infinite Beauty (2712 S. Expressway 281)
 - La Paloma Mexican Restaurant (621 E. Cano St)
 - Legends Ironworks (117 E Loeb St)
 - Mike's Barber Shop & School (901 E. Schunior)
 - N. McColl Automotive (822 N McColl Rd)
 - Nieto's Auto Service (522 N. Closner Blvd)
 - Rick Villarreal Insurance Agency (2116 W. University Dr)
 - Sun Palace (3915 US-281)
 - Tex Mex Food Mart (9809 N. Expressway 281)
 - Texas Star Realty (3043 W. Alberta Rd)
 - Valley Offices Statewide Insurance (1317 S. Closner Blvd)
- 18 projects are in progress

Hotel Study

The Edinburg EDC has engaged HVS, a globally recognized leader in hospitality consulting, to conduct a detailed hotel market study for Edinburg. This study will assess market demand, forecast RevPAR (Revenue Per Available Room), and evaluate future hotel needs in our area. HVS will analyze the current hotel landscape in Edinburg, considering factors such as hotel age, size, and brand affiliation.

During her recent visit to Edinburg, HVS Director Bunmi Oyinloye met with Executive Director Raudel Garza to discuss the project. Staff conducted a tour, introducing her to the Edinburg Chamber of Commerce, Cultural Arts Department, and other key community leaders, providing valuable insight into Edinburg's tourism profile. Ms. Oyinloye also connected with UTRGV Athletics and City of Edinburg Parks & Recreation to further understand the city's recreational assets.

The study is expected to be completed by year-end and will guide Edinburg's strategic hotel development as it continues to grow as a regional destination.

Workforce Development:

Fajitas for Finance: We are partnering with UTRGV's Office of Sustainability and the ENACTUS organization to host a "Fajitas for Finance" financial literacy event. Alongside the financial literacy sessions, we will also be hosting a job fair in collaboration with Workforce Solutions to enhance community engagement and participation.

- Date: December 6, 2024
- Location: Dustin Michael Sekula Memorial Library
- Time: 9:00 AM to 1:00 PM

Moving Forward College Signing Day: The Edinburg EDC is excited to announce our partnership with Workforce Solutions to host the "Moving Forward" College Signing Day event once again, scheduled for May 2025. This initiative is dedicated to celebrating students with disabilities from across the Rio Grande Valley, honoring their academic achievements and supporting their transition to higher education.

To kick off planning, our team recently conducted a walkthrough with Workforce staff at the Edinburg Municipal Auditorium and the ACE Center. We look forward to another impactful celebration of our community's students and their journey forward.



MEMORANDUM

To: Raudel Garza, Executive Director, Edinburg EDC
From: Carlos Garza, Project Manager, Edinburg EDC
Date: November 15, 2024
Subject: Industrial Status Report

Projects

The Edinburg EDC Industrial Park active projects.

- RGV CDL (1) – Building Permit
- RGV CDL (2) – Building Permit
- Nicho Produce – Design
- BPS Systems – Predevelopment Meeting
- Kapal Cabinets, Granite & Quartz – Compliance
- CIL Logistics – Closed on Property – Design
- Bagley Produce – Closed on Property

Other Projects

The Edinburg EDC is working other projects including:

- Airport Industrial Master Plan:
 - Status: Completed
- LRGVDC Transit Center 1st Floor:
 - Status: Final Design
- Vaquero Park
 - Status: Design

Prospects

Project Manager is currently working with 53 prospects in the following business categories:

Expansions

- Food Manufacturing
- Custom Product Manufacturing
- Fresh Fruit and Vegetable Logistics
- Other technical and trade schools
- Metal Manufacturing
- General Warehousing and Storage

Relocations

- General Freight Trucking, Local and Long Distance
- All Other Miscellaneous General Purpose Machinery Manufacturing
- Fresh Fruit Wholesale

New Businesses

- General Warehousing and Storage
- Battery Storage

3111 W. Freddy Gonzalez Dr, Edinburg, TX 78539 | (956) 388-8914

www.edinburgedc.com



- Fruit and Vegetable Research Lab
- Software and Technology
- Data Storage
- Plastics Manufacturer
- PVC Manufacturer

Business Retention & Expansion

The Business Retention and Expansion (BRE) program is ongoing and the survey is sent to businesses after every meeting. Responses are confidential.

- Staff me with 2 manufacturing companies in Edinburg to discuss expansion

Industries include:

- Manufacturing
- Healthcare
- Education
- Technology
- Accommodation and Food Service
- Utilities

Properties

- Replat of Lot 10 (Lots 1, 2, and 3) – 17.73 Acre Properties Along Republic Drive
- North Industrial Park, Lot 4 – 25 Acres Along Democracy Drive
- 221 N 6th Street
- 610 W Cano Street
- Cano Avenue – East Side of the 610 W Cano Street

Expos and Conferences Attended:

- Team Texas: Fabtech – Oct 15-17, 2024
 - 800,000 sq. ft. of exhibitors
 - 100 leads generated
- TEDC Annual Conference – Oct 23-25, 2024

2024 November

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Sabrina's Luncheon	2
3	4	5 Expo Plásticos 2024 & SISO EXPO, Guadalajara MX	6 Team TX Small Town Roadshow, California	7	8 Sales Tax Workshop Austin, TX	9
10	11 VETERANS DAY November 11th	12	13	14 TML Econ. Dev. Conference Cedar Creek, TX	15	16
17	18	19 Commercial Investment Tour	20 Special Board Meeting	21	22 Sales Tax Workshop Houston, TX	23 Edinburg Cares Distribution of Turkeys
24	25	26	27	28 Happy Thanksgiving	29 SORRY WE'RE CLOSED	30

Professional Development

Conferences

2024 December

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5 Lighting of the Tree 	6 Fajitas for Finance 	7
			TEDC Board Retreat (Mr. Garza only) X-Mas Parade			
8	9	10 EDC X-Mas Appreciation Luncheon	11	12	13 Edinburg PD's Blue Santa Toy Drive	14
15	16 Special Board Meeting <i>Tentative</i>	17	18	19	20	21
22	23	24 Sorry We're CLOSED	25 MERRY CHRISTMAS	26	27	28
29	30	31 				

2025

January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Happy New Year	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28 Regular Board Meeting	29	30	31	

ICSC Red River Conference, Dallas TX

Professional Development

Conferences

*Regular Board Meeting on Feb 25th
needs to be rescheduled

2025

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Team Texas: MD & M West, Anaheim, California	5	6	7	8
9	10	11	12	13	14 Valentine's Day	15
16	17	18 RGVP: Days at The Capitol "One Region, One Voice"	19	20	21	22
23	24	25 Team Texas: Select USA MX, Mexico City	26 Entertainment Exp. Evo. , LA CA	27 TEDC Winter Conference, Austin TX	28	

Professional Development

Conferences

2025

March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
			Site Selectors Guild Annual Conference, Orlando FL			
16	17 Happy St. Patrick's Day	18	19	20	21	22
			Consultants Forum Workshop, San Antonio TX			
23	24	25 Regular Board Meeting	26	27	28	29
30	31					

2025

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
		Team Texas: MRO Americas, Atlanta GA				
13	14	15	16	17	18 Good Friday	19
20 HAPPY EASTER	21	22 Regular Board Meeting	23	24	25	26
27	28	29	30			

*National Small Business Day, May 10th
*Economic Development Week, TBD

2025

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11 	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 	27 Regular Board Meeting	28	29	30	31

Professional Development

Conferences

2025 June

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
		Basic Economic Development Course, Bee Cave TX				
8	9	10	11	12	13	14
		Team Texas: Road Show, Chicago IL				
15 	16	17	18	19	20	21
			TEDC Mid-Year Conference, Rockwall TX			
22	23	24 Regular Board Meeting	25	26	27	28
29	30					

Professional Development

Conferences

2025 July

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3		5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22 Regular Board Meeting	23	24	25	26
27	28	29	30	31		

2025

August

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24 31	25	26 Regular Board Meeting	27	28	29	30

2025 September

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 	2	3	4	5	6
7	8	9	10	11	12	13
	Team Texas: FABTECH, Chicago IL					
14	15	16	17	18	19	20
21	22	23 Regular Board Meeting	24	25	26 TEDC Sales Tax Workshop, Edinburg, TX	27
28	29	30				

November 13, 2024

Alliance Annual Meeting

❑ **TIME TO GET YOUR SPOT** – It is time to make plans to attend the I-69 Alliance 2024 Annual Meeting in Houston. The event will be Friday, December 6th, at the headquarters of the Greater Houston Partnership, Partnership Tower, 701 Avenidas de las Americas #900, located a block off of I-69 and across Rusk St. from the George Brown Convention Center.

Steven Alvis of Houston, one of the five members of the Texas Transportation Commission, will be our keynote speaker.

Register to attend at the Alliance website: www.i69TexasAlliance.com. And if your organization would like to be an event sponsor, please contact Alliance Executive Director Jennifer Shepard (Jennifer@jgshepard.com). Board members will gather for a business meeting at 9 a.m. Networking begins at 11 a.m. and the luncheon program starts at noon.



❑ **I-69C/I-2 INTERCHANGE PROJECT NEARS COMPLETION** – Lanes are open to traffic and work will be coming to an end over the next few months after five years of construction on the sprawling interchange of I-69C and I-2 in Hidalgo County. The \$300 million design-build project includes expansion and modernization of main lanes and ramps in McAllen, Pharr and San Juan. I-2/US 83 is part of the I-69 System and the essential connector between I-69C/US 281 at Pharr and I-69E/US 77 at Harlingen in the border region. I-2 has been extended west of McAllen and Mission toward Starr County and in future decades it is proposed to be extended along the Rio Grande to connect to the I-69 West/US 59 leg of the system at Laredo.

❑ **WASHINGTON REPORT** – The current highway funding authorization bill, the 2021 IIJA, expires in 2026 and the coming year will be a year of transportation policy hearings and preparation for reauthorization. The current law is the largest in history. Major issues will be funding of the Highway Trust Fund and how electric vehicles can help fund federal highway programs.

❑ **START OF HOUSTON I-69 EXPANSION** – Chairman Sydney Murphy represented the Alliance at the well-attended October kickoff of the program to rebuild and expand I-69 through five miles of downtown Houston. With that event and the groundbreaking for the central portion of the reconstruction of I-35 through Central Austin, TxDOT has more than \$53 billion in construction projects underway. TxDOT Executive Director Marc Williams notes that any other state would be challenged to deliver projects of that size. “We are doing two of them and delivering a lot of other work at the same time.” Commission Chairman Bruce Bugg called the ongoing construction efforts “nothing short of historic” and praised the TxDOT team for getting projects ready and moving them into construction.

TxDOT has set a target of awarding \$12.4 billion in new construction projects in FY 2025 which started Sept. 1. That includes I-69 Corridor projects already awarded in Houston and on US 77 in Kenedy County.

❑ **APPOINTMENTS** – TxDOT’s Border Trade Advisory Committee assists the department in addressing border transportation challenges. New members of the committee include Luis Diaz, Rio Grande Valley MPO; William Dietrich, Port of Brownsville; and Teclo Garcia, Mission EDC. Reappointments include Pete Sepulveda, Cameron County Bridge System, and Gerry Schwebel, IBC Bank. Garcia, Sepulveda and Schwebel are Alliance board members. Charlie Jenkins, CEO of the Port of Houston Authority, has been appointed to the TxDOT Port Advisory Committee, and Port Galveston CEO Rodger Rees has been reappointed.

❑ **ECONOMICALLY DISADVANTAGED COUNTIES** – The FY 2025 list of counties that qualify as “economically disadvantaged” includes 27 of the 34 Texas counties on the I-69 System. TxDOT may adjust the minimum local matching funds requirements on highway projects in those counties. As interstate access is developed through these counties it will help attract new economic opportunities.

❑ **NEW ALLIANCE MAILING ADDRESS** – The I-69 Alliance has a new business mailing address: 101 N. Shoreline Blvd., Suite 500, Corpus Christi, Texas 78401. That is the address of Buckley & Associates, CPAs, which is now providing the Alliance with accounting services.

Don Rodman -- I-69 Alliance / (361) 877-0409

To add additional recipients to this newsletter distribution, email their full contact information to: don@therodmanco.com

Groundbreaking Ceremony for I-69 Projects in Downtown Houston



Transportation Commission Chairman Bruce Bugg leads the celebration of the start of the I-69/I-45 projects that will remake the freeway system in central Houston. Contracts for two of those projects have been awarded, a \$121 million drainage project following St. Emanuel St., and a \$695 million project to rebuild a section of I-69 freeway from SH 288 to near the intersection with I-45 on the south side of Downtown.



(Left) Groundbreaking site across I-69 from the George Brown Convention Center and Minute Maid Park.



(Right) Cheerleaders from Houston's Young Women's College Preparatory Academy and marching band members from Texas Southern University pump up the celebration volume.

www.i69TexasAlliance.com



Alliance for I-69 Texas

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Judge Sydney Murphy, Alliance Board Chairman - (936) 327-6813; smurphy@co.polk.tx.us
101 N. Shoreline Blvd., Suite 500, Corpus Christi, Texas 78401

November 2024