



**ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS**

Location:

City of Edinburg, Council Chambers
415 W. University Drive, Edinburg, Texas

**March 3rd, 2025
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 January 20, 2025
- B. Presentation of Quarterly Investment Report ending on December 31, 2024.
- C. Consider approval of Sponsorship for "Spina Bifida 250" Event by Suzannah Smiles Foundation.
- D. Consider approval incentive disbursement to Domain Development in the amount of \$200,000.00 for Brentwood Plaza.
- E. Consider approval incentive disbursement to Domain Development in the amount of \$200,000.00 for Hyde Park Plaza.

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

1. Discussion of Duties, Responsibilities, Renumeration, and Possible Action Regarding Appointment of an EDC Attorney. (§551.074 Personnel Matters and §551.071. Consultation with Attorney; Closed Meeting)

B. 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. FLIP | 8. Parking Garage |
| 2. ICSC Red RiverRecap | 9. Project 100 |
| 3. Food Truck RFP | 10. Project Cable Box |
| 4. West Campus | 11. Project Pills |
| 5. Project Choo Choo | 12. New Park |
| 6. Office Space | 13. Project Rubber |
| 7. Project Cave | |

C. Personnel Matters (§551.074 Personnel Matters)

1. International Recruitment Business Development Proposal.
2. 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)

7. 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.

8. STAFF REPORTS

- | | |
|----------------------------------|--------------------------------|
| 1. Commercial Development Report | 3. Marketing Report |
| 2. Industrial Development Report | 4. Executive Director's Report |

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 28, 2025 at 5:00 pm.

By: /s/ Raudel Garza

Signature: 
Name: Raudel Garza, Executive Director Edinburg
Economic Development Corporation



Edinburg Economic Development Corporation

Meeting Date: March 3, 2025

Consider approval of Minutes for the
Special Board meeting held on January 20, 2025.

1. Agenda Item:

Consider approval of Minutes for the Special Board Meeting held on January 20, 2025.

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 20, 2025 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

January 20, 2025

SPECIAL MEETING AGENDA

4:30 PM

PRESENT: Aaron Rivera, President
Raul Resendez, Vice President
Marc Moran, Secretary
Richard Gonzales, Treasurer
Daniel “Dan” Diaz, Mayor Pro Tem
Veronica Gonzales, Director

ABSENT: Sandra Alaniz, Director

STAFF: Raudel Garza, Executive Director
Deyanira Rivera, Administrative Assistant
Samantha Martinez, Business Operations Coordinator EEDC
Jaqueline Guerra, Marketing & Research Manager
Leticia Pantoja, Project Manager
Carlos Garza, Project Manager
Omar Ochoa, EEDC Attorney

1. CALL TO ORDER, ESTABLISH QUORUM

President, Aaron Rivera, called the meeting to order at 4:30pm.

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 January 17, 2025 at 4:30 PM.

3. DISCLOSURE OF CONFLICT OF INTEREST

EEDC 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 January 20, 2024.

MOTION TO APPROVE MINUTES WAS MADE BY TREASURER RICHARD GONZALES AND SECONDED BY DIRECTOR SANDRA ALANIZ. MOTION CARRIED UNANIMOUSLY.

B. Presentation of year-to-date Fincancial report ending on December 31, 2024.

Item 5B was skipped due to time constraint.

C. Consider Approval of Sponsorship for the:

1. Fiesta Edinburg Music Festival by the Edinburg Chamber of Commerce.

MOTION TO APPROVE SPONSORSHIP WAS MADE BY TREASURER RICHARD GONZALES AND SECONDED BY DIRECTOR VERONICA GONZALES. MOTION CARRIED UNANIMOUSLY.

2. ICSC Red River Reception by RGV Partnership

MOTION TO APPROVE SPONSORSHIP WAS MADE BY TREASURER RICHARD GONZALES AND SECONDED BY DIRECTOR VERONICA GONZALES. MOTION CARRIED UNANIMOUSLY.

3. RGV Days at the capital by RGV Partnership

MOTION TO APPROVE SPONSORSHIP WAS MADE BY DIRECTOR VERONICA GONZALES AND SECONDED BY TREASURER RICHARD GONZALES. MOTION CARRIED UNANIMOUSLY.

4. The Challenge-RGV 2025 by UTHHealth School of Public Health in Brownville, the City of Brownville, and the City of Edinburg.

MOTION TO APPROVE SPONSORSHIP WAS MADE BY TREASURER RICHARD GONZALES AND SECONDED BY DIRECTOR VERONICA GONZALES. MOTION CARRIED UNANIMOUSLY.

D. Consider approval of of FY25 Staffing Service Agreement between the City of Edinburg and the Edinburg Economic Developemnt Corporation.

EEDC Exectutice Director, Raudel Garza briefly went over the staffing service agreement that went into detail about the changes between The City of Edinburg and the Edinburg Economic Development Corporation.

MOTION TO APPROVE STAFFING SERVICE AGREEMENT WAS MADE BY MAYOR PRO TEM DANIEL DIAZ AND SECONDED BY SECRETARY MARC MORAN. MOTION CARRIED UNANIMOUSLY.

For the record, Secretary Marc Moran arrived late at 4:54 pm.

6. EXECUTIVE SESSION

The board entered executive session at 4:57 p.m.

President Aaron Rivera recused himself from all discussions and interviews related to legal services for item 6B due to a disclosed conflict of interest.

MOTION TO ENTER EXECUTIVE SESSION WAS MADE BY MAYOR PRO TEM DANIEL DIAZ AND SECONDED BY TREASURER RICHARD GONZALES. 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 | Choo |
| 2. Project Cave | 5. Project New Park |
| 3. Vaquero Park | 6. FLIP 2.0 |
| 4. Project Choo- | |

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

1. Discussion of duties, responsibilities, remuneration, and possible action regarding Appointment of City Attorney (§551.074 Personnel Matters and §551.071. Consultation with Attorney; Closed Meeting)

- C. Personnel Matters (§551.074 Personnel Matters)

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

7. 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 in open session at 8:30 pm.

MOTION TO ENTER OPEN SESSION WAS MADE BY VICE PRESIDENT RAUL RESENDEZ AND SECONDED BY SECRETARY MARC MORAN. MOTION CARRIED UNANIMOUSLY.

NO ACTION WAS TAKEN IN EXECUTIVE SESSION.

8. ADJOURNMENT

There being no further business to consider, the meeting adjourned at 9:15 p.m.

**MOTION TO ADJOURN MEETING WAS MADE BY MAYOR PRO TEM
DANIEL DIAZ AND SECONDED BY SECRETARY MARC MORAN.
MOTION CARRIED UNANIMOUSLY.**

Minutes Transcribed by:

Samantha Martinez, Business Operations Coordinator, Edinburg Economic Development Corporation

The board of directors approved the meeting minutes on _____, 2025.

EDINBURG ECONOMIC DEVELOPMENT CORPORATION:

Marc Moran, EEDC Board Secretary



Edinburg Economic Development Corporation

Meeting Date: March 03, 2025

Presentation of Quarterly Investment Report ending on December 31, 2024

1. **Agenda Item:**

Presentation of Quarterly Investment Report ending on December 31, 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 – December 31, 2025

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 12/31/24



January 23, 2025

President Aaron "Ronny" Rivera
Board of Directors

RE: Edinburg Economic Development Corporation - Quarterly Investment Report for Quarter
Ending December 31, 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 \$9,392,613.40 which included interest earned totaling \$110,763.24.

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 DECEMBER 31, 2024

	TexStar Investment Pool
COST	
Beginning Balance	\$ 9,281,850.16
Additions:	
Interfund Transfers-out	-
Contributions	-
Investment earnings-TexStar	110,763.24
Investment earnings-	-
Deductions:	
Interfund Transfers-out	-
Disbursements	-
Ending Balance	\$ <u>9,392,613.40</u>
 MARKET VALUE	
Beginning Balance	\$ <u>9,285,145.22</u>
Ending Balance	\$ <u>9,394,764.31</u>
Weighted Average Maturity- TexStar	30
TexStar-Weighted Average Yield	4.72%

EDINBURG ECONOMIC DEVELOPMENT CORPORATION
HOLDINGS BY INVESTMENTS
QUARTERLY INVESTMENT REPORT
QUARTER ENDING DECEMBER 31, 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	\$ 846,887.49	\$ 10,106.20	\$ -	\$ -	\$ 856,993.69	\$ 857,189.94
New Series 2019 Construction Fund #1081520190	4,981,573.79	59,446.69	-	-	5,041,020.48	5,042,174.87
2021A Tax-Exempt Dbt Srvc Rsrv Fund #1081520210	503,675.11	6,010.48	-	-	509,685.59	509,802.31
2021B Taxable Debt Srvc Rsrv Fund #1081520211	180,982.86	2,159.75	-	-	183,142.61	183,184.55
2021A 2021B Project Funds #1081520212	<u>2,768,730.91</u>	<u>33,040.12</u>	<u>-</u>	<u>-</u>	<u>2,801,771.03</u>	<u>2,802,412.64</u>
Total	<u>\$ 9,281,850.16</u>	<u>\$ 110,763.24</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,392,613.40</u>	<u>\$ 9,394,764.31</u>

TexStar Investments Detail Activity
Quarter Ending December 31, 2024

EEDC NEW SERIES DEBT SRVC RSRV FUND ACCOUNT #1081510230

		Income				Ending Balance
	Opening balance:	TexStar Interest	Contributions	Interfund Transfers	Disbursements	
October	846,887.49	3,504.46	0.00	0.00	0.00	850,391.95
November	850,391.95	3,292.93	0.00	0.00	0.00	853,684.88
December	853,684.88	3,308.81	0.00	0.00	0.00	856,993.69
		<u>10,106.20</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	
October	4,981,573.79	20,613.91	0.00	0.00	0.00	5,002,187.70
November	5,002,187.70	19,369.66	0.00	0.00	0.00	5,021,557.36
December	5,021,557.36	19,463.12	0.00	0.00	0.00	5,041,020.48
		<u>59,446.69</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	
October	503,675.11	2,084.22	0.00	0.00	0.00	505,759.33
November	505,759.33	1,958.40	0.00	0.00	0.00	507,717.73
December	507,717.73	1,967.86	0.00	0.00	0.00	509,685.59
		<u>6,010.48</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	
October	180,982.86	748.93	0.00	0.00	0.00	181,731.79
November	181,731.79	703.71	0.00	0.00	0.00	182,435.50
December	182,435.50	707.11	0.00	0.00	0.00	183,142.61
		<u>2,159.75</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	
October	2,768,730.91	11,457.11	0.00	0.00	0.00	2,780,188.02
November	2,780,188.02	10,765.54	0.00	0.00	0.00	2,790,953.56
December	2,790,953.56	10,817.47	0.00	0.00	0.00	2,801,771.03
		<u>33,040.12</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

TexSTAR

MONTHLY
NEWSLETTER
DECEMBER
2024



PERFORMANCE

As of December 31, 2024

Current Invested Balance	\$ 11,011,396,681.51
Weighted Average Maturity (1)	35 Days
Weighted Average Life (2)	95 Days
Net Asset Value	1.000229
Total Number of Participants	1075
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$ 41,447,900.89
Management Fee Collected	\$ 536,417.87
% of Portfolio Invested Beyond 1 Year	7.19%
Standard & Poor's Current Rating	AAAm

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

December Averages

Average Invested Balance	\$ 10,555,127,058.51
Average Monthly Yield, on a simple basis	4.5642%
Average Weighted Maturity (1)	36 Days
Average Weighted Life (2)	93 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 December:

- * Harris County Municipal Utility District No. 539
- * Town of Weston
- * Cibolo Canyons Special Improvement District
- * Lubbock Housing Finance Corporation

HOLIDAY REMINDER

In observance of **Martin Luther King Jr. holiday**, **TexSTAR will be closed Monday, January 20, 2025**. All ACH transactions initiated on Friday, January 17th will settle on Tuesday, January 21st.

ECONOMIC COMMENTARY

Market review

Despite uncertainties arising from the U.S. election, evolving monetary policy, and heightened geopolitical tensions, 2024 emerged as a remarkable year for the economy and financial markets. The economy is on track for a year of above-trend growth, driven by a resilient consumer base, while the labor market has stabilized in a relatively healthy state. Simultaneously, moderating inflation has enabled the Federal Reserve (Fed) to begin easing policy after a prolonged pause.

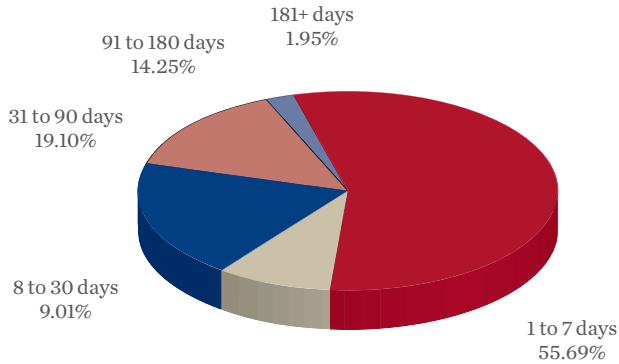
In 2024, the economy exhibited unexpectedly robust growth, despite still restrictive interest rates and higher prices for goods and services. The third estimate for third-quarter GDP revealed an upward revision to an annualized rate of 3.1%. This increase was largely fueled by a surge in exports and strong consumer spending, although it was partially offset by reduced private inventory investment and higher imports. Over the first three quarters, the average annualized growth rate was 2.6%, with consumer spending playing a pivotal role, contributing approximately 75% of the overall GDP growth.

The labor market showed resilience in November, rebounding from disruptions caused by strikes and hurricanes in the previous month. Nonfarm payrolls increased by a solid 227,000, surpassing expectations, with upward revisions adding 56,000 jobs to the prior two months. The private sector accounted for 85% of this job growth, with health care and leisure and hospitality sectors adding 72,000 and 53,000 jobs, respectively. Elsewhere, wages rose 0.4% month-over-month (m/m) and 4.0% year-over-year (y/y), while the unemployment rate edged up to 4.2%. Overall, the labor market remains robust, although the stability in wages and the slight increase in the unemployment rate shifted the expectation toward a December rate cut.

(continued page 4)

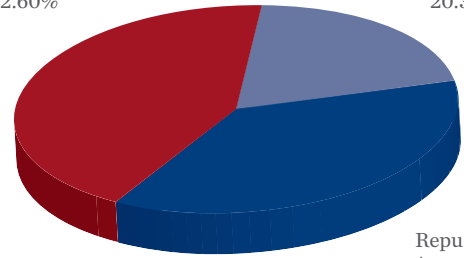
INFORMATION AT A GLANCE

PORTFOLIO BY TYPE OF INVESTMENT AS OF DECEMBER 31, 2024



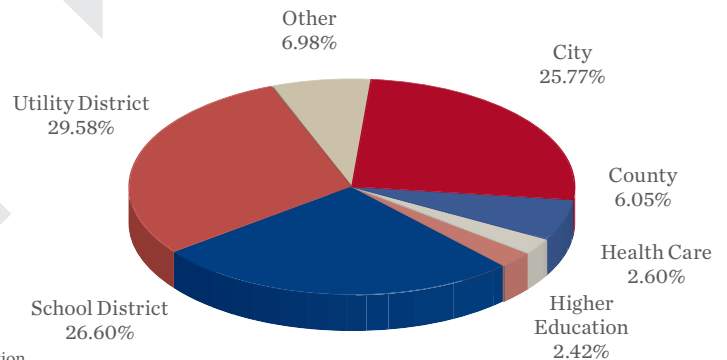
Treasuries
42.60%

Agencies
20.33%



Repurchase
Agreements
37.07%

PORTFOLIO BY MATURITY AS OF DECEMBER 31, 2024 (1)



Other
6.98%

DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF DECEMBER 31, 2024

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

HISTORICAL PROGRAM INFORMATION

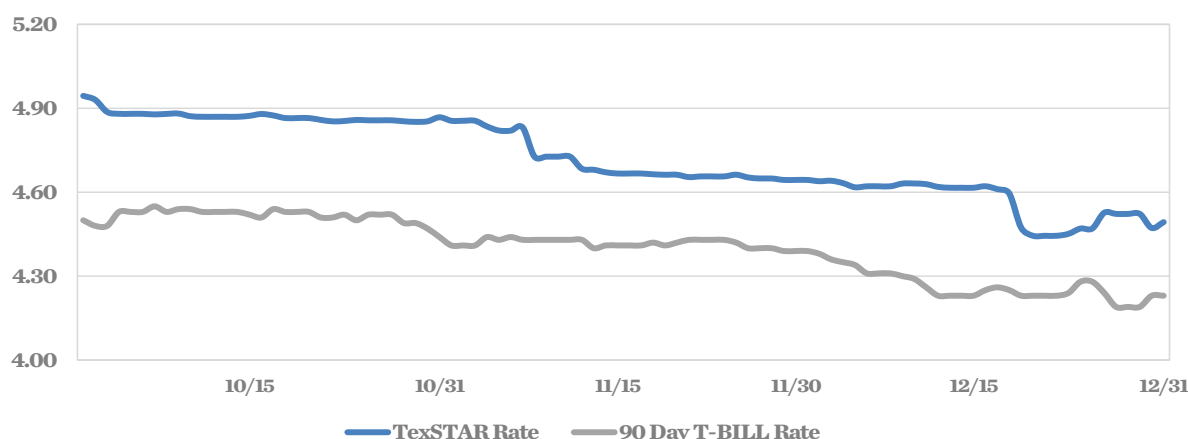
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)	WAL (2)	NUMBER OF PARTICIPANTS
Dec 24	4.5642%	\$11,011,396,681.51	\$11,014,513,690.84	1.000229	36	93	1075
Nov 24	4.7112%	10,166,178,873.71	10,168,700,798.41	1.000189	29	89	1071
Oct 24	4.8722%	10,685,059,311.14	10,687,382,798.75	1.000217	26	70	1063
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

PORTFOLIO ASSET SUMMARY AS OF DECEMBER 31, 2024

	BOOK VALUE	MARKET VALUE
Uninvested Balance	\$ 444.93	\$ 444.93
Accrual of Interest Income	14,766,559.09	14,766,559.09
Interest and Management Fees Payable	(40,916,607.53)	(40,916,607.53)
Payable for Investment Purchased	(275,805,068.47)	(275,805,068.47)
Repurchase Agreement	4,193,636,000.00	4,193,636,000.00
Government Securities	7,119,715,353.49	7,122,832,362.82
TOTAL	\$ 11,011,396,681.51	\$ 11,014,513,690.84

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 DECEMBER 2024

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)	WAL DAYS (2)
12/1/2024	4.6441%	0.000127235	\$10,166,178,873.71	1.000189	35	94
12/2/2024	4.6395%	0.000127109	\$10,396,663,122.46	1.000179	37	93
12/3/2024	4.6412%	0.000127155	\$10,423,929,322.67	1.000225	37	94
12/4/2024	4.6326%	0.000126921	\$10,446,765,158.68	1.000244	37	93
12/5/2024	4.6179%	0.000126517	\$10,452,008,233.43	1.000231	37	95
12/6/2024	4.6214%	0.000126615	\$10,580,530,815.85	1.000243	35	92
12/7/2024	4.6214%	0.000126615	\$10,580,530,815.85	1.000243	35	92
12/8/2024	4.6214%	0.000126615	\$10,580,530,815.85	1.000243	35	92
12/9/2024	4.6312%	0.000126882	\$10,605,437,220.96	1.000232	36	92
12/10/2024	4.6314%	0.000126889	\$10,622,573,204.02	1.000236	36	91
12/11/2024	4.6290%	0.000126821	\$10,689,926,862.68	1.000257	36	93
12/12/2024	4.6193%	0.000126557	\$10,352,651,009.61	1.000288	37	97
12/13/2024	4.6162%	0.000126472	\$10,430,606,494.54	1.000255	36	95
12/14/2024	4.6162%	0.000126472	\$10,430,606,494.54	1.000255	36	95
12/15/2024	4.6162%	0.000126472	\$10,430,606,494.54	1.000255	36	95
12/16/2024	4.6215%	0.000126617	\$10,524,802,221.89	1.000260	35	93
12/17/2024	4.6111%	0.000126331	\$10,509,962,344.00	1.000266	35	94
12/18/2024	4.5959%	0.000125916	\$10,479,827,489.56	1.000236	36	94
12/19/2024	4.4737%	0.000122567	\$10,616,984,651.75	1.000270	36	92
12/20/2024	4.4446%	0.000121769	\$10,546,337,417.79	1.000242	37	94
12/21/2024	4.4446%	0.000121769	\$10,546,337,417.79	1.000242	37	94
12/22/2024	4.4446%	0.000121769	\$10,546,337,417.79	1.000242	37	94
12/23/2024	4.4517%	0.000121964	\$10,556,878,019.28	1.000256	36	93
12/24/2024	4.4706%	0.000122483	\$10,608,410,014.76	1.000239	36	92
12/25/2024	4.4706%	0.000122483	\$10,608,410,014.76	1.000239	36	92
12/26/2024	4.5268%	0.000124023	\$10,588,388,696.76	1.000233	37	92
12/27/2024	4.5227%	0.000123909	\$10,727,130,792.45	1.000233	35	89
12/28/2024	4.5227%	0.000123909	\$10,727,130,792.45	1.000233	35	89
12/29/2024	4.5227%	0.000123909	\$10,727,130,792.45	1.000233	35	89
12/30/2024	4.4725%	0.000122533	\$10,693,929,109.50	1.000250	36	89
12/31/2024	4.4933%	0.000123105	\$11,011,396,681.51	1.000229	35	95
Average	4.5642%	0.000125045	\$10,555,127,058.51		36	93



ECONOMIC COMMENTARY (cont.)

Meanwhile, the November Consumer Price Index (CPI) report indicated that progress on disinflation had stalled, yet underlying details suggested positive momentum persists. Headline CPI rose 0.3% m/m, with base effects pushing the annual increase to 2.7%, while core inflation remained steady at 0.3% m/m and 3.3% y/y. Inflation appeared most pronounced in sectors aligned with resilient mid-to-upper income consumption, such as autos, travel, leisure, and recreational services. However, many of these segments are volatile and do not appear to be on an upward trend. In more welcome news, inflation in shelter and auto insurance eased, rising by 0.3% and 0.1%, respectively. On the other hand, headline and core Personal Consumption Expenditures (PCE) came in slightly below expectations, rising 2.4% and 2.8% y/y, respectively. As base effects become more favorable and core services disinflation continues, inflation may resume its steady decline toward 2%.

At its final meeting, the Federal Open Market Committee (FOMC) reduced the federal funds rate by 0.25% to a target range of 4.25%-4.50%, completing a total reduction of 100 basis points (bps) in 2024. The statement took a more hawkish turn, changing the language from “considering additional adjustments” to “considering the extent and timing of additional adjustments” to the target range, suggesting the Fed may pause rate cuts at its next meeting, maintaining flexibility based on evolving data.

The updated Summary of Economic Projections (SEP) also leaned hawkish. It acknowledged resilient economic growth, reduced downside risks to the labor market, and slower progress on disinflation. The SEP projected higher growth and lower unemployment for 2025, along with increased inflation forecasts for 2025 and 2026. Additionally, it suggested a more cautious approach to rate cuts, with the committee expecting just two rate cuts for 2025, compared to four in the September SEP. Notably, a few members considered potential fiscal policies and tariffs into their estimates. The pace of rate cuts is expected to be more gradual and will remain contingent on the evolution of economic data.

With the Federal Reserve’s policy rate reduction in December, yields on U.S. Treasury bills declined. In contrast, longer-term Treasury yields rose, influenced by heightened long-term growth and inflation expectations under the new administration. Three-month and six-month Treasury bill yields both fell by 17 bps to 4.32% and 4.27%, respectively. One-year Treasury yields decreased by 14 bps to 4.15%, while two-year Treasury yields increased by 9 bps to 4.24%.

Outlook

As we transition into 2025, uncertainty continues to loom over the markets. In the wake of the election, there is considerable speculation about the policies the incoming administration might implement and their potential economic impacts. With Donald Trump’s re-election as president and the Republican sweep of Congress, significant policy shifts are anticipated, adding a layer of complexity to the economic outlook. Trump’s agenda focuses on four major policies: tax cuts, increased tariffs, reduced immigration, and deregulation across various sectors. Extending the Tax Cut & Jobs Act, set to expire at the end of 2025, along with pursuing deregulation, is generally seen as supportive for growth. However, proposed tariffs and immigration policies could drive up prices, pushing inflation higher. However, the timing and scale of these policies remain uncertain, making their impacts difficult to predict. That said, none of the proposed policies appear to spell trouble for the economy, at least in the short run; and 2025 should be another year of expansion, likely at a trend-like pace.

Meanwhile, with inflation trending lower and the labor market normalizing, the Fed cut interest rates by 100 bps since September 2024. Although the Fed still views its current policy stance to be restrictive, it is notably less so than before, and it maintains a bias toward easing the policy rate until reaching a neutral stance. However, resilient economic activity and inflationary policies, if passed, could complicate this goal. A more gradual path of policy easing is likely, limiting any significant downward movement in rates. Until there is more clarity on President Trump’s policy agenda, the pace of rate cuts will continue to depend on incoming economic data. We anticipate that the Fed will implement up to two additional cuts in 2025 to further alleviate restrictive pressures on the economy, while remaining vigilant to avoid reigniting inflation.

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



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Edinburg Economic Development Corporation

Meeting Date: 03/03/2025

Consider approval of a Sponsorship for the “Spina Bifida 250” by the Suzannah Smiles Foundation.

1. Agenda Item:

Consider approval of a Sponsorship for the “Spina Bifida 250” by the Suzannah Smiles Foundation.

2. Description/Scope:

The Suzannah Smiles Foundation will be hosting their annual SB 250 Bike Ride starting in Edinburg for the second year and has requested that we help sponsor their event in our City. The event brings hundreds of people from all over the state and beyond into Edinburg as they start their 250-mile bike ride to San Antonio as part of a fundraising effort to help those who suffer from Spina Bifida. In years past, the event began in McAllen, but they now start in Edinburg.

This is more than a contribution to a good charity. This event brings lots of attention and people into the community. We have an opportunity to have our logo on jerseys that are worn year-round, thus continuously advertising our city.

5. Estimated Timeline:

Upon invoice request.

6. Budget:

There is \$110,925.00 available in the EDC’s Sponsorship account.

7. Procurement/Selection Process:

N/A

8. Staff's Recommendation:

Staff recommends approval of a sponsorship level at \$5,000.

9. Justification:

This event brings people into our hotels and restaurants and brings more exposure to others of the great things happening in Edinburg. Aside from great marketing and a great cause, we enrich the image of a healthy active community by participating.

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: Suzannah Smiles SB250 2025 Sponsorship Package



SB250

2025 Sponsorship Packages

Dear Valued SB250 Sponsor,

On June 20th & 21st 2025, the Suzannah Smiles Foundation will be hosting its 15th annual road cycling event, the Spina Bifida 250 (SB250). This event is a 250-mile bicycle ride from Edinburg to San Antonio in the heat of the Texas summer.

The SB250 continues to grow as a premier cycling event in Texas. In the last 14 years, the SB250 has raised over \$550,000 to help Texas children and families impacted by spina bifida. All proceeds of the event are donated directly to families impacted by spina bifida through scholarships and grants as well as to Spina Bifida Texas (SBTX). SBTX is often the first resource for families after a spina bifida diagnosis. The SB250 generates a sizable portion of SBTX's operational capital for the year. With your help, the 14th edition of the SB250 will allow us to serve more families across Texas.

This year, Suzannah Smiles will be investing in improved marketing for the SB250 by developing a new SB250 specific website and expanding our social media outreach. We are excited to provide improved platforms to share your brand and contributions.

About Suzannah Smiles: *Suzannah* Smiles' mission is to spread awareness of spina bifida and to raise funds to support programs that provide services for those affected, so that we can empower them to live a barrier-free life and reach their fullest potential.

About spina bifida: It is estimated that spina bifida affects two out of every 1,000 births in Texas, twice the national average. Spina bifida is a birth defect that occurs when the lower end of the spinal cord does not form properly in the developing baby. Paralysis, loss of bowel and/or bladder control, brain damage and learning disabilities are among the many issues associated with this complex disability. According to the Center for Disease Control (CDC), if every woman of childbearing age (15-44) would take a daily vitamin containing 400mcg of folic acid, the incidences of spina bifida would be reduced by 70%.

About the SB250 Ride: The SB250 bicycle ride starts in Edinburg, TX on June 20th and ends in San Antonio, TX on June 21st. Participants will be cycling up to 260 miles over two days through the grueling South Texas heat to raise funds through sponsorships and donations. All profits will go directly to families impacted by spina bifida and to Spina Bifida Texas. Information can be found at: <https://www.suzannahsmiles.org/> or by contacting Tommy Smith, Executive Director of Suzannah Smiles at (281) 408-5858, or sponsorship@suzannahsmiles.org.

Our goal for 2025 is to raise \$150,000.00. Please consider supporting our effort to assist Texas families living with spina bifida by sponsoring, volunteering, and/or participating in the event.

Please be advised that all donations/sponsorships must be paid in full by April 20th to guarantee your company logo placement on the cycling kits. All donations must also be submitted by May 18th for your logo to be included on the banners and signage for the event.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey Swanson', with a long horizontal flourish extending to the right.

Casey Swanson –
CEO/President, Suzannah Smiles
Suzannah Smiles is a 501(c)three nonprofit corporation.

Title Sponsor- Donation \$15,000

Purpose: To underwrite the overall cost of putting on the SB250. This will include all fees used in the promotion of the event including the costs of the cycling kits which are included in event registration for participants.

- SB250 Presented by “insert company name” naming rights for the 2025 ride on all event-related materials and social media including SBTX and Suzannah Smiles Foundation websites.
- Recognition as the SB250 Title Sponsor for 2025 at all Suzannah Smiles events, website, media announcements, event emails, banners, and all other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey and racing bibs (shorts) to be worn by the riders as well as the captains’ kits. Presented by “insert company name” to be either above or below the SB250 logo on back of both jerseys.
- Name on the official 2025 SWAG bag provided to all participants.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for the SB250 including the event cycling jersey, riding bib, meals, and hotels for up to five riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

Volunteer Sponsor- Donation \$12,500

Purpose: To underwrite the overall cost of volunteer housing. This will include all fees paid by the organization to hotels for volunteers in Edinburg, Freer and San Antonio.

- Recognition as the SB250 volunteer sponsor at all Suzannah Smiles events, website, media announcements, event emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride and the captains’ jerseys. Your logo will appear on the side panel of all jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for up to four riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

Summertime Fun Gift Card Sponsor- Donation \$10,000

Purpose: To underwrite the cost of all gift cards presented to children and adults impacted by spina bifida at the pre-ride Spina Bifida Family Meal in Edinburg prior to the start of the ride, and at the post ride Spina Bifida Family Meal and celebration at Freetail Brewery in San Antonio at the finish line.

- Recognition as the SB250 Summertime Fun Gift Card sponsor at all Suzannah Smiles events, website, media announcements, event emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride and the captains’ jerseys. Your logo will appear on the sleeves of all jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.

- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for up to four riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

Scholarship Program Sponsor- Donation \$10,000

Purpose: To underwrite the cost of our 2025 scholarship program. We offer up to four scholarships to young adults impacted by SB who are attending a university, college, and/or trade school as well as scholarships to various ages attending summer camps like Spina Bifida Week at Camp that Love Built.

- Recognition as the Suzannah Smiles Scholarship sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride and the captains' jerseys. Your logo will appear on the sleeve of all jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for four riders (must be 18 years of age or older)
- Recognition plaque for display at your business

Houston Crew Bus Sponsor- Donation \$7,500

Purpose: To underwrite the cost of transporting the Houston area riders and their bikes to Edinburg and back to Houston from San Antonio. This will include bus fees and tips for the drivers.

- Recognition as an SB250 Houston Crew sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride and captains' jerseys. Your logo will appear on the chest of all jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for three riders (must be 18 years of age or older)
- Recognition plaque for display at your business.

***This could be a service donation through a bus company. We anticipate the need for two charter buses this year.

Rider Nutrition Sponsor- Donation \$5,000

Purpose: To underwrite the overall cost of rider support. This will include all the money paid by the organization to hydrate and feed riders throughout the two-day event. This will include all snacks, food, water, etc. that are consumed on course by the participants and held in the SAG vehicles.

- Recognition as the SB250 nutrition sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride. Your logo will appear on the rear pocket of all rider jerseys.
- Name on the official SB250 t-shirt.

- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for up to two riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

Safety Crew Sponsor- Donation \$5,000

Purpose: To underwrite the overall cost of the safety team. This includes event insurance, cyclist insurance, EMS costs including hotels, fuel, and first aid supplies for all participants.

- Recognition as the SB250 Safety Crew sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride. Your logo will appear on the rear pocket of all rider jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for up to two riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

SWAG Bag Sponsor- Donation \$5,000

Purpose: To underwrite the overall cost of building the participant SWAG bags. This includes the bags themselves as well as all purchased/donated items to fill them.

- Recognition as the SB250 SWAG bag sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official 2025 SWAG bag provided to all participants.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride. Your logo will appear on the rear pockets of participant jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for two riders (must be 18 years of age or older)
- Recognition plaque for display at your business.

***This could be a product donation. The expectation is 125 swag bags with \$50 in retail value per bag for this package.

Spina Bifida Family Dinner Rio Grande Valley (RGV)- Donation \$5,000

Purpose: To underwrite the cost of the Edinburg Spina Bifida Family Dinner. We bring families of those affected by spina bifida together the evening before the start of the ride to enjoy a meal and celebrate them. This is where some of the Summertime Gift Cards are given out to children impacted by spina bifida in the RGV.

- Recognition as the Spina Bifida RGV Family Dinner sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.

- Name on the official SB250 cycling jersey to be worn by riders in the charity ride. Your logo will appear on rear pockets of participant jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the dining facility.
- Complementary event entry for SB250 including event the cycling jersey, riding bib, meals, and hotels for two riders (must be 18 years of age or older)
- Recognition plaque for display at your business.

Spina Bifida Family Dinner San Antonio- Donation \$5,000

Purpose: To underwrite the cost of the San Antonio Spina Bifida Family Dinner. This occurs at the finish line of the event in San Antonio. Families from Central Texas, impacted by spina bifida come together to share a meal and are celebrated at the ride's finish. This is also where the Summertime Fun Gift Cards are presented to the kids impacted by spina bifida in Central Texas.

- Recognition as the Spina Bifida San Antonio Family Dinner sponsor at all Suzannah Smiles events, websites, media, announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride. Your logo will appear on rear pockets of participant jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the dining area of the brewery where the celebration will take place at the end of the ride.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for two riders (must be 18 years of age or older)
- Recognition plaque for display at your business.

Finish Line Celebration Venue San Antonio- Donation \$5,000

Purpose: To underwrite the cost of the finish line venue. The finish line celebration occurs in San Antonio at the finish of the event. Families from Central Texas impacted by spina bifida come together to share a meal and be celebrated at the ride's finish.

- Recognition as the Finish Line Celebration venue sponsor at all Suzannah Smiles events, websites, media, announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 cycling jersey to be worn by riders in the charity ride. Your logo will appear on rear pockets of participant jerseys.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the dining area of the venue where the celebration will take place at the end of the ride.
- Complementary event entry for SB250 including the event cycling jersey, riding bib, meals, and hotels for two riders (must be 18 years of age or older)
- Recognition plaque for display at your business.

Captains' Kits Sponsor- Donation \$3,500

Purpose: To underwrite the overall cost of the captains' kits. This will include all the money paid by the organization to provide kits for the captains. All captains wear designated jerseys to ease their identification as captains by the riders in case they need support or instruction.

- Recognition as the SB250 captains' kits sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 captain's jersey to be worn by the captains in the charity ride. Your logo will be on the back pocket of the jersey.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey and meals for two riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

Hydration & Electrolyte Sponsor- Donation \$3,500

Purpose: To underwrite the overall cost of rider hydration support. This will include all monies paid by the organization to hydrate and fuel the riders throughout the two-day event. Hydration-specific products are needed for all participants as temperatures are regularly over one hundred degrees. Salt tabs, electrolyte mixes, and pickle juice are all staples on the SB250.

- Recognition as the SB250 Hydration & Electrolyte Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Fueled by "Company Name" magnetic signs on all five SAG trailers.
- Name on the official SB250 captain's jersey to be worn by the captains in the charity ride. Your logo will be on the pocket of captains jersey.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey and meals for two riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

***This could be a product donation of electrolytes and cramp prevention supplements to support 125 riders over two days in over one-hundred-degree temps. Riders will travel 150 miles on day one and 117 miles on day two.

Welcome Party Venue Sponsor- Donation \$3,500

Purpose: To underwrite the overall cost of the venue utilized for the Welcome Party, packet pick-up and RGV Family Dinner.

- Recognition as the SB250 Welcome Party Venue Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- "Sponsored by" poster to be displayed on an easel at the entrance of the venue.
- Name on the official SB250 captain's jersey to be worn by the captains in the charity ride. Your logo will be on the back pocket of the captain's jersey.

- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey and meals for two riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

Promotional and Event Signage Sponsor- Donation \$3,500

Purpose: To underwrite the overall cost of all the promotional and signage for the 2025 SB250. This includes design work and printing of all materials utilized for the event.

- Recognition as the SB250 Event Signage Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 captain's jersey to be worn by the captains in the charity ride. Your logo will be on the back pocket of the captain's jersey.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey, and meals for two riders (must be 18 years of age or older).
- Recognition plaque for display at your business.

T-Shirt Sponsor- Donation \$3,000

Purpose: To underwrite the overall cost of our annual T-shirts. This will include all monies paid by the organization to design, ship and provide T-shirts to all participants and volunteers.

- Recognition as the SB250 t-shirt sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 captain's jersey to be worn by the captains in the charity ride. Your logo will be on back pocket of the captain's jersey.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- T-Shirts Sponsored By "company name" on the sleeve of event t-Shirt.
- Complementary event entry for SB250 including the event cycling jersey and bib (must be 18 years of age or older).
- Recognition plaque for display at your business.

****This could be product sponsorship. Approximately three hundred T-shirts will be needed for riders, volunteers, SB families, as well as a limited quantity to sell on the website as an additional fundraiser will be needed.**

Fundraising Thank You Kits Sponsor- Donation \$3,000

Purpose: To underwrite the overall cost of our "Thank you" kits provided to participants who fundraise over certain thresholds. This will include all monies paid by the organization to design, ship and purchase the Suzannah Smiles kits to all participants and volunteers who qualify.

- Recognition as the SB250 Fundraising Thank You sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.

- Name on the official SB250 captain's jersey to be worn by the captains in the charity ride. Your logo will be on back pocket of the captain's jersey.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey and bib (must be 18 years of age or older).
- Recognition plaque for display at your business.

SB250 Mechanical Support- Donation \$2,500

Purpose: To underwrite the overall cost of SAG support for the bikes. This will include all the monies the organization pays to keep riders on the road with mechanical support as needed. This includes basic maintenance support such as shifting adjustments, flat repairs with tubes and/or sealant refills as well as hotel and fuel support.

- Recognition as the SB250 Official Bike Shop Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Official Bike Shop by "Company Name" magnetic signs on all five SAG trailers.
- Complementary event entry for SB250 including the event cycling jersey and bib (must be 18 years of age or older).
- Recognition plaque for display at your business.

**This could be a combination cash and/or product donation for SWAG bags.

Ice Sponsor- Donation \$2,500

Purpose: To underwrite the overall cost of maintaining ice for the participants and volunteers as well as cooling towels for all participants. With temperatures over one hundred degrees every year, ice is crucial to keeping everyone safe.

- Recognition as the SB250 Ice Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. Includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Ice provided by "Company Name" magnetic signs on ice truck/trailer.
- Complementary event entry for SB250 including the event cycling jersey and bib (must be 18 years of age or older).
- Recognition plaque for display at your business.

**This could be a product sponsorship by a company who sells/distributes ice in RGV/ San Antonio.

Merchant Services Sponsor- Donation \$2,500

Purpose: To underwrite the overall cost of the processing fees charged by the credit card companies for all registrations and fundraising for the 2025 SB250.

- Recognition as the SB250 Merchant Services Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.

- Complementary event entry for SB250 including the cycling jersey and riding bib for one rider (must be 18 years of age or older).
- Recognition plaque for display at your business.

Peloton Pace Group Sponsor- Donation \$2,000 (5 Available)

Purpose: To underwrite the overall cost of rider support from the lead and follow vehicles. This will include all monies paid by the organization to rent, fuel, and stock the follow trailers with necessary essentials such as ice chests, two-way radios, etc. Each pace group has one trailer and two vehicles for support.

- Recognition as a SB250 Peloton Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Magnetic Sign of your company logo on the SAG trailer of your chosen pace group (A+, A, B, C, or D)
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey for one rider (must be 18 years of age or older).
- Recognition plaque for display at your business.

Houston Crew Travel Day Sponsor- Donation \$2,000

Purpose: To underwrite the overall cost of the Houston participants,' travel day to Edinburg. This will include all monies paid by the organization to feed the Houston crew as they travel to the RGV. This will include drinks on the buses as well as breakfast at Buc-ee's and lunch at the Backstreet Café.

- Recognition as the SB250 Houston Crew Travel Day Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. Includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- "Sponsored by" poster to be displayed on an easel at the entrance of the lunch facility in Sinton.
- Complementary event entry for SB250 including the event cycling jersey for one rider (must be 18 years of age or older).
- Recognition plaque for display at your business.

Rolling Rest Stop Sponsor- Donation of \$2,000

Purpose: To underwrite the overall cost of our rolling rest stop. This will include all the monies paid by the organization to rent the trailer, porta-potties, as well as fuel for the rolling rest stop.

- Recognition as the SB250 Rolling Rest Stop Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Rolling Rest Stop Sponsored by "Company Name" magnetic signs on the rolling rest stop truck.
- Complementary event entry for SB250 including the event cycling jersey for one rider (must be 18 years of age or older).
- Recognition plaque for display at your business.

Communications Sponsor- Donation \$2,000

Purpose: To underwrite the overall cost of our communication program. This will include all monies paid by the organization to rent radios to be utilized by all captains, SAG drivers, and volunteers throughout the event.

- Recognition as the SB250 Communications Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Complementary event entry for SB250 including the event cycling jersey for one rider (must be 18 years of age or older).
- Recognition plaque for display at your business.

San Antonio Police Escort- Donation \$1,500

Purpose: To underwrite the overall cost of the San Antonio police escort from the meeting spot to the finish line celebration.

- Recognition as the SB250 Police Escort Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed at finish line venue in San Antonio.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).
- Recognition plaque for display at your business.

Finish Line Medal Sponsor- Donation \$1,500

Purpose: To underwrite the overall cost of the finish line medals given to all participants as well as the spina bifida kids and adults at the finish line.

- Recognition as the SB250 Finish Line Medal Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- Company name on the back of the finish line medal.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).
- Recognition plaque for display at your business.

****This could be a product sponsorship by a company who can produce the finish line medals.**

SB250 Freer Family Dinner- Donation \$1,500

Purpose: To underwrite the overall cost of the Friday night spaghetti dinner at the end of day one of the ride. This will include all associated costs with the rental and use of the Freer High School as well as all food costs.

- Recognition as the SB250 Freer Family Dinner Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the facility.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).
- Recognition plaque for display at your business.

Hebbroville Lunch- Donation \$1,500

Purpose: To underwrite the overall cost of lunch in Hebbroville on day one of the ride for the participants and volunteers. This will include all food as well as a donation to Our Lady of Guadalupe Parish for allowing us to use their facilities.

- Recognition as the SB250 Hebbroville Lunch Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the parish.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).
- Recognition plaque for display at your business.

Freer Breakfast- Donation \$1,500

Purpose: To underwrite the overall cost of breakfast in Freer on day two of the ride for the participants and volunteers. This will include all food as well a donation to Freer High School for allowing us to use their facilities.

- Recognition as the SB250 Freer Breakfast Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.\
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the school.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).
- Recognition plaque for display at your business.

Jourdanton Lunch- Donation \$1,500

Purpose: To underwrite the overall cost of lunch in Jourdanton on day two of the ride for the participants and volunteers. This will include all food as well as a donation to the United Methodist Church for allowing us to use their facilities.

- Recognition as the SB250 Jourdanton Lunch Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.

- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the church.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).
- Recognition plaque for display at your business.

San Isidro Rest Stop/Breakfast #2 - Donation \$1,000

Purpose: To underwrite the overall cost of the rest stop and second breakfast in San Isidro on day one of the ride for the participants and volunteers. This will include all food as well as a donation to the First Baptist Church for allowing us to use their facilities.

- Recognition as the SB250 San Isidro Rest Stop Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the church.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).

Edinburg Breakfast- Donation \$1,000

Purpose: To underwrite the overall cost of the early breakfast on day one of the ride for the participants and volunteers.

- Recognition as the SB250 Edinburg Breakfast Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the facility.
- Complementary event entry for SB250 including the event cycling jersey (must be 18 years of age or older).

Tilden Rest Stop (Watermelon Stop)- Donation \$500

Purpose: To underwrite the overall cost of the rest stop in Tilden on day two of the ride for the participants and the volunteers. This will include all food as well as a donation to the Tilden Baptist Church for allowing us to use their facilities.

- Recognition as the SB250 Tilden Rest Stop Sponsor at all Suzannah Smiles events, website, media announcements, emails, banners, and other advertising outlets for the year. This includes links to your social media platforms.
- Name on the official SB250 t-shirt.
- Name on the official SB250 commemorative poster advertising the event at local, regional, and state bike shops and businesses.
- “Sponsored by” poster to be displayed on an easel at the entrance of the facility.

**** Please be advised that all donations/sponsorships must be paid in full by April 15th to guarantee your company logo placement on the cycling kits. For your logo to be included on the banners and signage for the event, all donations must be submitted by May 15th ****

****Due to limited space in both Edinburg and Freer, all sponsored riders will be partnered with a fellow rider or volunteer. We will partner with sponsored riders to accommodate roommate requests.**



Edinburg Economic Development Corporation

Meeting Date: March 03, 2025

Consider approval of the incentive disbursement to Domain Development for Brentwood Plaza in the amount of \$200,000.

1. **Agenda Item:**

Consider approval of the incentive disbursement to Domain Development for Brentwood Plaza in the amount of \$200,000.

2. **Description/Scope:**

The Edinburg Economic Development Corporation (EEDC) and Domain Development Corp ("applicant") entered into an agreement on January 3, 2023, for the commercial plaza known as "Brentwood Plaza," located at 1701 S. McColl Rd.

Some of the plaza tenants include The Recovery Factory, EX-Cuts, Luxury Nail Bar, Pizzeria Farina + Pluma, The Shack, Pinkberry, among others to come soon.

As outlined in the agreement, the applicant's responsibilities were as follows:

- Complete the commercial plaza.
- Provide EEDC with proof of the issuance of a certificate of occupancy related to the project.
- Submit evidence to EEDC of a capital investment of at least \$5 million into the project.
- Install at least two (2) electric vehicle charging stations at the commercial plaza.

The applicant has fulfilled all these requirements and has submitted a signed compliance certificate to the EEDC. As per the agreement, within 30 days of approval by the EEDC Board of Directors, the EEDC will reimburse the applicant \$200,000 for the actual dollar amounts spent on infrastructure.

3. **Estimated Timeline:**

Incentive to be disbursed within 30 days upon EEDC approval.

4. **Budget:**

Economic Development Incentives line item.

5. **Procurement/Selection Process:**

N/A

6. **Staff's Recommendation:**

Staff recommends approval.

7. **Justification:**

We recommend approval of the reimbursement to Domain Development Corp as they have met all contractual obligations with the EEDC.

/s/ Raudel Garza, EEDC

Executive Director

ATTACHMENTS:

Attachment A: EEDC and Domain Development Executed Agreement – Brentwood Plaza

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF EDINBURG §

**ECONOMIC DEVELOPMENT
INCENTIVE AGREEMENT BETWEEN
THE EDINBURG ECONOMIC
DEVELOPMENT CORPORATION
AND DOMAIN DEVELOPMENT
CORP.**

This Economic Development Incentive Agreement (this "Agreement") is entered into as of this 3rd day of January, 2023 (the "Effective Date") by and between the Edinburg Economic Development Corporation (the "EEDC"), a non-profit Development Corporation created under the Texas Development Corporation Act, Texas Local Government Code Chapter 501 et seq, as amended (hereinafter "the Act") whose principal place of business is located at 415 W. University Dr., Edinburg, Texas 78541, and Domain Development Corp. (the "Applicant") whose principal place of business is located at 100 East Nolana Avenue, McAllen, Texas 78504.

RECITALS:

WHEREAS, Applicant intends to develop a commercial plaza named Brentwood Plaza, as more fully described in Exhibit A, located at TEX-MEX SURVEY ALL LOT 11 SEC 275 EXC 1.76AC- IN 2 TRS -N370'-W220'-E260' 38.24AC GR 35.79AC NET (the "Project");

WHEREAS, Applicant expects that the construction and operation of the Project will create at least one hundred and twenty (120) full-time equivalent new employees, which representation is a significant factor in the EEDC's decision to enter into this Agreement;

WHEREAS, Applicant expects that construction, including infrastructure, will cost at least \$5,000,000; and

WHEREAS, Applicant has applied for financial economic incentives from the EEDC for the development and operation of the Project; and

WHEREAS, the EEDC believes that the development of the Project is a new or expanded business in the City of Edinburg that will serve as an economic stimulus to the City of Edinburg, resulting in job growth; and

WHEREAS, the EEDC Board of Directors has determined that finalizing an economic incentive agreement with Applicant in accordance with this Agreement will promote local economic development and stimulate business and commercial activity in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the parties agree as follows:

**SECTION II
TERMS AND CONDITIONS**

A. The Applicant will be responsible for the development, financing, and construction of the Project. The Applicant acknowledges and agrees that it must satisfy, to the EEDC's

satisfaction, all of the requirements of this Agreement no later than thirty-six (36) months from the Effective Date of this Agreement.

B. Applicant's responsibilities:

- i. Applicant agrees to fully complete the Project in the same or substantially similar manner described in Exhibit A, unless otherwise agreed to in writing by the EEDC.
- ii. Applicant agrees to provide the EEDC proof of the issuance of a certificate of occupancies related to the Project.
- iii. Applicant agrees to submit to the EEDC evidence of capital investment into the Project of at least \$5 million.
- iv. Applicant agrees to include at least two (2) electric vehicle charging stations

C. Upon satisfaction of all the above requirements, Applicant must submit a compliance certificate, in the form attached hereto as **Exhibit B** (the "Compliance Certificate"), together with all information the EEDC may request to verify Applicant's compliance with the terms of this Agreement.

D. Applicant agrees that the EEDC shall determine in its sole and absolute discretion whether Applicant has satisfied the requirements of this Section II. Upon such determination, and within 30 days of approval by the EEDC Board of Directors, the EEDC shall reimburse Applicant the total actual dollar amount up to \$200,000 spent on infrastructure.

Additional Terms and Conditions for Grant Payments

E. Applicant covenants and agrees that all construction for the Project will be in accordance with applicable federal, state and local laws and regulations, or valid waiver thereof. Applicant further covenants and agrees

F. Upon request by the EEDC, Applicant shall submit to the EEDC any information regarding the Project, the Property, or any matters relating thereto during the Term of this Agreement.

G. Applicant agrees that the payment of all indebtedness and obligations incurred by the Applicant in connection with the development and construction of the Project, and the operation of the Project, shall be solely the obligations of the Applicant. The EEDC shall not be obligated to pay any indebtedness or obligations of the Applicant and shall only be obligated to provide Grant Payments in accordance with the terms of this Agreement.

H. Applicant agrees that all incentives owed by the EEDC under this Agreement are subject to the availability of funds. If the EEDC cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION III RIGHT OF ACCESS

Applicant further agrees that the EEDC, its agents and employees, shall have reasonable right of access to the construction of the Project to monitor compliance with this agreement and with all applicable federal, state and local laws and regulations or valid waiver thereof. The EEDC agrees to provide Applicant with reasonable prior notice of any such access to or inspection of the Improvements construction.

A. The following shall constitute an "Event of Default" under this Agreement:

- a. **Construction of Project.** Applicant's failure to comply with its construction obligations set forth in this Agreement shall be deemed an event of default. If Applicant fails to comply within the thirty six month period allowed under this Agreement, there shall be no cure period allowed.
- b. **False Statements.** In the event the Applicant provides any written warranty, representation or statement under this Agreement or any document(s) related hereto that is/are false or misleading in any material respect, either now or at the time made or furnished, and Applicant fails to cure same within thirty (30) days after written notice from the EEDC shall be deemed an event of default. If such violation cannot be cured within such thirty (30) day period in the exercise of all due diligence, but the Applicant commences such cure within such thirty (30) day period and continuously thereafter diligently prosecutes the cure of such violation, such actions or omissions shall not be deemed an event of default for an additional thirty (30) days. Failure to cure after such time period shall be deemed an event of default. Further, if Applicant obtains actual knowledge that any previously provided warranty, representation or statement has become materially false or misleading after the time that it was made, and Applicant fails to provide written notice to the EEDC of the false or misleading nature of such warranty, representation or statement within thirty (30) days after Applicant learns of its false or misleading nature, such action or omission shall be deemed an event of default. In the event this Agreement is terminated pursuant to this Section, all Payments previously provided by the EEDC pursuant to this Agreement shall be recaptured and repaid by Applicant within sixty (60) days from the date of such termination.
- c. **Insolvency.** The dissolution or termination of Applicant's existence as a business or concern, Applicant insolvency, appointment of receiver for any part of Applicant's portion of the Property, any assignment of all or substantially all of the assets of Applicant for the benefit of creditors of Applicant, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Applicant, shall all be deemed events of default. However, in the case of

involuntary proceedings, if such proceedings are discharged within sixty (60) days after filing, no event of default shall be deemed to have occurred.

- d. **Property Taxes.** In the event Applicant allows any property taxes owed to the City of Edinburg to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes and to cure such failure or post a satisfactory bond within thirty (30) days after written notice thereof from the City and Hidalgo County Appraisal District, such actions or omissions shall be deemed an event of default. Subject to the restrictions noted herein, Applicant and its Affiliate shall have the right to contest the appraised value of the Property.
- e. **Failure to Cure.** Except as otherwise provided herein, at any time during the Term of this Agreement that an event of default as provided in this Section exists, the EEDC may send written notice of such non-compliance to Applicant. If such non-compliance is not cured within 30 days after Applicant's receipt of such notice or, if non-compliance is not reasonably susceptible to cure within 30 days and a cure is not begun within such 30-day period and, thereafter, continuously and diligently pursued to completion on a schedule approved by the EEDC (in either event, a "**Cure**"), then the EEDC may, at its sole discretion and option, terminate this Agreement or withhold incentive payments otherwise due for the calendar year or years in which the non-compliance occurred and continues. If the EEDC elects to withhold incentive payments under this Section rather than to terminate the Agreement, then, upon a Cure by Applicant, Applicant will be eligible to receive incentive payments in future years (provided it is otherwise in compliance and subject to other limitations of this Agreement) for the remainder of the term of the Agreement. However, an incentive payment withheld by the EEDC shall be deemed forfeited by Applicant and the EEDC shall not be liable for retroactive payment of such forfeited incentive payment.
- f. **Other Remedies.** Upon breach of any obligation under this Agreement, in addition to any other remedies expressly set forth in this Agreement with respect to such breach, the EEDC may pursue such remedies as are available at law or in equity for breach of contract.
- g. **Offset.** The EEDC may deduct from any grant payment, as an offset, any delinquent and unpaid fees, sums of money or other fees, charges or taxes assessed and owed to the EEDC by Applicant.

SECTION IV INFORMATION

A. Applicant agrees that the EEDC will have the right to review the business records of Applicant that relate to its performance under this Agreement to determine Applicant's compliance with the terms of this Agreement. Such review shall occur at any reasonable time and upon at least seven days' prior notice to Applicant. To the extent reasonably possible, Applicant shall make all such records available in electronic form or otherwise available to be accessed through the internet.

SECTION V

ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of the parties. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with the Section below.

SECTION VI

CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION VII

INDEMNIFICATION

A. The Parties agree and understand that Applicant, in performing its obligations hereunder, acts independently. The EEDC assumes no responsibility or liability in connection therewith to third parties. To the maximum extent allowed by law, Applicant agrees to and shall

indemnify, hold harmless, and defend EEDC, its officers, agents, and employees from any and all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees arising out of or directly connected with the Project.

SECTION VIII **LIMITATION OF LIABILITY**

A. Applicant agrees to limit the EEDC's liability arising from EEDC's acts, errors, or omissions such that the total liability of EEDC shall not exceed the above stated proceeds from the EEDC for the Project. Applicant agrees that EEDC will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement or the Project, even if EEDC has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of EEDC's liability, regardless of the cause of action under which such damages are sought.

SECTION IX **AGREEMENT CONSTRUCTION**

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION X **SEVERABILITY**

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XI **NOTICE**

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the EEDC:

Edinburg Economic Development Corporation
415 W. University Drive
Edinburg, Texas 78539

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Applicant:

Shavi Mahtani
Domain Development Corp
100 East Nolana Avenue
McAllen, Texas 78504

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XII

SUCCESSORS AND ASSIGNS

EEDC and Applicant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither EEDC nor Applicant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIII

CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibit, the terms of this Agreement shall be controlling. This Agreement constitutes the entire agreement by and between the parties and supersedes any prior agreements between EEDC and Applicant.

SECTION XIV

NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of the EEDC, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the strict performance by Applicant of its covenants, obligations, or agreements under this Agreement, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of Applicant and the rights and remedies of the EEDC upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by EEDC of any Services with knowledge of a breach by Applicant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Applicant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. EEDC may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

EXECUTED by the parties in triplicate originals on this 3rd day of January, 2023.

EDINBURG ECONOMIC DEVELOPMENT CORP.:

BY: Randolph Dwyer

ATTEST:

BY: Ricardo
EEDC Secretary

APPROVED AS TO FORM:

Omar Ochoa Law Firm, P.C.

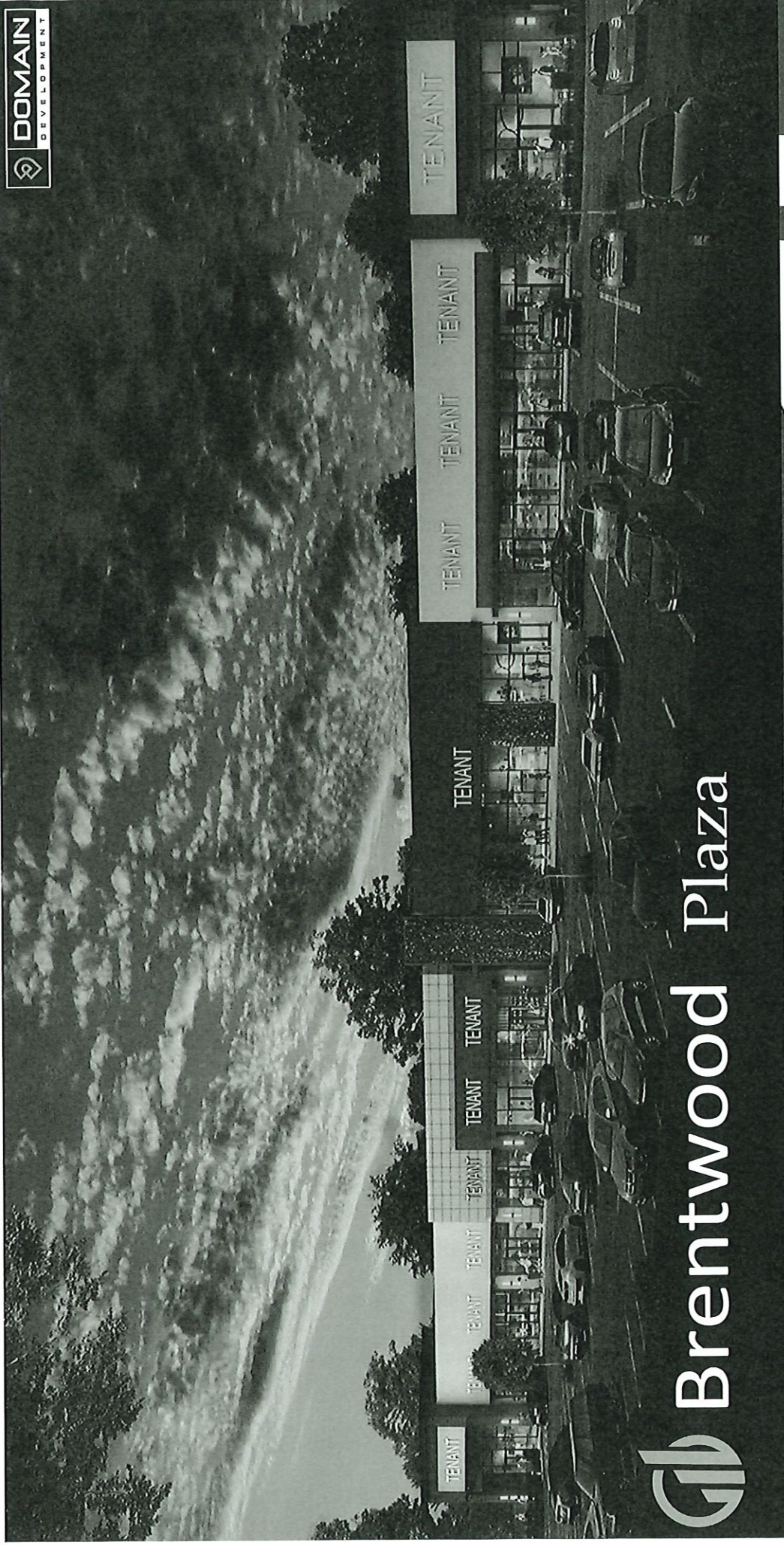
BY: [Signature]
Omar Ochoa
City Attorney

DOMAIN DEVELOPMENT CORP

BY:


Shavi Mahtani

EXHIBIT A



Brentwood Plaza

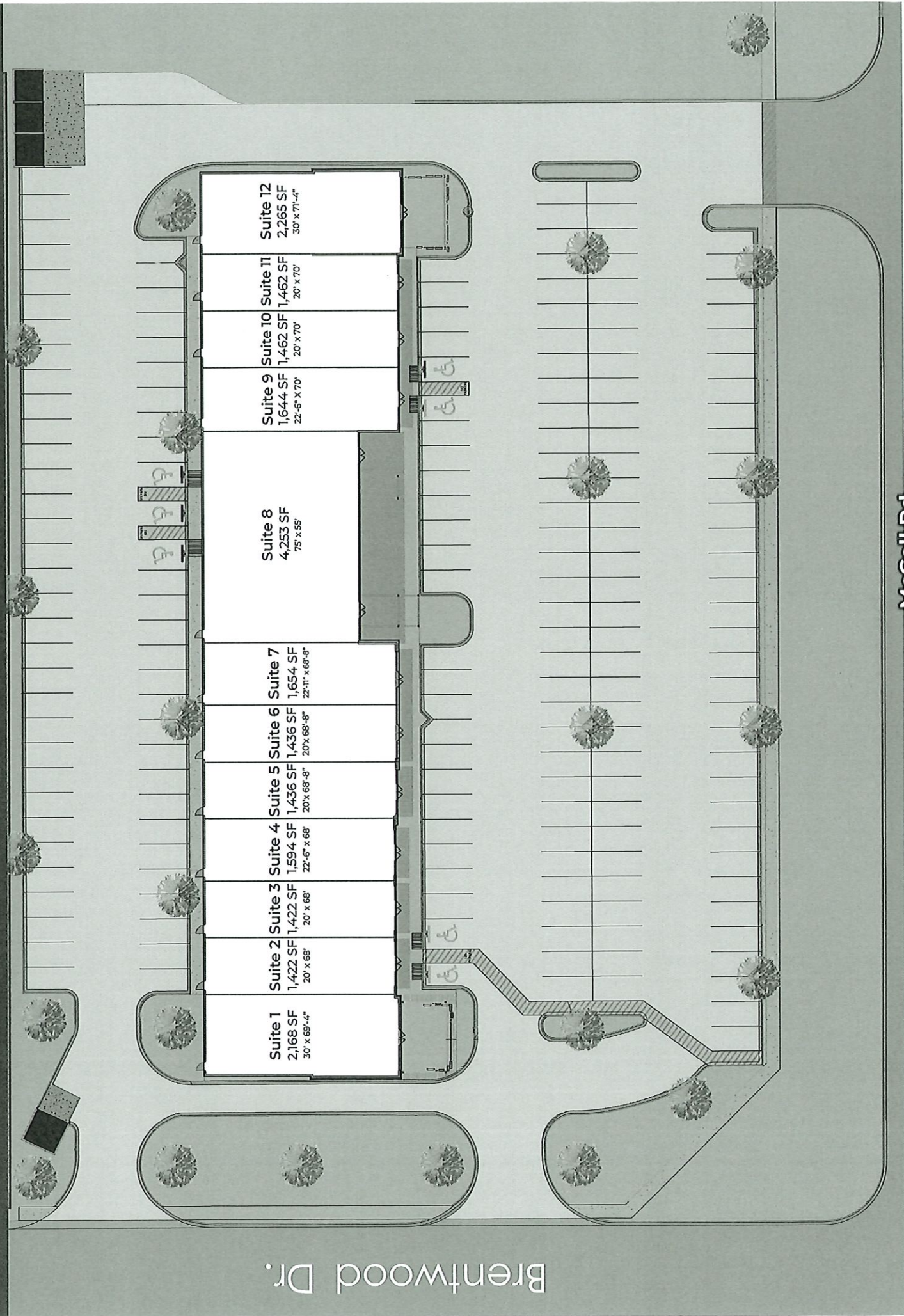
Located on the highly-travelled corner of N. McColl Rd. & Freddy Gonzalez Dr.

Leasing Inquiries



Brentwood Plaza

Leasing Plan



Brentwood Dr.

At a Glance



Freddy González Dr.

McColl Rd.



Brentwood Plaza

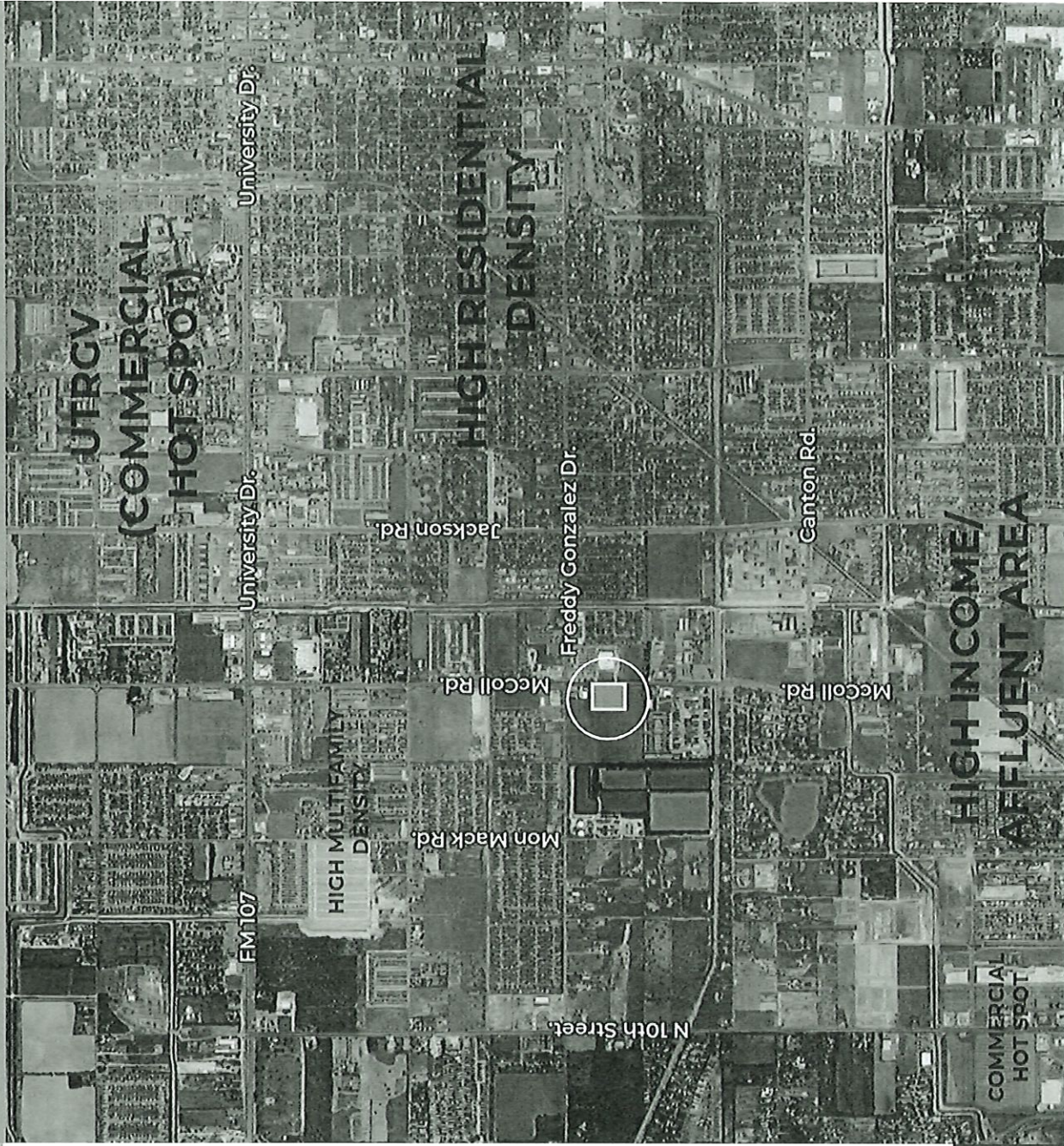
Surrounding Area

Key Legend

Population Density
4-Mile Radius: 128,455

- High Multifamily Density
- Commercial Hotspot
- High-Income Area
- High Residential Density

■ Brentwood Plaza



Leasing Inquiries 956.227.0505



Terms & Demographics

Terms Description

Asking Rent	\$22-\$24 + NNN Inline; \$30 + NNN Endcap
NNN	\$6/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$20.00/ SF
Minimum Term	5 Years

Demographics

Distance	1 Mile	3 Miles	5 Miles
2020 Population	9,909	78,237	178,600
Avg. HH Income	\$91,570	\$73,627	\$62,700

Leasing Inquiries 956.227.0505

Brentwood Plaza

Cost Breakdown

Land - 2.19 Acres

	Square Footage	Price per SF	
Land cost	113,770	\$11.00	\$ 1,251,470

Total Land Cost **\$1,251,4**

Hard Construction Costs

	Square Footage	Price per SF	
Building	22,218	\$110.00	\$ 2,443,980
Interior Finishout	22,218	\$40.00	\$ 888,720
Pylon Sign			\$ 50,000

Total Hard Construction Cost **\$3,382,7**

Soft Construction Costs

Architect Plans, Engineering, etc	\$ 85,000
Interest Reserve	\$ 100,000
Marketing/Realtor Commissions	\$ 65,000
Contingency - 5%	\$ 169,135

Total Soft Construction Cost **\$419,1**

Total Project Cost

Capital Injection

LOAN REQUEST AMOUNT

\$4,042,644

TOTAL LOAN to COST RATIO

80%

LOAN PAYMENT DETAILS

Amortized @ 4% for 20 yrs -	\$4,042,644
Monthly Payment	\$21,040.73
Yearly Payments	\$252,488.76

EXHIBIT B

EXHIBIT B

**ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN
THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION AND
DOMAIN DEVELOPMENT CORP**

COMPLIANCE CERTIFICATE

Project: Construction and Operation of Brentwood Plaza at
TEX-MEX SURVEY ALL LOT 11 SEC 275 EXC 1.76AC- IN 2 TRS
-N370'-W220'-E260' 38.24AC GR 35.79AC NET
Agreement Date: January __, 2023
Certificate of Occupancy Date: _____
Start of Operations Date: _____
Number of Full Time _____
Employees: _____

All terms have the same meaning as set out in the Economic Development Incentive Agreement Between the Edinburg Economic Development Corporation and Domain Development Corp dated _____, 2023 (the "Agreement").

By signature of the authorized representative below, Domain Development Corp certifies that the information presented in this certificate is true and accurate and that it is in full compliance with the Agreement, including but not limited to completion of the Project as contemplated with at least \$5,000,000 capital investment and at least two electric vehicle charging stations. Upon request of the EEDC, Domain Development Corp shall make available such information as is required under the terms of the Agreement.

I, _____, certify that the foregoing is true and correct and that Domain Development Corp has complied with all terms and conditions of the Agreement.

Name:
Title:

Date



Edinburg Economic Development Corporation

Meeting Date: March 3, 2025

Consider approval of the incentive disbursement to Domain Development for Hyde Plaza in the amount of \$200,000.

1. **Agenda Item:**

Consider approval of the incentive disbursement to Domain Development for Hyde Plaza in the amount of \$200,000.

2. **Description/Scope:**

The Edinburg Economic Development Corporation (EEDC) and Domain Development Corp ("applicant") entered into an agreement on January 3, 2023, for the commercial plaza known as "Hyde Plaza," located at 4700 S. McColl Rd.

Some of the plaza tenants include Qargo Coffee, Kumori Express, Zamora's Restaurant, The M Method Pilates, among others to come soon.

As outlined in the agreement, the applicant's responsibilities were as follows:

- Complete the commercial plaza.
- Provide EEDC with proof of the issuance of a certificate of occupancy related to the project.
- Submit evidence to EEDC of a capital investment of at least \$4 million into the project.
- Install at least two (2) electric vehicle charging stations at the commercial plaza.

The applicant has fulfilled all these requirements and has submitted a signed compliance certificate to the EEDC. As per the agreement, within 30 days of approval by the EEDC Board of Directors, the EEDC will reimburse the applicant \$200,000 for the actual dollar amounts spent on infrastructure.

3. **Estimated Timeline:**

Incentive to be disbursed within 30 days upon EEDC approval.

4. **Budget:**

Economic Development Incentives line item.

5. **Procurement/Selection Process:**

N/A

6. **Staff's Recommendation:**

Staff recommends approval.

7. **Justification:**

We recommend approval of the reimbursement to Domain Development Corp as they have met all contractual obligations with the EEDC.

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: EEDC and Domain Development Executed Agreement – Hyde Plaza



Project Manager Report – January 2025/February 2025

Commercial Development

Commercial Permit Values:

New Commercial Permit Value

January 2025: **\$1,240,510.00**

- Gorditas Y Tacos El Chilito: 1701 S. McColl Rd. Ste 1 – \$49,250.00
- The M Method Pilates: 4700 S. McColl Rd. Ste 109 – \$47,560.00

Commercial Additions/Repairs Permit Value

January 2025: **\$2,095,188.00**

Multifamily New/Addition/Remodel Permit Value

January 2025: **\$7,478,100.00**

<u>PERMIT VALUATIONS (\$)</u>	January 2025	January 2024
New Homes	\$11,953,563.00	\$ 14,274,800.00
Residential Alterations	\$ 677,847.00	\$ 1,129,287.00
Multi-Family	\$ 7,478,100.00	\$ 8,134,125.00
Commercial: New	\$ 1,240,510.00	\$ 4,020,000.00
Commercial Alterations	\$ 2,150,188.00	\$ 569,430.00
TOTAL	\$23,500,208.00	\$ 28,127,642.00

**City of Edinburg Building Permit Values*

Current Subdivisions:

- Subdivisions Under Construction: 39
Number of Lots: 1,873
- Subdivisions Under Construction Review: 45
Number of Lots: 1,367
- Subdivisions Under Preliminary Review: 68
Number of Lots: 1,899
- Total Subdivisions: 163
- Total Rooftops: 10,583
- Total Lots: 5,954

**City of Edinburg Engineering Department, [Subdivision Metrics](#) (February 2025).*

Project Groundbreaking: Courtyard by Marriott

The groundbreaking ceremony for the 104-room Courtyard by Marriott is scheduled to take place soon. This project is a collaboration between the City of Edinburg and Edinburg EDC. The event will mark a significant milestone in advancing hospitality and economic growth in the city.

- Date: Friday, March 7, 2025
- Time: 2:00 PM
- Address: 700 E. Wisconsin Rd.

Hotel Study

The Edinburg EDC has engaged HVS, a globally recognized leader in hospitality consulting, to conduct a comprehensive hotel market study for Edinburg. The final report is expected by the second week of March. Bunmi Oyinloye, Senior Vice President at HVS, will present the findings at the next regular Edinburg EDC Board meeting.

Facade and Lot Improvement Program (FLIP)

- The EEDC committed \$400,000 for Fiscal Year 2023-2024 to support at least 37 qualifying small businesses (up to \$10,000 each).
- To date, 35 projects have been completed. Photo opportunities continue to be scheduled.
- Staff launched the FLIP webpage and is actively preparing to the application this month, upon Edinburg EDC Board approval.

Liftfund Edinburg

The Edinburg EDC has allocated \$100,000 to this program for Fiscal Year 2024-2025. As of February 28, 2025, the following outcomes have been achieved:

- **Loan Activity:** Two loans have been approved and disbursed, totaling \$105,062.
- **Job Creation:** Eight full-time jobs and 10 part-time jobs will be created.
- **Job Retention:** Thirty full-time jobs and five part-time jobs have been retained.

Funding Opportunities for Small Businesses: On February 5, 2025, we partnered with the Edinburg Chamber of Commerce, U.S. Small Business Administration, and LiftFund to host an informational session on funding resources. About 15 attendees learned about financing options, including our Interest Buy Down Program, to support local entrepreneurs.

Workforce Development

Financial Management Internship Program: In partnership with UTRGV, the Economic Development 2040 Committee, and Edinburg EDC, this program bridges academic learning with real-world banking experience to build a skilled workforce for the Rio Grande Valley's banking sector.

As of now, seven banks have committed to the program, providing a total of 11 student internships. We will soon coordinate an MOU signing event for photo opportunities—more details to come.

The program is set to launch during UTRGV's Summer III semester (June 9–August 22), preceded by an MOU signing event with committed banks.

Moving Forward College Signing Ceremony: EEDC is partnering with Workforce Solutions for the second annual "Moving Forward" College Signing Day, celebrating students with disabilities across the Rio Grande Valley. This inclusive event recognizes their academic achievements and supports their transition to higher education. It will take place on Thursday, May 1, 2025, with more details to come.

Law Enforcement Job Fair: We are partnering with Workforce Solutions for the 2nd Annual Law Enforcement Job Fair on May 7, 2025, from 9:00 a.m. to 12:00 p.m. at the Edinburg Activity Center. Planning and coordination are already underway, with more details to come soon.

ECISD and RGV Home Builders Partnership: We are proposing a collaborative program with ECISD's CTE center and the RGV Home Builders Association to meet the growing demand for skilled construction labor. Set to launch in Fall 2025, the program will offer hands-on training, leadership development, and career exploration workshops, along with scholarships, field trips, and a career fair to connect students with job opportunities.



MEMORANDUM

To: Raudel Garza, Executive Director, Edinburg EDC
From: Carlos Garza, Project Manager, Edinburg EDC
Date: February 28, 2025
Subject: Industrial Status Report

Projects

The Edinburg EDC Industrial Park active projects.

- RGV CDL (1) – Ribbon Cutting
- RGV CDL (2) – Building Permit
- Nicho Produce – Design (Compliance Due Date Soon)
- BPS Systems – Predevelopment Meeting (Compliance Due Date Soon)
- Kapal Cabinets, Granite & Quartz – 1st Year Submitted Agreement
- CIL Logistics – 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: Bidding Process - Approved by LRGVDC to Proceed

Workforce

- 2 companies are currently in the process of workforce training through STC.
- A proposal is in the works to present for their training needs.

Deals

- 39 companies are in various stages of growth, expansion, retention, or attraction in Edinburg, TX

Industries Include:

- Food Manufacturing
- Custom Product Manufacturing
- Fresh Fruit and Vegetable Logistics
- Other technical and trade schools
- Metal Manufacturing
- General Warehousing and Storage
- Building Material and Supplies Dealers
- General Freight Trucking, Local and Long Distance
- All Other Miscellaneous General Purpose Machinery Manufacturing
- Fresh Fruit Wholesale Battery Storage
- Fruit and Vegetable Research Lab
- Software and Technology
- Data Storage

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

www.edinburgedc.com



- Plastics Manufacturer
- PVC Manufacturer
- Airport Hangar Construction
- General Logistics
- Advance Manufacturing

Property Search

- 14 companies are actively searching for properties, including land and buildings, outside of current deals.

General Inquiries

- 6 companies are seeking guidance to facilitate their growth in Edinburg, TX.

Business Retention & Expansion

- 25 companies are on our visit list to assess their growth needs and ensure retention in Edinburg, TX.
- Met with Johnny's True Value
- Met with Frutura Produce

Industries include:

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

RFI From State of Texas

- 3 Requests for Information were submitted to the State of Texas in the industries of Biotech, Chemical Manufacturing, Computer Programming

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, Conferences, and Meeting Attended:

- ICSC Red River – January 2025
 - A retail recruitment event where we had many meetings set up to attract businesses.
- Edinburg Day and RGV Days – January 2025
 - Held in Austin, where we met with representatives to discuss key issues affecting the RGV and Edinburg.
- Airport Advisory Board Meeting – January 2025
 - The airport meeting covered updates on various projects, including the DPS Hangar 5 delay, airport fence replacement, and a \$500K terminal improvement grant. Board members discussed maximizing reimbursements, aeronautical business feasibility, and the \$10 million legislative funding for airfield upgrades. Other key topics included hangar leases, potential client return, and infrastructure plans to support future hangar development.

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www.edinburgedc.com

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
13	14	15	16	17	18 <i>Good Friday</i>	19
20 <i>HAPPY EASTER</i>	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

2025 June

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 Regular Board Meeting	25	26	27	28
29	30					

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

Professional Development

Conferences

2025 September

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 Regular Board Meeting	24	25	26	27
28	29	30				

Edinburg Economic Development Corporation



1.6k

Facebook Page Visits



28.7k

Facebook Page Reach



91

New Page Likes



13,883

Page Followers

@Edinburgtxedc



7

Profile Visits



997

Impressions



63

Total Followers



1

New Followers

@edinburgedc



168

Accounts Engaged



4,142

Accounts Reached



1,844

Total Followers



28

New Followers

Edinburg Economic Development Corporation (EEDC)



104

Page Views



8,155

Post Impressions



1,367

Total Followers



56

New Followers

Edinburg Economic Development Corporation

raudel@edinburgedc.com

edinburgedc.com

956-388-8914



Edinburg EDC Engagements

Events:

- Financial Management Internship Luncheon
- TSTC-Red Square Dental MOU Signing Ceremony
- LiftFund & SBA Informational Sessions “Funding Opportunities”

Other Engagements:

- LRGVDC 2025 State of the COG
- Boys & Girls Club of RGV “A Night of Southern Charm”
- ECISD Career & Technical Education Facility Tour
- EDC, UTRGV, Sultanes de Monterrey Tour
- Texas A&M Higher Education Center Tour
- 2025 CoStar Impact Awards Meeting
- Building the Valley: Uniting for RGV Regional Growth Luncheon

Marketing Campaigns:

- **International Billboard Border Campaigns:**
 - Two "Explore Edinburg" billboard border campaigns launched to attract visitors and businesses in Mexico.
 - Autopista Monterrey-Reynosa
 - Anzalduas International Bridge
- **EDC Newsletter**
 - January 2025
 - February 2025
- **Media Coverage:**
 - Rio Grande Guardian
 - Interview with Raudel Garza
 - Ref: ICSC Red River, Dallas TX
 - Ref: South Texas International Airport Master Plan
 - Channel 5 KRGV
 - Interview with Raudel Garza
 - Ref: RFP Food Truck Park
- **Sponsorships:**
 - The Edinburg Chamber of Commerce “Fiesta Edinburg”
 - RGV Partnership “ICSC Red River Reception”
 - RGV Partnership “RGV Days at the Capitol”
 - The Challenge-RGV 2025 by the City of Edinburg, UTHealth Houston School of Public Health in Brownsville, and the City of Brownsville.
 - Region One ESC-Dropout Prevention Recovery Program



- **FLIP Photo Ops:**
 - The Carpet House
 - Sun Palace
 - Rivera Educational Consultants
 - 7 Day Outfitters
 - N. McColl Automotive
 - Fabulicious Nutrition
 - March 4th @ 10:00am
 - Society 204
 - March 11th @ 2:00 pm
 - Society Standard
 - March 11th @ 3:00 pm
- **Other Photo Ops:**
 - Fiesta Edinburg Check Presentation

Past Conferences:

- ICSC Red River 2025
 - Dallas, Tx
 - Jan 29-31, 2025
 - Attended by: Marc Moran, Sandra Alaniz, Raudel Garza, Carlos Garza, Leticia Pantoja
- RGV Partnership “Days at the Capitol: One Region, One Voice”
 - Austin, TX
 - February 18-20, 2025
 - Attended by: Richard Gonzales, Raudel Garza, Carlos Garza

Upcoming Conferences/Professional Development:

- Site Selectors Guild Annual Conference
 - Orlando, FL
 - March 12-14, 2025
 - Attending: Carlos Garza

Upcoming Events:

- Bank On Int (Internship Program) - March 5th 8:00 am-12:00pm
- Courtyard by Marriott Groundbreaking Ceremony- March 7th @ 2:00pm
- Introduction & Economic Development Meeting- March 12th @10:00am
- Launch FLIP 2.0 (March 2025)
- “Moving Forward College Signing Day” for students with disabilities (May 2025)
- Law Enforcement Job Fair (May 2025)
- Financial Management Internship Program (Summer 2025)
- TEDC Sales Tax Workshop (September 2025)

February 11, 2025

LEGISLATIVE PRIORITIES – The 2025 legislative session is underway and the I-69 Alliance is again focused on preserving all current transportation funding sources including full allocation of funds from voter-approved Prop 1 and Prop 7. The Alliance Board of Directors has approved a set of legislative priorities for 2025. They include opposing legislation that diverts or dilutes existing revenue streams that fund highway projects and support for reauthorization of TxDOT authority to bond projects through the Texas Mobility Fund which currently expires next year. The Alliance supports the elimination of the local cost of utility relocations for publicly-owned utilities on congressionally authorized interstate highway projects in Economically Disadvantaged Counties. The Alliance also supports creation of a Blue Ribbon Committee of stakeholders to analyze and identify the state's unmet transportation funding needs through the year 2050. The Alliance is a part of the Transportation Advocates of Texas (TAoT) which has a similar list of legislative priorities.

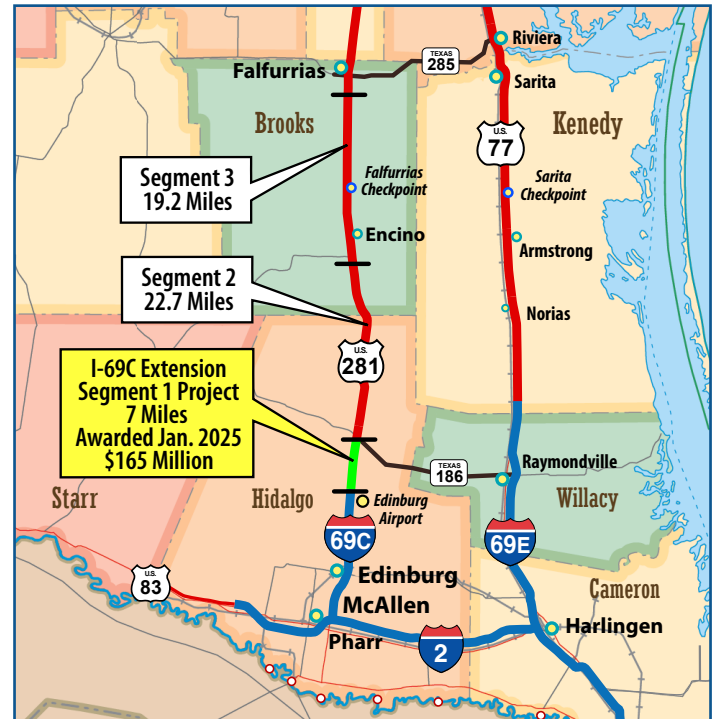
I-69 DAY IN AUSTIN – I-69 supporters will be in Austin on February 27th to meet with lawmakers and stress the importance of I-69 corridor development in the face of rapid growth in industrial development, freight traffic and population growth. Participants can register to be part of the event using the form available at www.i69TexasAlliance.com ([HERE](#)).

SIGN UP FOR DC FLY-IN – Join us as part of the Texas delegation for the 2025 I-69 DC Fly-In on March 12-13. Representatives from the eight states on the national corridor will participate. You can register using the form available at the Alliance site ([HERE](#)).

PROJECTED REVENUES PLATEAU – TxDOT is nearing the midpoint of the annual process of developing the 2026 UTP (see Page 2). The forecast is that \$100.3 billion will be available for funding projects over the next decade, a total that is 4% lower than the \$104.2 billion available for distribution to projects in the 2025 UTP. It is estimated that \$7.5 billion in funding will be available to be allocated this UTP cycle to new projects and adjustments to cover the rising cost of projects already in the pre-construction process. The Highway Cost Index has increased by 9.57% over the past 12 months and continues to reduce the buying power of available funding. The latest estimate is that \$250 million in new funding will be available for statewide connectivity corridors in this UTP.

BOARD MEMBERS – Six new members have joined the Alliance Board of Directors in recent months including Mayor Mark Hicks of Lufkin, County Judge Phil Spenrath of

Wharton County, El Campo City Manager Courtney Sladek, Greater Houston Partnership CEO Steve Kean, Wharton EDC Executive Director Courtland Holman and Deep East Texas COG Assistant ED Andrew Harmon.



I-69 CENTRAL MOVING FORWARD – Another incremental project on the I-69 corridor in South Texas is now under contract. In January the Transportation Commission awarded a \$165 million contract to extend I-69 Central an additional 7 miles northward in Hidalgo County. The project begins north of Edinburg Airport and ends at the completed grade separation at SH 186. The project covers Segment 1 of three planning segments stretching north to Falfurrias in Brooks County. In all the three segments will cover approximately 49 miles before connecting with the 5 miles of completed freeway in Falfurrias and intersecting SH 285, a high traffic link between US 281/I-69C at Falfurrias and US 77/I-69E at Riviera. The low bid on Segment 1 came in 13.8% below TxDOT's estimate. Future segments 2 and 3 are expected to be split into multiple projects for letting over the next 10 years. TxDOT's Pharr District is developing projects on US 281 and US 77 that will eventually connect the Rio Grande Valley to the nation's interstate highway system.

HOUSTON PROJECT – TxDOT has awarded a \$44.8 million project for roadway restoration on a 6 mile section of I-69 in southwest Houston between Loop 610 and Beltway 8.

2026 UTP Development Process Timeline

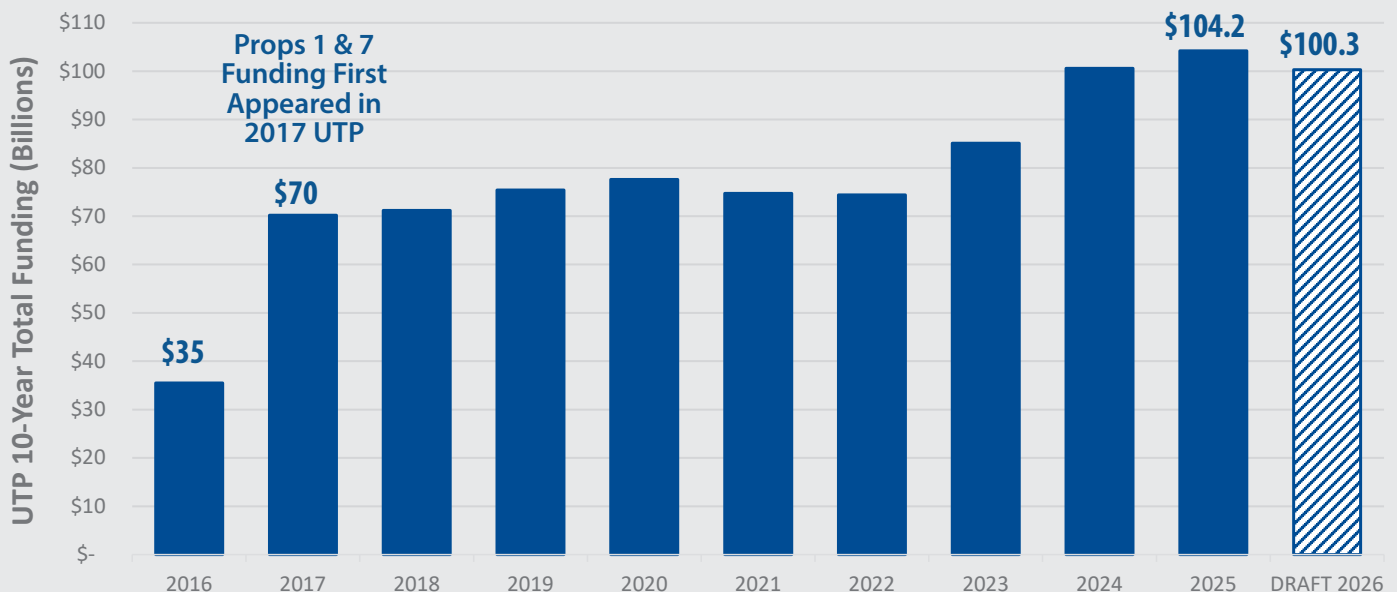


We are here

Annual process involves many stakeholders and steps that include the forecast, funding distribution, scoring and selection of projects and public outreach.

2024-SEP	OCT	NOV	DEC	2025-JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Draft 2026 UTP Timeline	2026 UTP Timeline Review Receive New 10-Year Forecast 2026 Mobility Project Call Open	Scenarios and UTP Distributions	Scenarios and UTP Distribution Scenarios and UTP Distributions District Project List Due District / Regional Prioritization and Scoring Due	Recommended Investment Scenarios and UTP Distribution Scenarios and UTP Distribution Scenarios and UTP Distribution	Distribute Planning Targets and Review Mobility Project List Based on Priority Scores Final District Project List Due	Finalize Statewide Prioritization and Scoring of Mobility Projects Project Review and Selection of Mobility Projects 2nd Quarter Portfolio Alignment Meeting	Candidate Mobility Project List* Final District Estimates for FY 2026 Projects	Review Draft Candidate Mobility Project List and Process for Comments Draft 2026 UTP Document (Text) Review Review Draft 2026 UTP Document (Text) and Draft Candidate Mobility Project List*	Discussion on 2026 UTP 3rd Quarter Portfolio Alignment Meeting	Post Draft 2026 UTP Publicly Public Comment Period Opens	Commission Votes on 2026 UTP Consideration to Adopt the 2026 UTP Review of Draft 2026 UTP Review of Draft 2026 UTP Public Comment Period Closes

Historical UTP Funding



Alliance for I-69 Texas

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