



**EDINBURG ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

Location:

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

**JULY 13, 2026
SPECIAL MEETING AGENDA
5:30PM**

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 and take action on approval of Minutes for the Regular Board meeting held on June 15, 2026.
- B. Consider and take action on proposals for improvements to Kuhn St. properties.
- C. Consider ratifying Executive Director action on change of order number one and two for transit center parking lot.
- D. Presentation and possible action regarding the U.S. Department of Labor Building Pathways to Infrastructure Jobs Grant.

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. Discussion and Possible Action Regarding Economic Development Matters. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.) (§551.072 Deliberation Regarding Real Property; Closed Meeting)

- | | |
|------------------------------|---------------------------|
| 1. Workforce Resource Center | 7. Project Komida |
| 2. Project 25 | 8. Project Brunch |
| 3. Project Tadpole | 9. Project Fizz |
| 4. Project 1718 | 10. Project Alberta |
| 5. Project Happy Gilmore | 11. Project RR |
| 6. Project Gas Too | 12. Project Internacional |

B. Consultation with Attorney (§551.071. Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting)

1. Pending or potential litigation updates.

C. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.) (§551.072 Deliberation Regarding Real Property; Closed Meeting)

D. Personnel Matters. (§551.074 Personnel Matters)

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. Any final action, vote, or decision on matters considered in executive session will be taken in open session.

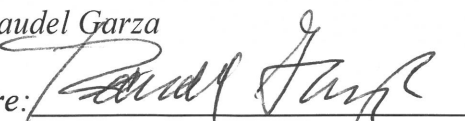
8. DIRECTOR'S REPORT & ANNOUNCEMENTS

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 July 7, 2026 at 5:00pm.

By: /s/ Raudel Garza

Signature: 

Name: Raudel Garza, Executive Director
Edinburg Economic Development Corporation

ACCESSIBILITY STATEMENT

The City Hall Building is wheelchair accessible. The entry ramp is located on the west side of the building. Accessible parking spaces are also available in the area. Sign interpretive services must be made 48 hours in advance of the meeting. For special accommodations, please call City Hall at (956) 388-8204 or TDD (956) 530-0169.



Edinburg Economic Development Corporation

Meeting Date: July 13, 2026

Consider and take action on approval of Minutes for the Regular Board meeting held on June 15, 2026.

1. **Agenda Item:**

Consider and take action on approval of Minutes for the Regular Board meeting held on June 15, 2026.

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: June 15, 2026 Regular 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

June 15, 2026

REGULAR MEETING AGENDA

5:30 PM

PRESENT: Richard Gonzales, Vice President
Marc Moran, Secretary
Sandra Alaniz, Treasurer
Gerardo “Gerry” Lozano, Councilmember/Director
Veronica Gonzales, Director
Homer Jasso, Director

ABSENT: Aaron Rivera, President

STAFF: Raudel Garza, Executive Director
Karina Lopez, Assistant Executive Director
Daniel Garza, Business Development Manager
Robert Reyes, Business Development Manager
Leticia Pantoja, Business Development Manager
Jaqueline Guerra, Marketing & Research Manager
Deyanira Rivera, Administrative Specialist
Aaron Rivera, EEDC Attorney
Emmanuel Espinoza, EEDC Attorney

1. CALL TO ORDER, ESTABLISH QUORUM

Vice President Richard Gonzales called the meeting to order at 5:30 pm.

A. Pledge of Allegiance

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

2. CERTIFICATION OF PUBLIC NOTICE

Mr. Garza confirmed the public notice was posted in accordance with the Texas Open Meetings Act, on June 9, 2026 at 5:00 PM.

3. DISCLOSURE OF CONFLICT OF INTEREST

EEDC Attorney, Aaron Rivera, 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 conflict was stated.

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.

Amira Kalifa addressed the board regarding Las Alama's Food Hall. Mrs. Kalifa provided comments concerning the project and it's impact on the community.

5. CONSENT AGENDA

- A. Consider and take action regarding Contribution for UTRGV Athletics Department.
- B. Consider and take action on approval of Minutes for the Regular Board meeting held on June 1, 2026.

MOTION TO APPROVE CONSENT AGENDA MADE BY DIRECTOR HOMER JASSO AND SECONDED BY COUNCILMEMBER GERARDO LOZANO. MOTION CARRIED UNANIMOUSLY.

6. Agenda Items

- A. Discussion of possible action regarding approval of presentation of year-to-date Financial Report ending on April 30, 2026.

Executive Director, Raudel Garza, requested that this items be deferred to the next meeting for additional review. The presentation was not made.

7. Executive Session

MOTION TO ENTER EXECUTIVE SESSION WAS MADE BY DIRECTOR HOMER JASSO AND SECONDED BY TREASURER SANDRA ALANIZ. MOTION CARRIED UNANIMOUSLY.

The board entered executive session at 5:36 p.m.

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. Discussion Regarding Economic Development Matters. (§551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)
- | | |
|------------------------------|--------------------|
| 1. Workforce Resource Center | 4. Project Tadpole |
| 2. Project 1718 | 5. Project Tadpole |
| 3. Project Mill Reno | 6. Project RR |
- B. Consultation with Attorney Regarding pending and/or Potential Litigation (§551.071. Consultation with Attorney)
- C. Discussion Regarding the Conveyance, Exchange, or Lease of Real Property. (§551.072 Deliberation Regarding Real Property; Closed Meeting)
- D. Personnel Matters. (§551.074 Personnel Matters)

8. OPEN SESSION

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

MOTION TO ENTER OPEN SESSION WAS MADE BY DIRECTOR HOMER JASSO AND SECONDED BY TREASURER SANDRA ALANIZ. MOTION CARRIED UNANIMOUSLY.

The EDC board reconvened in open session at 6:40 pm.

MOTION TO APPROVE AGENDA ITEMS “7A4. PROJECT TADPOLE” AS DISCUSSED IN EXECUTIVE SESSION WAS MADE BY TREASURER SANDRA ALANIZ. DIRECTOR VERONICA GONZALES SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

9. DIRECTOR’S REPORT & ANNOUNCEMENTS

Assistant Executive Director, Karina Lopez provided updates on several ongoing EEDC programs, events, and professional development activities. The Bank On INT Ceremony was held with representatives from five local banking partners to recognize seven UTRGV students participating in the program through August 14, where students earn \$20 per hour while gaining valuable work experience. Updates were also provided on the RGV to DC Days trip to Washington, D.C., where staff and board members met with representatives from organizations including the SBA and FAA to establish contacts and explore support opportunities for City initiatives.

The Kauffman FastTrac Program is nearing completion, with graduation scheduled for June 24, and board members were invited to attend. Jeffrey Salcedo will represent the organization at a Comce Noreste Series event focused on the economic and financial outlook surrounding the upcoming USMCA review and will report back on key takeaways. Staff also announced attendance at the BIO International Convention in San Diego to promote regional assets and build industry connections. Additional staff will attend a records management course in Austin in August to strengthen compliance with legal records retention requirements. Staff also reviewed sponsorship benefits for the upcoming July 4th Texas Cook’em event and requested support and participation from board members.

10. ADJOURNMENT

There being no further business to consider, the meeting adjourned at 6:49 p.m.

Minutes Transcribed by:

Samantha Martinez, Business Operations Coordinator, Edinburg Economic Development Corporation

The board of directors approved the meeting minutes on _____, 2026.

EDINBURG ECONOMIC DEVELOPMENT CORPORATION:

Marc Moran, EEDC Board Secretary



Edinburg Economic Development Corporation

Meeting Date: July 13, 2026.

Consider and take action on proposals for improvements to Kuhn St. properties.

1. **Agenda Item:**

Consider and take action on proposals for improvements to Kuhn St. properties.

2. **Description/Scope:**

The Edinburg Economic Development Corporation (EEDC) owns the following three properties located within the Midtown District:

- 508 W. Kuhn Street
- 514 W. Kuhn Street
- 220 N. 6th Avenue

Two of the properties located on W. Kuhn Street previously contained residential structures that have since been demolished and cleared. Staff is proposing several site improvements to better utilize these properties and prepare them for future redevelopment opportunities.

The proposed improvements include the installation of three (3) new 8-foot-tall cedar wood fences (Attachment B), removal of existing fencing, clearing and grading of the properties, and the placement of crushed granite on each lot. The new fencing is necessary because portions of the existing fences currently encroach onto EEDC-owned property. Installing new fences along the correct property lines will clearly define ownership boundaries and improve the overall appearance and functionality of the sites.

These improvements will allow the properties to serve as temporary parking for City of Edinburg units that are currently parked on EEDC-owned property located at 201 N. 6th Avenue. Relocating these vehicles will help clear the 201 N. 6th Avenue site and make it available for future development and redevelopment opportunities consistent with EEDC's long-term goals for the Midtown area.

According to the cost breakdown provided in Attachment A, the total cost of the proposed improvements is estimated not to exceed \$32,000.

3. **Estimated Timeline:**

The project is anticipated to commence upon Board approval and be completed before the end of the current fiscal year.

4. **Budget:**

The EEDC has budgeted office parking and Midtown development improvements to be funded through the 2021A and 2021 B Bonds .

5. Procurement/Selection Process:

N/A

6. Staff's Recommendation:

Staff recommends approval to proceed with Lala Home Solutions LLC for the fencing improvements and for the crushed granite installation associated with the proposed Midtown property improvements.

7. Justification:

RGV Fence has an established history of successfully completing projects for both the City of Edinburg and the Edinburg Economic Development Corporation (EEDC). Most notably, RGV Fence installed the cedar wood fencing currently located at the EEDC-owned property at 201 N. 6th Avenue. LALA Home Solutions provided the most competitive pricing for the crushed granite installation while meeting the project specifications.

Based on prior performance, qualifications, and pricing, staff believes that utilizing RGV Fence and LALA Home Solutions represents the best value for the proposed improvements and recommends approval to proceed with both vendors.

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: Kuhn Property Improvement Bid Breakdown

Attachment B: EEDC Midtown Expenses Breakdown

Attachment C: Kuhn Property Photos

Attachment D: Kuhn Property Surveys

Kuhn Property Improvements Bids

Vendor	Price	Description
LALA Home Solutions	\$ 11,550	Installation of three (3) 115 linear feet of 8-foot-high cedar wood fences, including demolition and removal of the existing fence.
RGV Fence	\$ 11,650	Installation of three (3) 115 linear feet of 8-foot-high cedar wood fences, including demolition and removal of the existing fence.
Central Fence	\$ 11,777	Installation of three (3) 115 linear feet of 8-foot-high cedar wood fences, including demolition and removal of the existing fence.
Vendor	Price	Description
LALA Home Solutions LLC	\$ 19,500.00	Clearing & grading of 3 lots (approx. 21,300 SQFT total), demolition of concrete slabs, removal of small palm tree, and installation of caliche & crushed granite on each lot.
RC3 Trucking LLC	\$ 36,400.00	Clearing & grading of 3 lots (approx. 21,300 SQFT total), demolition of concrete slabs, removal of small palm tree, and installation of caliche & crushed granite on each lot.
Skidclear Land Services LLC	\$ 50,600.00	Clearing & grading of 3 lots (approx. 21,300 SQFT total), demolition of concrete slabs, removal of small palm tree, and installation of caliche & crushed granite on each lot.
RGV Heavy Hitters LLC	\$ 75,850.00	Clearing & grading of 3 lots (approx. 21,300 SQFT total), demolition of concrete slabs, removal of small palm tree, and installation of caliche & crushed granite on each lot.
J&J Building Solutions, LLC	\$ 78,540.00	Clearing & grading of 3 lots (approx. 21,300 SQFT total), demolition of concrete slabs, removal of small palm tree, and installation of caliche & crushed granite on each lot.
M3 Demolition & Excavation LLC	\$ 83,500.00	Clearing & grading of 3 lots (approx. 21,300 SQFT total), demolition of concrete slabs, removal of small palm tree, and installation of caliche & crushed granite on each lot.

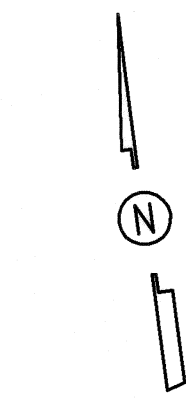


Edinburg EDC Mid-town Development Expenses		
Expense		Amount
EEDC Parking Lot + Lighting	\$	368,058.85
Change Order #1 (EV Charging Stations)	\$	46,963.35
Change Order #2 (Removal of Concrete + Cap & Abandon of Sanitary Sewer Line)	\$	8,163.00
Kuhn Fence Improvements	\$	11,550.00
Kuhn Property Granite Improvements	\$	17,400.00
EEDC Office IT Equipment	\$	62,547.02
Total	\$	514,682.22
Original Budget	\$	550,000.00
Remaining Budget	\$	35,317.78

508 & 514 Kuhn Property Photos







SCALE 1" = 20'

EXIST. STORM SEWER M.H.
TOP=93.19
15" PVC EAST FL=87.86
18" RCP NORTH FL=87.9130"N
FL=88.12
30"S FL=88.12

EXIST. CONFLICT
STORM SEWER M.H.
TOP=93.15
30"N FL=88.12
30"S FL=88.23

EXIST. 30" STORM LINE

EXIST. TYPE "A"
INLET
TOP=93.08
30" NE FL=87.79
30" S FL=87.91

EXISTING 60.00'
R.O.W.

EXISTING 40.0' EDGE TO EDGE
OF PAVEMENT

SIXTH AVENUE
(PUBLIC)

EXIST. 12" WATERLINE
(CITY OF EDINBURG)
(MAP REC: N 09°05' E 142.00')

FND. 1/2"
IRON ROD
S.W. COR.
LOT 1

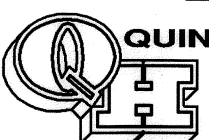
CONVENTIONAL SIGNS
(LINETYPES)

- BOUNDARY LINE
- DRAIN
- OVERHEAD POWER LINE
- TELEPHONE LINE
- FENCE
- IRRIGATION LINE
- CENTERLINE
- UNDERGROUND CROSSING LINE
- STORM LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- RIGHT OF ROW LINE

- FIRE HYDRANT
- PALM TREE
- GUY WIRE
- TREE
- POWER POLE
- MAILBOX
- WATER METER
- WATER VALVE
- SIGN
- SERVICE POLE
- PLANT
- GAS SERVICE

ABBREVIATIONS:

- M.R. = MAP RECORD
- R.O.W. = RIGHT OF WAY
- OH = OVERHEAD POWER LINE
- D.R. = DEED RECORD
- FND. = FOUND
- M.B.S.L. = MINIMAL BUILDING SETBACK LINE
- UGL = UNDERGROUND LINE
- P.O.B. = POINT OF BEGINNING
- H.C.I.D. No. 2 = HIDALGO COUNTY IRRIGATION DISTRICT No. 1
- R.C.P. = REINFORCED CONCRETE PIPE
- P.V.C. = POLY VINYL CHLORIDE
- N = NORTH
- S = SOUTH
- W = WEST
- E = EAST
- COR. = CORNER
- F.F.E. = FINISH FLOOR ELEVATION



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-8480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSOQQ@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

PLAT SHOWING

LOT 1, BLOCK 214, EDINBURG ORIGINAL TOWNSITE, AN
ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS, HIDALGO
COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED
RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER
2454789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES:

- 1.- ADDRESS:
220 N. 6TH AVENUE
EDINBURG, TEXAS 78539
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREA PROTECTED BY LEVEES FROM 100-YEAR
FLOOD.
- 2.- COMMUNITY-PANEL 480338 0015 E
MAP REVISED: MAY 14, 2001 L.O.M.R.
- 3.- GROSS LAND AREA:
7084.98 SQUARE FEET/0.163 ACRES
- 4.- THIS PROPERTY HAS A DOWNTOWN DISTRICT (DD) USE
ZONING CLASSIFICATION AS PER CITY OF EDINBURG
PLANNING DEPARTMENT.
- 5.- MINIMUM BUILDING SETBACK LINES:
AS PER CITY OF EDINBURG
- 6.- TAX PARCEL ACCOUNT NUMBER:
E3300-00-214-0001
- 7.- NO TITLE COMMITMENT PROVIDED.
- 8.- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS
A SOLID WASTE DUMP OR SANITARY LANDFILL.
- 9.- THERE IS NO FIRE HYDRANT ON THE SUBJECT PROPERTY.
- 10.- NONVISIBLE WIRES AND CABLES OTHER THAN SHOWN ON
SURVEY, WERE NOT ABLE TO BE LOCATED.
- 11.- THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR
SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE
ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.
- 12.- MINIMUM FINISH FLOOR ELEVATION SHALL BE: 18" ABOVE TOP OF
CURB OR 18" ABOVE CENTERLINE OF STREET, WHICHEVER IS
GREATER.
- 13.- BENCHMARK NOTE:
BENCHMARK - EXISTING SANITARY SEWER M.H. LOCATED ON
KUHN STREET TOP OF RIM. ELEVATION=93.68 (NAVD 88)
- 14.- STORM WATER ON-SITE DETENTION/RETENTION IS REQUIRED-THE
ENGINEERING DESIGN FORMULA USED BY THE CITY OF EDINBURG
IS THE RATIONAL AND THE METHOD IS BY COMPUTING THE PEAK
VOLUME OF RUNOFF AMOUNT FOR FUTURE LESS EXISTING.
- 15.- BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE
WITH DARCK SUBDIVISION RECORDED IN VOLUME 24, PAGE 157A,
MAP RECORDS, HIDALGO COUNTY, TEXAS.
- 16.- THERE ARE NO ENCROACHMENT OVER SETBACKS, EASEMENTS
AND BOUNDARY LINES.
- 17.- THERE IS NO OBSERVABLE EVIDENCE OF WETLANDS.
- 18.- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH
MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 19.- THERE IS NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN
STREET RIGHT OF WAY LINES AND OBSERVED EVIDENCE OF
RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

This is to certify that this map or plat and the survey on which it
is based were made in accordance with the 2011 Minimum Standard Detail
Requirements for ALTA/ACSM Land Title Surveys, jointly established and
adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(A),
7(b)(1), 7(C), 8, 9, 10(a), 11(a), 13, 16, 17, 18, 19 AND 20(a) of Table A
thereof. The field work was completed on DECEMBER 30, 2025

Date: DECEMBER 30, 2025

ALFONSO QUINTANILLA

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856



VOL. 1 PAGE 23
SURVEYED DECEMBER 30, 2025
ADDRESS 220 N. 6TH AVENUE
EDINBURG, TEXAS 78539
OWNER EDINBURG ECONOMIC
DEVELOPMENT CORPORATION
JOB No.
BOOK No. PAGE
FILENAME: F:\DATA\SURVEY\SUR2025\
LOTS 1,3 & 5 EDINBURG TOWNSITE

PLAT SHOWING

LOT 3, BLOCK 214, EDINBURG ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3307245, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

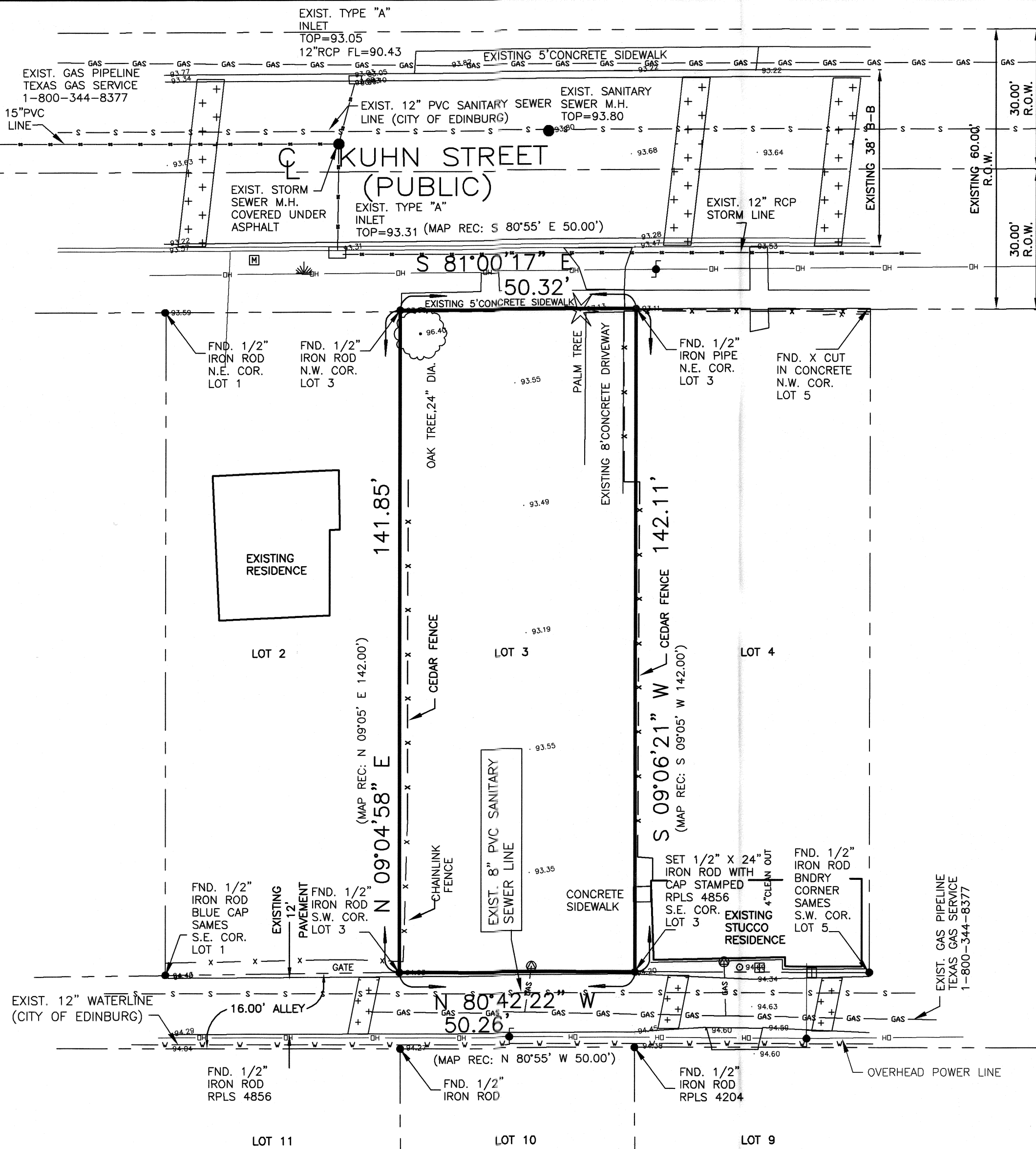
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AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR
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WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREA PROTECTED BY LEVEES FROM 100-YEAR
FLOOD.
COMMUNITY-PANEL 480338.0015 E.
MAP REVISED: MAY 14, 2001 L.O.M.R.
- 2.- GROSS LAND AREA:
7140.28 SQUARE FEET/0.164 ACRES
- 4.- THIS PROPERTY HAS A DOWNTOWN DISTRICT (DD) USE
ZONING CLASSIFICATION AS PER CITY OF EDINBURG
PLANNING DEPARTMENT.
- 5.- MINIMUM BUILDING SETBACK LINES:
AS PER CITY OF EDINBURG
- 6.- TAX PARCEL ACCOUNT NUMBER:
E3300-00-214-0003
- 7.- NO TITLE COMMITMENT PROVIDED.
- 8.- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS
A SOLID WASTE DUMP OR SANITARY LANDFILL.
- 9.- THERE IS A NO FIRE HYDRANT ON THE SUBJECT PROPERTY.
- 10.- NONVISIBLE WIRES AND CABLES OTHER THAN SHOWN ON
SURVEY, WERE NOT ABLE TO BE LOCATED.
- 11.- THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR
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ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.
- 12.- MINIMUM FINISH FLOOR ELEVATION SHALL BE: 18" ABOVE TOP OF
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RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SIXTH AVENUE

SCALE 1" = 20'



CONVENTIONAL SIGNS (LINETYPES)

- BOUNDARY LINE
- DRAIN
- OVERHEAD POWER LINE
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- FENCE
- IRRIGATION LINE
- CENTERLINE
- UNDERGROUND CROSSING LINE
- STORM LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- RIGHT OF ROW LINE

- LEGEND
- FIRE HYDRANT
 - PALM TREE
 - GUY WIRE
 - TREE
 - POWER POLE
 - MAILBOX
 - WATER METER
 - WATER VALVE
 - SIGN
 - SERVICE POLE
 - PLANT
 - GAS SERVICE

ABBREVIATIONS:

- M.R. = MAP RECORD
- R.O.W. = RIGHT OF WAY
- OH = OVERHEAD POWER LINE
- D.R. = DEED RECORD
- FND. = FOUND
- M.B.S.L. = MINIMAL BUILDING SETBACK LINE
- UGL = UNDERGROUND LINE
- P.O.B. = POINT OF BEGINNING
- H.C.I.D. No. 2 = HIDALGO COUNTY IRRIGATION DISTRICT No. 1
- R.C.P. = REINFORCED CONCRETE PIPE
- P.V.C. = POLY VINYL CHLORIDE
- N = NORTH
- S = SOUTH
- W = WEST
- E = EAST
- COR. = CORNER
- F.F.E. = FINISH FLOOR ELEVATION



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

VOL. 1 PAGE 23
SURVEYED DECEMBER 30, 2025
ADDRESS 514 W. KUHN STREET
EDINBURG, TEXAS 78539
OWNER EDINBURG ECONOMIC
DEVELOPMENT CORPORATION
JOB No.
BOOK No. T-120 PAGE 31
FILENAME: F:\DATA\SURVEY\SUR2025\
LOTS 1,3 & 5 EDINBURG TOWNSITE

Date: DECEMBER 30, 2025

Alfonso Quintanilla
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856





Edinburg Economic Development Corporation

Meeting Date: July 13, 2026.

Consider ratifying Executive Director action on change of order number one and two for transit center parking lot.

1. Agenda Item:

Consider ratifying Executive Director action on change of order number one and two for transit center parking lot.

2. Description/Scope:

The Edinburg Economic Development Corporation (EEDC) is currently constructing the parking lot for its offices located at 201 N. 6th Avenue. The project is being completed by Foremost Paving, Inc. under an original contract amount of \$368,058.85, which included the parking lot improvements and lighting.

Since construction began, the Executive Director has approved two change orders to address project needs and unforeseen site conditions.

The first change order, in the amount of **\$46,963.35**, authorized the installation of an EV charging panelboard and two electric vehicle (EV) charging stations. This addition supports the City's initiative to increase the availability of public EV charging infrastructure and enhances the long-term functionality of the parking lot.

During excavation, the contractor encountered several unforeseen conditions that were not identified in the original plans. These included significant buried concrete debris throughout the work area, requiring additional demolition and haul-off. In addition, although the plans did not indicate the presence of underground utility service lines, an existing sanitary sewer service line and water service line were discovered.

Following inspection and guidance from the City Engineer, it was determined that both utilities were service lines rather than main lines. The sanitary sewer service line was capped and abandoned, while City staff directed that the water service line remain in place and be buried outside the parking lot area for potential future use.

As a result of these unforeseen conditions and the additional work required, a second change order in the amount of **\$8,163.00** was approved. This change order covered the costs associated with the removal and disposal of excess buried concrete debris, capping and abandoning the sanitary sewer service line, and relocating and burying the existing water service line in accordance with the City Engineer's recommendations.

EEDC staff is requesting that the Board ratify the approval of the two change orders.

3. Estimated Timeline:

The project is anticipated to be completed by the end of August.

4. Budget:

The EEDC has budgeted office parking and Midtown development improvements to be funded through the 2021A and 2021B Bond.

5. Procurement/Selection Process:

N/A

6. Staff's Recommendation:

Staff recommends approval of ratification.

7. Justification:

EEDC staff recommends that the Board ratify the approval of the two change orders. These actions were necessary to improve the project and address unforeseen conditions encountered during construction. Construction is currently underway, and staff anticipates completing the project by the end of August, weather permitting.

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: Edinburg EDC Parking Lot Cost Breakdown

Attachment B: Edinburg EDC – Foremost Paving Signed Change Orders



Edinburg EDC Parking Lot Cost Breakdown		
Initial Cost	\$ 312,058.85	
Electrical/Lighting	\$ 56,000.00	
Change Order #1	\$ 46,963.35	Addition for EV Panelboard (2 stations)
Change Order #2	\$ 8,163.00	Removal of Concrete + Cap/Abandon of Sanitary Sewer Line
Total Amended Cost:	\$ 423,185.20	

NEW CONSTRUCTION PROPOSAL Dated: 05/01/2026**Project / Location:**

Edinburg EDC Parking Lot
Kuhn St & 6th Street, Edinburg, Texas

Owner / Representative:

Edinburg EDC
Raudel Garza, Executive Diretor

[illegible]

Anticipated Working Days

Tax Status: (M)Tax on Materials

No Addenda Acknowledged

NOTES:

1. Quote valid for 30 days and limited to items quoted.
2. Quantities are estimates for pricing purposes only.
3. Billing will be on final field measured quantities.
4. Anticipated working days is an estimate for reference only.
5. # = Revised from original quote

Base Bid Total

\$46,963.35

8.25% Sales Tax on Materials Only

\$0.00

Base Bid + AlternateTotal

\$46,963.35

EXCLUSIONS:

1. Payment and/or performance bonds.
2. All Permits, utility repairs or adjustments.
3. SWPPP, Utility or TCP engineering fees.
4. Removal of waste debris generated by others.

Thank you for the opportunity to provide this proposal.

Cake C. Bu

by: CB

Carter C. Biel - Estimator, Foremost Paving, Inc.

Owner's Acceptance:

Kandif Shinga

Date: 5-4-26

By: RAUDEL GARZA

Title: EXEC. DIRECT

Payments are COD or net 10th of the following month with approved credit. We reserve the right to modify quote and/or match any competitors price. This quote is based on entire project, we reserve the right to modify unit prices if not accepted in full. This proposal becomes a contract for materials and services with signature by owner or authorized rep. Sales tax is due as per applicable law whether quoted or not.



METRO
ELECTRIC, INC.
TECL #17140

☐ **Main Office**
1901 Industrial Dr.
McAllen, TX 78504
956.686.2323

☐ **Branch Office**
5255 Commercial Dr.
Brownsville, TX 78523
956.831.7801

www.metroelectric-rgv.com

May 1, 2026

Foremost Paving, Inc.
PO Box 29
Weslaco, Texas 78599

Attn: Joey Villareal
Ref: Edinburg Economic Development Corporation- EEDC Parking Lot
Metro CPR 01 – Upgrade Service too 200A and add (2) EV Chargers

Please ADD **Forty-Four Thousand Seven Hundred Twenty-Seven Dollars & 00/100 (\$44,727.00)** to our base contract amount for the following changes.

SCOPE OF WORK

Provide and install 200A New Panelboard and (2) EV Chargers per Drawings Dated 4-22-2026
Sheet EP-100 and E-100.

We will proceed with this additional scope of work upon receipt of your written change order. Change order pricing is only good for 10 days from date above. Please be advised that prices may be subject to revision in the event of changes related to tariffs, government-imposed trade regulations, or other significant structural cost impacts beyond our control.

Should you have any questions, please advise.

Sincerely,
Metro Electric, Inc.

Rudy De La Cruz
Senior Pm
File C.O. 2-03666

Change Price Request Cost Analysis

PROJECT: EDC Edinburg Parking Lot Lighting
 CONTRACTOR: Foremost Paving, Inc.

DESCRIPTION OF CHANGE: Upgrade Service to 200A and Add (2) EV Chargers per Revised Plans.

Metro Electric, Inc. CPR #01

Description	Quan. Reqd.	Material Cost	Unit	Material Total	Labor Total
BRANCH DITCH	80.00		X	\$ -	\$ 525.95
WARING TAPE	80.00	\$ 123.97	M	\$ 9.92	\$ 63.11
SAND	4.00	\$ 41.72	E	\$ 166.88	\$ 525.95
1" PVC CONDUIT	80.00	\$ 72.34	C	\$ 57.87	\$ 289.27
1" PVC ADAPTER	4.00	\$ 52.00	C	\$ 2.08	\$ 47.34
1" GRC CONDUIT	20.00	\$ 650.95	C	\$ 130.19	\$ 92.04
1" GRC 90D ELBOW	4.00	\$ 21.26	E	\$ 85.04	\$ 131.49
1" GRC COUPLING	4.00	\$ 4.16	E	\$ 16.64	\$ 39.45
SCOTCH WRAP	20.00	\$ 69.00	C	\$ 13.80	\$ 65.74
#10 CU CONDUCTOR	132.00	\$ 516.72	M	\$ 68.21	\$ 60.75
#8 CU CONDUCTOR	(10.00)	\$ 214.54	M	\$ (2.15)	\$ (0.90)
#6 CU CONDUCTOR	406.00	\$ 1,377.43	M	\$ 559.24	\$ 293.61
#1 CU CONDUCTOR	(198.00)	\$ 2,355.78	M	\$ (466.44)	\$ (37.62)
3/0 CU CONDUCTOR	198.00	\$ 7,260.25	M	\$ 1,437.53	\$ 338.45
DISCON RACK	1.00	\$ 925.00	E	\$ 925.00	\$ 1,150.52
CADWELD GROUND	2.00	\$ 37.25	E	\$ 74.50	\$ 262.98
GROUND ROD	2.00	\$ 44.70	E	\$ 89.40	\$ 328.72
CONCRETE WORK COORDINATION	1.00	\$ -	X	\$ -	\$ 262.98
NEW PANEL S	1.00	QUOTE	Q	\$ -	\$ 394.46
60/40/2F/N3R/250 SNHD	2.00	QUOTE	Q	\$ -	\$ 473.36
EV CHARGERS	2.00	QUOTE	Q	\$ -	\$ 2,531.14
				\$ -	\$ -
TRENCHER RENTAL	1.00	\$ 297.69	E	\$ 297.69	\$ -
GEAR QUOTE	1.00	\$ 5,440.00	E	\$ 5,440.00	\$ -
CHG PNT CT 400 Charging Station	1.00	\$ 18,613.00		\$ 18,613.00	\$ -
				\$ -	\$ -
Subtotals				\$ 27,518.39	\$ 7,838.79
Sales Tax				\$ -	
Subtotal w/ Tax				\$ 27,518.39	

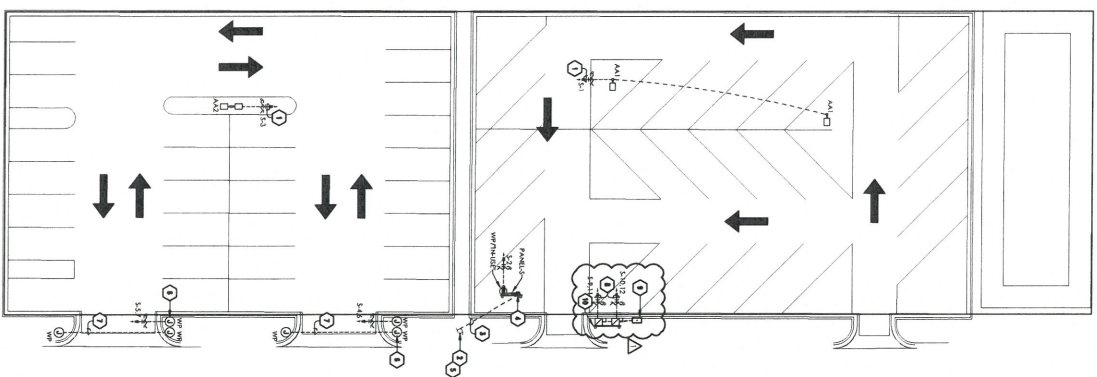
Subtotal (Material and Labor)	\$ 35,357.19
Plus 15.00 % of (Material and Labor) For Overhead	\$ 5,303.58
Subtotal (Material, Labor and Overhead)	\$ 40,660.77
Plus 10.00 % of (Material, Labor, and Overhead) For Profit	\$ 4,066.08
Total (Material, Labor, Overhead, and Profit)	\$ 44,726.85
Bond	\$ -
Total	\$ 44,726.85

EDINBURG EDC PARKING LOT LIGHTING

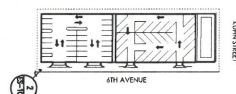
EDINBURG

TEXAS

EP-100



2 SITE LIGHTING PLAN
SCALE: 1/16"=1'-0"



1 OVERALL SITE PLAN
SCALE: 1"=100'-0"

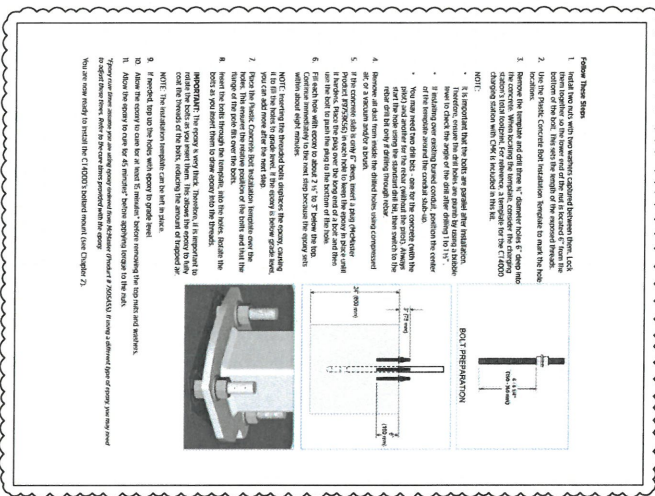
GENERAL NOTES: LIGHTING

- A. FIELD COORDINATOR EXACTLY IDENTIFY LOCATION WITH OWNER AND FIELD COORDINATOR.
- B. FIELD COORDINATOR MEET WITH OWNER ON EXISTING FINISH GRADE ELEVATIONS FOOTING CONDITIONS.
- C. FIELD COORDINATOR CONDUCT REVIEW WITH FIELD COORDINATOR AND PROVIDE AS-BUILT DOCUMENTS AS PART OF THE CLOSE OUT DOCUMENTS.
- D. PARKING LOT DOCUMENTS BY OTHERS, COORDINATOR WITH OWNER.
- E. THE SCORE OF WORKS TO PROVIDE LABOR AND MATERIAL FOR PARKING LOTPAVING, REPAIR ELECTRICAL FOR FUTURE GATES, CONCRETE FOOTING FOR UTILITY, NEW ELECTRICAL SERVICE.

KEYED NOTES: LIGHTING

- [illegible]

EV CHARGER INSTALLATION DETAIL



3
SCALE: NTS

TRINITY
MEP ENGINEERING

3533 Alhambra Dr., Ste A | Waterloo, TX 76782
P: 956.873.0500 | F: 956.351-5750
www.trinitymep.com | Copyright 2022
Texas Registered Engineering Firm - #10066
Project number: 24.4.17



NEW CONSTRUCTION PROPOSAL Dated: 05/27/2026**Project / Location:**

Edinburg EDC Parking Lot
Kuhn St & 6th Street, Edinburg, Texas

Owner / Representative:

Edinburg EDC
Raudel Garza, Executive Director

[illegible]

Base Bid Total	\$8,163.00
-----------------------	-------------------

8.25% Sales Tax on Materials Only	\$0.00
-----------------------------------	--------

Base Bid + AlternateTotal	\$8,163.00
----------------------------------	-------------------

NOTES:

1. Quote valid for 30 days and limited to items quoted.
2. Quantities are estimates for pricing purposes only.
3. Billing will be on final field measured quantities.
4. Anticipated working days is an estimate for reference only.
5. # = Revised from original quote

EXCLUSIONS:

1. Payment and/or performance bonds.
2. All Permits, utility repairs or adjustments.
3. SWPPP, Utility or TCP engineering fees.
4. Removal of waste debris generated by others.

Thank you for the opportunity to provide this proposal.

Chad C. Brown

by: CB

Carter C. Biel - Estimator, Foremost Paving, Inc.

Payments are COD or net 10th of the following month with approved credit. We reserve the right to modify quote and/or match any competitors price. This quote is based on entire project, we reserve the right to modify unit prices if not accepted in full. This proposal becomes a contract for materials and services with signature by owner or authorized rep. Sales tax is due as per applicable law whether quoted or not.

Owner's Acceptance:

By: RAUDEL GARZA

Date: 5-27-26

By: RAUDEL GARZA Title: EXEC. DIR.

Title: EXEC. DIR.



Edinburg Economic Development Corporation

Meeting Date: July 13, 2026.

Presentation and possible action regarding the U.S. Department of Labor Building Pathways to Infrastructure Jobs Grant.

1. **Agenda Item:**

Presentation and possible action regarding the U.S. Department of Labor Building Pathways to Infrastructure Jobs Grant.

2. **Description/Scope:**

Workforce Solutions Lower Rio is requesting a \$10,000 matching contribution from the Edinburg Economic Development Corporation (EEDC) in support of Year 3 of the U.S. Department of Labor Building Pathways to Infrastructure Jobs Grant. This federally funded workforce initiative is designed to connect residents with high-demand infrastructure and skilled trades careers through training, certifications, apprenticeships, and employment opportunities.

The requested matching funds will be used exclusively for participant support services, including uniforms, toolkits, licensing fees, certifications, and other resources necessary to help participants successfully complete their training and enter the workforce. These support services help remove barriers to employment and increase participant success rates.

It is important to note that the EEDC's \$10,000 contribution would not fund the training slots themselves. Training costs are covered through the federal Department of Labor grant. Instead, EEDC's contribution would support participant support services for individuals enrolled in the program who require assistance. Funds would be drawn down based on actual participant needs and utilization of eligible support services.

Workforce Solutions Lower Rio has committed to reserving at least 30% of available training opportunities for Edinburg residents, ensuring that local individuals directly benefit from the investment. This commitment equates to a minimum of five reserved slots for Edinburg residents out of the 16 available opportunities. The remaining slots will be available to eligible participants throughout Workforce Solutions Lower Rio's service area, which includes Hidalgo, Starr, Willacy, and Cameron counties.

Current opportunities available through the grant include:

- 9 Individual Training Account (ITA) slots
- 3 On-the-Job Training (OJT) slots
- 4 Apprenticeship slots

While five slots are reserved for Edinburg residents, EEDC's matching contribution may support participant services for any enrolled participant who requires assistance. Workforce Solutions has indicated that Edinburg residents will receive priority consideration through the reserved-slot commitment.

Workforce Solutions Lower Rio has identified direct workforce needs within the community through engagement with local employers. Blue Parrot Software LLC and DHR Health have each identified workforce needs directly to Workforce Solutions Lower Rio for occupations supported through the grant. Additionally, South Texas Health System and Driscoll Children's Hospital represent key regional employers whose workforce demands further demonstrate the need for training in these high-demand occupations. Together, these employers serve as workforce partners by validating local demand for skilled workers and strengthening the grant's workforce development objectives.

Through this investment, EEDC would help create a pipeline of skilled workers for employers while leveraging substantially larger federal workforce development funds. The partnership would support the training and placement of Edinburg residents into well-paying careers in infrastructure, construction, manufacturing, technology, healthcare, and related industries.

While Workforce Solutions is requesting a commitment of the full \$10,000, actual expenditures may be less depending on participant needs and utilization of support services throughout the grant period. Additionally, if all matching funds are not utilized during Year 3, Workforce Solutions has indicated that the remaining funds may be applied toward participant support services during Year 4 of the grant, allowing EEDC's investment to continue benefiting local residents as training and enrollment activities progress.

The proposed matching contribution represents an opportunity for EEDC to maximize the impact of federal workforce funding, strengthen the local talent pipeline, support current and future employer workforce needs, and advance economic development goals by investing directly in workforce development opportunities for Edinburg residents.

3. Estimated Timeline:

This grant operates on a rolling enrollment basis.

4. Budget:

The EEDC has \$234,060 remaining in the Workforce Development/Job Training budget line item for the current fiscal year. As a result, funding this \$10,000 matching contribution can be accommodated within the approved budget.

5. Procurement/Selection Process:

N/A

6. Staff's Recommendation:

Staff recommends approval of the \$10,000 matching contribution to Workforce Solutions Lower Rio in support of the U.S. Department of Labor Building Pathways to Infrastructure Jobs Grant. This partnership supports the training of Edinburg residents for employment opportunities located within Edinburg.

7. Justification:

Workforce development is a key component of economic development and is identified as a priority within the EEDC Strategic Plan, which calls for investing in workforce training programs through partnerships and funding opportunities. This contribution will help leverage federal grant funds, support the training of Edinburg residents for local employment

opportunities, and strengthen the workforce pipeline for Edinburg employers. Additionally, Workforce Solutions Lower Rio is providing matching funds and has been a valued partner of EEDC on numerous workforce initiatives, making this a strategic investment that aligns with EEDC's mission and goals.

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: Workforce Solutions DOL Grant Presentation

Attachment B: Workforce Solutions – EEDC Draft Agreement

Attachment C: EEDC Workforce Development Budget Breakdown



DOL Building Pathways to Infrastructure Jobs Grant

Matching Funds Request — Edinburg EDC

Year 3 of Active Implementation

\$10,000

Requested in
Matching Funds
from Edinburg EDC

Workforce Solutions | Edinburg, TX

About the Grant

DOL Building Pathways to Infrastructure Jobs Grant

What This Grant Does

This grant program invests in public-private partnerships to develop, implement, and scale worker-centered sector strategy training programs in H-1B industries and occupations critical to meeting the goals of the Bipartisan Infrastructure Law (BIL). Training programs are designed to ensure equitable access to good jobs in high-demand occupations that offer above-average pay, strong benefits, and opportunities to advance along a career pathway to middle- to high-skilled quality jobs.

Advanced Manufacturing

Renewable energy, electric vehicles, battery manufacturing, grid integration, and semiconductor production.

Information Technology

Software development, cybersecurity, smart grids, broadband infrastructure, and fiber optic networks.

Professional, Scientific & Technical Services

Civil engineering, telecom installation, transportation planning, and quality control across infrastructure sectors.

Funder

U.S. Department of Labor

Grantee

Workforce Solutions

Status

Year 3 — Active Implementation

Geography

Hidalgo, Starr, Willacy, and Cameron County

Grant Program Goals

DOL Building Pathways to Infrastructure Jobs Grant

01

Train Job Seekers in High-Demand Sectors

Train participants in advanced manufacturing; information technology; and professional, scientific, and technical services occupations that support renewable energy, transportation, and broadband infrastructure sectors tied to Bipartisan Infrastructure Law investments.

02

Build Committed Public-Private Partnerships

Convene workers, unions and other worker organizations, and employers as industry experts to build committed partnerships with workforce development entities, community-based organizations, and training institutions.

03

Develop Equitable, Career-Focused Training Models

Develop training models that ensure diversity, equity, inclusion, and accessibility — prioritizing recruitment and retention of historically marginalized populations; create career pathways to middle- to high-skilled employment; and implement approaches for increasing job quality.

Our Request to Edinburg EDC

Formal Request: \$10,000 as required **matching funds** for Year 3 of the DOL Building Pathways to Infrastructure Jobs Grant.

Important Note: While the grant requires a \$10,000 match commitment, the actual amount utilized will depend on the support services needed by participants and what is spent through the remainder of the contract year. **The commitment does not guarantee the full amount will be spent.**

9

Individual Training Accounts (ITAs)

Fund tuition for certifications, licenses
& occupational training

4

Apprenticeship Placements

Earn-while-you-learn opportunities
with local employers

3

On-the-Job Training (OJT)

Subsidized training at participating
Edinburg employers

How Matching Funds Will Be Used

The \$10,000 will be used exclusively for Participant Support Services — direct assistance that removes barriers and helps Edinburg residents stay on track through their training and into employment.



Uniforms & Safety Gear

Industry-required attire and personal protective equipment so participants can meet employer and jobsite standards from day one.



Tools & Toolkits

Occupation-specific tools participants need to complete training programs and begin employment ready to work.



Occupational Licenses

Fees associated with obtaining required state or local licenses in fields like electrical, HVAC, construction, or technology.



Professional Certifications

Exam and preparation costs for industry credentials such as CompTIA, AWS, Azure, and other in-demand IT certifications.

These services directly increase participant retention and program completion rates — turning investment into outcomes.

Identified Employer: Blue Parrot Software LLC

Edinburg Employer Spotlight

Blue Parrot Software LLC 1601 W. Monte Cristo Rd., Ste. A · Edinburg, TX 78541 · 956.378.9072 · Joe Silva, President

A locally headquartered technology firm, Blue Parrot Software has formally documented their workforce needs through our program — confirming active, ongoing demand for grant-eligible occupations right here in Edinburg.

Occupations They Hire For

- Software & Application Developers
- Cloud Engineers & Solutions Architects
- Cybersecurity Analysts & Engineers
- DevOps & QA Engineers
- Database & ETL Developers
- IT Project & Program Managers

Applicable Certifications

- CompTIA Security+
- CompTIA A+ / Network+
- AWS Cloud Practitioner
- Microsoft SC-900 (Security, Compliance & Identity Fundamentals)
- Project Management Professional

Training Providers

Training providers and programs must be listed on Workforce Solutions' Eligible Training Providers List. Local approved providers include UTRGV, South Texas College, and Texas State Technical College.

Identified Employer: DHR Health

Edinburg Employer Spotlight

DHR Health 5501 S McColl Rd · Edinburg, TX 78539 · (956) 429-8888 · Gerardo Gonzalez, IS Director of Service Desk

DHR Health is one of the leading healthcare systems in the Rio Grande Valley and has formally documented their workforce needs — confirming active, ongoing demand for grant-eligible IT and technology occupations right here in Edinburg.

Occupations They Hire For

- Clinical System Specialist
- Health Informatics Engineer
- Helpdesk Support Technician
- Systems & Network Administrator
- Network/Telecom Specialist
- Cybersecurity Specialist

Applicable Certifications

- CompTIA A+ / Network+ / Security+
- ITIL Foundation / Service Management
- Microsoft Azure Fundamentals
- ISC2 Certified in Cybersecurity (CC)
- Palo Alto Networking Security

Training Providers

Training providers and programs must be listed on Workforce Solutions' Eligible Training Providers List. Local approved providers include UTRGV, South Texas College, and Texas State Technical College.

Note: While employer input was collected from Blue Parrot Software and DHR Health to validate local workforce demand, this grant is not limited to those employers. **Our primary purpose is to help Edinburg residents get trained and placed into good-paying jobs with quality local employers — and we are open to partnering with any qualifying employer in the area.**

**Blue Parrot Software
LLC**

DHR Health

**South Texas Health
System**

**Driscoll Children's
Hospital**

What Participating Employers Gain

Pre-Trained Local Candidates

Participants complete industry-recognized training before placement, arriving job-ready.

OJT Wage Reimbursement

Up to \$8,000 per OJT participant — reimbursing 50% of wages during on-the-job training.

Apprenticeship Support

Up to \$2,000 per apprentice to cover the classroom portion of structured programs.

No Cost to Employers

No financial obligation for employers. All training costs are funded through the grant.

Local Talent Retention

Build a sustainable pipeline of skilled Edinburg workers — reducing recruiting costs.

Community Impact

Become an active partner in strengthening Edinburg's workforce and economic future.

Expected Outcomes & Benefits

16

Total Training Slots

Available this program year
across ITAs, Apprenticeships,
and OJT

5

Slots Secured for Edinburg

At minimum 5 slots committed
to Edinburg participants

100%

Local Investment

Every dollar stays in Edinburg —
training local people for local
jobs

Year 4

Future Partnership

We invite EDC to continue with
a \$10K Year 4 investment to
expand the pipeline

Benefits for Participants, Employers & Edinburg

For Participants

- Up to \$3,500 per ITA participant for eligible training
- Up to \$2,000 per apprentice for classroom training costs
- Up to \$8,000 per OJT participant — 50% wage reimbursement to employer

For Employers

- OJT wage reimbursement of up to \$8,000 per hire
- Pre-trained local candidates in identified skill gaps
- Reduced onboarding and recruiting costs

For Edinburg

- 5 secured slots for Edinburg participants
- EDC recognized as lead community partner
- Replicable model for future workforce investment

Your \$10,000 match is an investment in Edinburg's workforce future

The pipeline is being built now.
Edinburg can lead the way.



A proud partner of the AmericanJobCenter® network
Public

Summary of Request

Amount
\$10,000

Purpose
Year 3 Matching Funds

Use
Participant Support Services

EDC Slots
Minimum 5 of 16 for Edinburg

Employer
Blue Parrot Software LLC & DHR Health

Year 4
Partnership opportunity available

**FINANCIAL AGREEMENT FOR MATCHING FUNDS
FOR THE
DOL BUILDING PATHWAYS TO INFRASTRUCTURE JOBS GRANT
BETWEEN
LOWER RIO GRANDE VALLEY WORKFORCE DEVELOPMENT BOARD
AND
EDINBURG ECONOMIC DEVELOPMENT CORPORATION**

This Financial Agreement sets forth the terms and conditions of agreement between the Lower Rio Grande Valley Workforce Development Board (Board) d.b.a Workforce Solutions, and Edinburg Economic Development Corporation (Edinburg EDC) for the DOL Building Pathways to Infrastructure Jobs Grant and the required matching funds.

I. PURPOSE OF AGREEMENT

The purpose of this Agreement is to establish a cooperative and mutually beneficial relationship between the parties and to set forth the relative responsibilities of the parties insofar as they relate to defining the way Workforce Solutions and Edinburg EDC will collaborate in the delivery of services.

II. DURATION OF AGREEMENT

The Agreement will be effective upon signature and shall continue in effect until September 30, 2027. Any requests for amendment and/or extension of the Agreement must be mutually agreed upon and submitted in writing. A cancellation of this Agreement can be made by either party upon thirty (30) days of written notice, except where the cancellation is for cause, such as a breach of provision of the Agreement, it may be cancelled upon delivery of a written notice to the respective party.

III. PROGRAM DESCRIPTION

The Department of Labor's Building Pathways to Infrastructure Jobs grant aims to establish career pathways in the Renewable Energy, Transportation and Broadband Infrastructure sectors to support the need for expansion in all three areas to develop capacity due to the Rio Grande Valley's exponential growth. The eligible participants will attain training that leads to certifications to increase the pipeline of skilled workers for jobs in the three targeted H-1B industries and occupations.

IV. RESPONSIBILITIES OF THE PARTIES UNDER AGREEMENT

In consideration of the mutual goals of the parties to this Agreement and in recognition of the public benefit to be derived from effective implementation of the programs involved, the parties agree that their respective responsibilities under this Agreement shall be as follows:

The Board shall:

- Recruit participants to enroll in the DOL Building Pathways performance measures such as ITAs, Apprenticeship Training, Internships, On-the-Job Training or Support Services;

- Determine WIOA eligibility of participants;
- Provide support services to WIOA eligible participants including but not limited to case management and tracking in the WIT system;
- Utilize matching/leverage funds from Edinburg EDC to provide support services as it relates to assistance needed by participants to continue with their career pathway training and employment needs for a total investment of \$10,000;
- Reserve up to thirty percent (30%) of the remaining available participant slots for eligible residents of the City of Edinburg, subject to the availability of eligible applicants and grant requirements;
- Invoice Edinburg EDC for the expended support services provided to participants;
- Provide an assurance that grant funds will not be used to encourage or induce relocation or for customized or skill training or related activities after relocation;
- Comply with Texas Government Code, Chapter 2264 as required by Section 3(7) of the Application Submission Form;
- Comply with the Financial Manual for Grants and Contracts;
- Provide quarterly reports to the Texas Workforce Commission (TWC) using TWC provided format;
- Provide Edinburg EDC quarterly participant progress and outcome reports; and
- Include Edinburg EDC logo on all promotional materials to include press releases, social media posts, flyers, etc.

Edinburg EDC shall:

- Provide matching funds to provide support services as it relates to assistance needed by participants to continue with their career pathway training and employment needs using sales tax funds for a total investment of \$10,000;
- Reimburse the Board a maximum of \$10,000 for expenditures properly incurred and related to the support services provided to program participants; and
- Propose Edinburg employers for participation.

V. ALLOCATION OF COSTS

The parties of this Agreement assume full responsibility of their respective costs associated with their performance of the terms outlined in this Agreement.

Cost Summary:

Funding from the Board: Total \$10,000

Edinburg EDC: Total \$10,000

Total: \$20,000

VI. RECORDS, INSPECTION, AND AUDIT

The Board shall maintain complete and accurate books, records, and supporting documentation for all matching funds reimbursed by Edinburg EDC under this Agreement, including documentation evidencing participant eligibility and that each expenditure was properly incurred for the support services described herein. The Board shall retain such records for a period of not

less than four (4) years following the expiration or termination of this Agreement, or for such longer period as may be required under applicable federal grant requirements, including 2 CFR Part 200. Upon reasonable written notice, Edinburg EDC and its designated representatives, auditors, and agents shall have the right, during normal business hours, to inspect, audit, and copy any records relating to the matching funds provided under this Agreement. The Board shall reasonably cooperate with any such inspection or audit and shall make the relevant records available at a mutually convenient location.

VII. REPAYMENT OF FUNDS

If any matching funds reimbursed by Edinburg EDC are determined, whether through an inspection or audit conducted under Section VI or otherwise, to have been expended for purposes not authorized under this Agreement, to be unsupported by adequate documentation, or to be otherwise improperly incurred, the Board shall repay to Edinburg EDC the amount of such disallowed or improperly incurred funds within thirty (30) days after written notice from Edinburg EDC. The obligations of the Board under this Section shall survive the expiration or termination of this Agreement.

VIII. RELATIONSHIP OF THE PARTIES; INDEMNIFICATION; INSURANCE

Independent Contractors. The parties are independent contractors. Nothing in this Agreement shall be construed to create a partnership, joint venture, joint enterprise, agency, or employment relationship between the parties. Neither party has authority to bind or incur any obligation on behalf of the other, and neither party shall be responsible for the acts, omissions, debts, or liabilities of the other.

Indemnification. To the extent authorized by law, and without waiving any governmental immunity or any defense available under Texas law, each party shall be responsible for its own acts and omissions and those of its officers, employees, and agents in the performance of this Agreement. Nothing herein shall be construed as a waiver of the sovereign or governmental immunity of either party.

Insurance. Each party shall maintain, at its own expense, such insurance coverage or authorized self-insurance as is reasonable and customary for the activities undertaken under this Agreement and as required by applicable law.

APPROVED:

The undersigned parties accept the terms of this Financial Agreement for Matching Funds and bind themselves to the faithful performance of this Agreement. It is mutually understood that this Agreement shall not become effective until approved by all parties.

LOWER RIO GRANDE VALLEY WORKFORCE DEVELOPMENT BOARD

By its authorized signatory:

Lower Rio Grande Valley Workforce Development Board

Francisco Almaraz
Chief Executive Officer

Signature Date

EDINBURG ECONOMIC DEVELOPMENT CORPORATION

Raudel Garza
Executive Director

Signature Date



Edinburg EDC Workforce Development Budget Expenses	
Original Budget	\$ 300,000.00
VIDA	\$ 50,000.00
Associated General Contractors	\$ 5,940.00
UTRGV Kauffman	\$ 10,000.00
Remaining Budget	<u>\$ 234,060.00</u>