

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' REGULAR MEETING
August 10, 2021

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Tuesday, August 10, 2021 at 11:00 a.m., at the University Center, 2424 Boxwood Street, Room 128, Harlingen, Texas.

To provide public comments, members of the public may fill out a Public Comment Form available on the HEDC website, www.harlingenedc.com, meetings and agenda page. All forms must be completed no later than 10:00 a.m., July 20, 2021.

The Development Corporation of Harlingen, Inc., hereinafter "HEDC", reserves the right to meet in Executive Session on any agenda item should the need arise, and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code. HEDC meetings are available to all persons regardless of disability. If you require special assistance, please contact the HEDC office at (956) 216-5081 or e-mail us at info@harlingenedc.com at least 24 hours in advance of the meeting.

AGENDA ITEMS

Call Meeting to Order

Roll Call

Pledge of Allegiance

Recognition of Board Member

Public Comment

1. Consider consent agenda.

The following items are of routine or administrative nature. The Board has been furnished with background material on each time and/or it has been discussed at a previous meeting. All items will be acted upon by one vote, without being discussed separately, unless separate discussion of any item is requested by a Board Member. Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.

- a. Consider approval of June 29, 2021 minutes.
- b. Consider approval of June 30, 2021 financials reports.
2. Consider and take action to vote on HEDC position(s) for President, Vice President, Treasurer and Secretary.
3. Consider and take action to approve HEDC Investment Policy.
4. Consider presentation by Retail Coach.
5. Consider and take action on the Professional Services ("Agreement") made by and between Development Corporation of Harlingen, Inc. ("Client") and The Retail Coach, LLC, recruitment consultant Retail Coach.
6. Presentation on Community Navigator Program.

7. Discussion and consider approval of TEDC Board of Directors' application.
8. Staff reports
 - a) Manager/CEO's report
 - b) Industrial Recruitment and Retention Manager's report
 - c) Commercial Recruitment and Retention Manager's report
 - d) Marketing Manager's report
9. A. Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 51.072), regarding the purchase, lease or value of real estate, if the deliberation in an open meeting would have a detrimental effect on the position of the Development Corporation of Harlingen Inc. in negotiations with a third person regarding some of the following projects; and/or Contemplated or pending litigation, or matters where legal advice is requested of the Attorney on a matter in which the duty of the attorney to the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Act. Section 551.071 of the Texas Open Meetings Act. and/or Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.087) regarding commercial and financial information from business prospects with which the Board is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives relating to the following projects:

a) Project Breeze	g) Project Candyman
b) Project Organic	h) Project River II
c) Project Counting Sheep	i) Project Hops
d) Project Tyler	j) Project TV
e) Project Ivy	k) Project Tiger
f) El Clavo Lumber	
- B. Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.074), personnel, involving the appointment, employment, evaluation, reassignment, and/or duties of the position of Manager/CEO.
10. Consider presentation and possible action on any agenda item listed above in executive session, if necessary.
11. Consider HEDC Program of Work for Fiscal Year 2021-2022
12. Consider action on proposed Fiscal Year 2021-2022 Budget.
13. Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the above named Corporation is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the Corporation's Internet Website and said Notice was posted on Friday, August 6, 2021, at or before 5:00 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.



 Raudel Garza, Manager and Chief Executive Officer