



BOARD OF DIRECTORS' REGULAR MEETING

August 22, 2006

6:00 P.M.

- 1 Call meeting to order
2. Roll call
3. Consider approval of Board of Directors' Minutes for March 21, 2006 Special Board Meeting and March 27, 2006 Special Board Meeting.
4. Discuss and consider authorizing the Executive Director to enter into a Purchase and Sale Agreement with Aloe Queen, Inc.
5. Discuss Architectural Control Committee Guidelines regarding the North Industrial Park.
6. Discuss and consider authorizing the Executive Director to enter into Work Orders No. 2 and 3 with TEDSI Infrastructure Group, Inc. regarding the North Industrial Park.
7. Discuss and consider authorizing the Executive Director to enter into an Assignment with Garco, Ltd. regarding a 15 acre tract of land being all of Lot 30, and the West 5 acres of Lot 31, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas, and a 39 acre tract of land being all of Lot 32, 9 acres out of Lot 33, and all of Lots 34 and 35, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas.
8. Discuss and consider authorizing the Executive Director to enter into a Real Estate Agreement with Garco, Ltd. regarding the purchase of the East 5.0 acres of Lot 31, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 45, Map Records, Hidalgo County, Texas.
9. Discuss and consider authorizing the Executive Director to enter into an Assignment with Garco, Ltd. regarding the East 5 acres of Lot 31, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas.
10. Discuss and consider approving a Resolution regarding the purchase of the East 5.0 acres of Lot 31, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 45, Map Records, Hidalgo County, Texas.

11. Discuss and consider authorizing the Executive Director to enter into a Property Lease with Richard W. Durbin regarding a 15 acre tract of land being all of Lot 30, the West 5 acres of Lot 31, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas, and a 39 acre tract of land being all of Lot 32, 9 acres out of Lot 33, and all of Lots 34 and 35, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas, and the East 5 acres of Lot 31, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas.
12. Discuss and consider approving mid-year line item transfers for the EEDC Fiscal Year 2005-2006 Budget.
13. Discuss and consider approving amending the EEDC Fiscal Year 2005-2006 Budget.
14. Discuss and consider authorizing the Executive Director to enter into an agreement with the City of Edinburg regarding the Air Cargo Facility.
15. Executive Director's Report
16. Executive Session

IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, VERNON'S TEXAS CIVIL STATUTES ANNOTATED, GOVERNMENT CODE, EXCEPTION TO REQUIREMENTS THAT MEETINGS BE OPEN, SECTION 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS, SECTION 551.072, DELIBERATIONS REGARDING REAL PROPERTY, AND 551.071, CONSULTATION WITH ATTORNEY, THE BOARD OF DIRECTORS WILL ANNOUNCE THAT IT WILL ADJOURN INTO EXECUTIVE SESSION TO:

- a. Deliberate the offers of financial or other incentives to business prospects;
- b. Deliberate the offer of financial or other incentives to Genesis Business Center;
- c. Deliberate authorizing the Executive Director to enter into a Development Agreement with Javier and Julita Garcia regarding Los Comales Restaurant;
- d. Deliberate approving Corrected Special Warranty Deed to First National Bank, N.A.;
- e. Deliberate the sale of real property known as a 10 acre tract of land out of Lot 1, Block 49, Santa Cruz Gardens Unit No. 2, Edinburg, Texas, located at the North Industrial Park;
- f. Deliberate the offers of financial or other incentives regarding the real property known as 61.25 acres out of Lots 34 and 36, Kelly-Pharr Subdivision and Lots 11 thru 14, M. L. Woods Subdivision No. 4, located at the Northeast corner of Trenton Road and U.S. Expressway 281 frontage road and 53.54 acres out of Lots 29, 30, and 31, Kelly-Pharr Subdivision, located approximately 600 feet south of Wisconsin Road on the east side of U.S. Business Highway 281;
- g. Deliberate the offers of financial or other incentives regarding the real property known as a 498.01 acre tract of land out of a part or portion of Lots I, J, Lots 40, 49, and 50 and all of Lots 41, 42, 43, 51, and 52, Santa Cruz Ranch, Hidalgo County, Texas and a 232.66 acre tract of land out of a part or

portion of Lots I, J, Lots 40, 49, and 50, Santa Cruz Ranch, Hidalgo County, Texas;

- h. Deliberate the sale of real property known as a 10 acre tract of land out of Lot 35, Santa Cruz Gardens Subdivision, Unit No. 1, Hidalgo County, Texas;
- i. Deliberate the Lease Agreement with Scholastic Book Fairs;
- j. Deliberate the sale of real property located at 1710 South 28th, Edinburg, Texas;
- k. Deliberate the Lease Agreement with Progressive Telecommunications, Inc.;
- l. Deliberate the sale of real property known as a 20.592 acre tract of land, being all of Lot 2, EEDC No. 5 Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas; and
- m. Consultation with attorney.

17. Adjourn

I hereby certify this notice was posted in accordance with the Texas Open Meetings Act, Tex. Gov. Code Secs. 551 and 552, et. seq., at the bulletin board located at the main entrance to the City Offices of the City of Edinburg at 210 West McIntyre, the outside bulletin board, visible and accessible to the general public during and after regular working hours, and on the internet at www.edinburgedc.com. This notice was posted on the 18th day of August, 2006 at 5:00 p.m.



Nelda Ramirez, Assistant Executive Director

Persons with disabilities who need to communicate more effectively with the Edinburg Economic Development Corporation officials and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, are requested to contact the office of the Edinburg Economic Development Corporation at 956/383-7124, twenty-four (24) hours prior to any meeting, so that appropriate arrangements can be made.