



BOARD OF DIRECTORS' REGULAR BOARD MEETING

**April 27, 2010
12:00 P.M.**

NOTICE IS HEREBY GIVEN THAT a Regular Board Meeting of the Edinburg Economic Development Corporation Board of Directors has been set for the 27th of April, 2010 at 12:00 p.m. at the Edinburg City Hall, located at 415 West University Drive, Edinburg, Texas to consider the following:

1. Call meeting to order
2. Roll call
3. Consider approval of Board of Directors' Minutes for March 23, 2010 Board Meeting.
4. Discuss and consider recommending to the City Council designation of Santana Textiles, L.L.C. as an Enterprise Project within the Edinburg Enterprise Zone.
5. 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 551.074, DELIBERATIONS REGARDING PERSONNEL, and SECTION 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 agreement with Tech Prep of the Rio Grande Valley, Inc.;
- c. Deliberate authorizing the Executive Director to enter into a Professional Services Agreement with Quintanilla, Headley & Associates, Inc.;
- d. Deliberate approving a Resolution and authorizing the Executive Director to enter into a Real Estate Agreement with Yazoo RGV, Inc.;
- e. Deliberate the evaluation of the Executive Director;
- f. Consultation with attorney.

6. 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 418 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 23rd day of April, 2010 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.



**EDINBURG ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS' BOARD MEETING**

March 23, 2010

12:00 P.M.

PRESENT:

Richard Garcia, President
Glenn A. Martinez, Vice-President
Fred Palacios, Secretary/Treasurer
Felipe Garcia, Director
Mark Peña, Director

STAFF:

Pedro Salazar, Executive Director
Nelda Ramirez, Assistant Executive Director
Lety Reyes, Project Manager
Cynthia Gutierrez, EEDC Attorney

GUESTS:

Ramiro Garza, Jr., City Manager

1. CALL MEETING TO ORDER, ESTABLISH QUORUM

Richard Garcia called the meeting of the EEDC Board of Directors to order at 12:00 p.m. The meeting took place at Edinburg City Hall, located at 415 W. University Drive, Edinburg, Texas. Mr. Garcia established that a quorum was present.

2. ROLL CALL

Richard Garcia, Fred Palacios, Felipe Garcia, Glenn A. Martinez and Mark Peña were present.

3. CONSIDER APPROVAL OF BOARD OF DIRECTORS' MINUTES FOR FEBRUARY 23, 2010 BOARD MEETING.

MR. GLENN A. MARTINEZ MOVED TO APPROVE THE BOARD OF DIRECTORS' MINUTES FOR FEBRUARY 23, 2010 BOARD MEETING. MR. MARK PENA SECONDED THE MOTION. MOTION WAS APPROVED UNANIMOUSLY BY THOSE PRESENT; MR. FRED PALACIOS ABSTAINED FROM VOTING AS HE WAS ABSENT AT THE FEBRUARY 23, 2010 BOARD MEETING.

4. PRESENTATION BY MR. NOEL GARZA, CPA, OF THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION FISCAL YEAR 2008-2009 AUDIT.

PRESENTATION WAS RESCHEDULED FOR NEXT MONTH'S BOARD MEETING.

5. 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 SECTION 551.071, CONSULTATION WITH ATTORNEY, THE BOARD OF DIRECTORS WILL ANNOUNCE THAT IT WILL BE ADJOURN INTO EXECUTIVE SESSION TO:

MR. MARK PENA MOVED TO ENTER INTO EXECUTIVE SESSION. MR. GLENN A. MARTINEZ SECONDED THE MOTION. THE MOTION WAS CARRIED UNANIMOUSLY BY THOSE PRESENT. THE BOARD ADJOURNED TO EXECUTIVE SESSION TO DELIBERATE ITEMS A-G AT 12:17PM.

MR. FRED PALACIOS MOVED TO RECONVENED TO OPEN SESSION. GLENN A. MARTINEZ SECONDED THE MOTION. MOTION WAS CARRIED UNANIMOUSLY.

The Board reconvened to Open Session with no action taken in Executive Session at 1:03PM.

- a. DELIBERATE THE OFFERS OF FINANCIAL OR OTHER INCENTIVES TO BUSINESS PROSPECTS;**

NO ACTION.

- b. DELIBERATE THE SPECIAL WARRANTY DEED WITH RFP MAINTENANCE, INC.;**

NO ACTION.

- c. DISCUSS AND CONSIDER AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AND FINALIZE A LEASE AGREEMENT WITH SCHOLASTIC BOOK FAIRS, A DIVISION OF SCHOLASTIC, INC.;**

NO ACTION.

- d. DELIBERATE AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A GEOTECHNICAL ENGINEERING SERVICES AGREEMENT REGARDING THE REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ROGERS ROAD AND U.S. HIGHWAY 281, EDINBURG, TX**

MR. GLENN A. MARTINEZ MOVED TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A GEOTECHNICAL ENGINEERING SERVICES AGREEMENT REGARDING THE REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ROGERS ROAD AND U.S. HIGHWAY 281, EDINBURG, TX. MR. FELIPE GARCIA SECONDED THE MOTION. MOTION WAS CARRIED UNANIMOUSLY.

- e. DELIBERATE AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CIVIL ENGINEERING AND SURVEYING SERVICES AGREEMENT REGARDING THE REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ROGERS ROAD AND U.S. HIGHWAY 281, EDINBURG, TEXAS;**

MR. GLENN A. MARTINEZ MOVED TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A CIVIL ENGINEERING AND SURVEYING SERVICES AGREEMENT REGARDING THE REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ROGERS ROAD AND U.S. HIGHWAY 281, EDINBURG, TEXAS. MR. FELIPE GARCIA SECONDED THE MOTION. MOTION WAS CARRIED UNANIMOUSLY.

- f. **DELIBERATE AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SHAMROCK ADVENTURE LXXX, LTD.;**

MR. GLENN A. MARTINEZ MOVED TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SHAMROCK ADVENTURE LXXX, LTD. MR. FELIPE GARCIA SECONDED THE MOTION. MOTION WAS CARRIED UNANIMOUSLY.

- g. **CONSULTATION WITH ATTORNEY.**

BEFORE ADJOURNING, MAYOR RICHARD GARCIA URGED THE COMMUNITY TO COMPLETE THE CENSUS FORM.

6. ADJOURN

MR. FELIPE GARCIA MOVED FOR ADJOURNMENT. MR. GLENN A. MARTINEZ SECONDED THE MOTION. THE MOTION WAS CARRIED UNANIMOUSLY BY THOSE PRESENT.

Respectfully Submitted:

Pedro Salazar, Executive Director

Fred Palacios, Secretary-Treasurer

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDINBURG ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
March 27, 2010

Item 4: Agenda

Discuss and consider recommending to the City Council designation of Santana Textiles, L.L.C. as an Enterprise Project within the Edinburg Enterprise Zone.

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STAFF COMMENTS AND RECOMMENDATION:

The EEDC has been diligently working with the Santana Textiles Group from Brazil to locate in the City of Edinburg. Santana is principally engaged in the design and manufacture of denim fabrics with its top tier manufacturing facilities in Brazil and Argentina. Originated in Brazil, Santana is one of the top 10 denim manufacturers in the world, in terms of production volume, as of 2007. The company uses a vertically integrated production process that includes R&D, spinning, dyeing, weaving and finishing. The principal manufacturing plants include modern, automated and integrated yarn spinning, weaving, dyeing and finishing facilities. The Edinburg plant will create 800 jobs and will have a capital investment of approximately \$80 million. Santana will be constructing a 775,000 square foot denim fabric manufacturing plant at North 281 and South of FM 2812 located in the City of Edinburg's North Industrial Park on a 33.67 acre tract of land.

Because of this, staff requests formal approval to recommend to the City Council to designate Santana Textiles, L.L.C. as an Enterprise Zone designation for its expansion into the U.S., State of Texas, and the City of Edinburg.

An Enterprise Zone is an economic development tool that allows a community to partner with the State to offer a package of local and state tax and regulatory benefits to new or expanding businesses in economically distressed areas. This designation will not be at any cost to the City of Edinburg nor will the City lose sales taxes. The City will benefit with the increase in the tax base and the creation of new jobs.

RECOMMENDATION:

Recommend to the City Council designation of Santana Textiles, L.L.C. as an Enterprise Project within the Edinburg Enterprise Zone.

Approved by:



PEDRO SALAZAR
EXECUTIVE DIRECTOR

Prepared by:



NELDA RAMIREZ
ASSISTANT EXECUTIVE DIRECTOR

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RECORD OF VOTE:

APPROVED: _____
DISAPPROVED: _____
TABLED: _____

Glenn Martinez
Vice-President

Richard Garcia
President

Fred Palacios
Secretary-Treasurer

Felipe Garcia
Director

Mark Pena
Director