



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Wednesday, July 19, 2023, 6:30 PM**

Notice is hereby given that a ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas will be held on **Wednesday, July 19, 2023 at 6:30 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

Participation by members of the public is welcome during the Open Forum portion of the agenda. To participate in public comment, interested members of the public **MUST** sign up prior to the meeting by emailing vrojas@horizonedc.com or calling (915) 852-1046, EXT #113. Comments will be limited to 3 minutes per speaker.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link: <https://meetings.boardbook.org/Public/Organization/928>.

- 1. **Call to order; Establishment of Quorum**
- 2. **Open Forum**
- 3. **Approval of Minutes and Certified Agenda from:** May 17, 2023 Regular Board Meeting. **3**
- 4. **Discussion:**
Presenter: EDC Executive Director
On recent activities by the Horizon City Economic Development Corporation.
- 5. **Discussion and Action:** **7**
Presenter: EDC Executive Director
On a Resolution approving the proposed EDC Budget for FY 2023-2024.
- 6. **Discussion and Action:** **9**
Presenter: EDC Executive Director
Discussion and action regarding a Resolution of the EDC Board finding that Horizon City Golf Course and Conference Center is suitable for a project as defined in Section 501.152 of the Texas Local Government Code.
- 7. **Executive Session**
The Economic Development Corporation Board of Directors of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation Regarding Real Property; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.
- 8. **Adjournment:**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Thursday, July 13, 2023

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Thursday, July 13, 2023 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.



**MINUTES
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Wednesday, May 17, 2023, 6:30 PM**

Notice is hereby given that a ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas was held on **Wednesday, May 17, 2023 at 6:30 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

Participation by members of the public is welcome during the Open Forum portion of the agenda. To participate in public comment, interested members of the public **MUST** sign up prior to the meeting by emailing vrojias@horizonedc.com or calling (915) 852-1046, EXT #113. Comments will be limited to 3 minutes per speaker.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link:
<https://meetings.boardbook.org/Public/Organization/928>.

1. Call to order; Establishment of Quorum

Meeting called to order at: 6:30 pm. Quorum established.

Board Members Present: Walter Miller, Aurelio Sillas, Kevin Richardson, Ruby Maldonado

Board Members Absent: Jerry Garcia, Dean Hulsey and Jaime Alvarado

2. Open Forum:

No Audience present

3. Approval of Minutes from: April 19, 2023 Regular Board Meeting.

The above-stated minutes were approved on a motion by Board Member, Kevin Richardson and seconded by Board Member, Aurelio Sillas. Motion Carried Unanimously (4-0)

The EDC Board of Directors entered Executive Session at 6:40 PM and reconvened in open session at 7:15 PM.

The Economic Development Corporation Board of Directors of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 - Consultation with Attorney; 551.072 - Deliberation Regarding Real Property; 551.073 - Deliberation Regarding Gifts and Donations; 551.074 - Personnel Matters; 551.076 - Deliberation Regarding Security Devices and 551.087 - Deliberation Regarding Economic Development Negotiations.

4. Executive Session

A. **Discussion:** Economic Development Incentives for the redevelopment of a property located in Horizon City, Texas (Project Phoenix). (551.087) (551.071)

Presenter: EDC Executive Director

B. **Discussion:** The purchase of an office building in Horizon City, Texas for use by the Town of Horizon City Economic Development Corporation. (551.071) (551.072)

Presenter: EDC Executive Director

5. Re-convene in Open Session

A. **Discussion and Action:** Discussion and action regarding the purchase of an office building in Horizon City, Texas for use by the Town of Horizon City Economic Development Corporation.

A motion was made by Board Member Kevin Rihardson and seconded by Board Member Ruby Maldondo to allow staff to proceed with negotiating the terms of the economic development incentives as discussed in Executived session. Motion Carried Unanimously (4-0)

6. Adjournment:

ADJOURNMENT

A motion was made by Board Member, Kevin Richardson and seconded by Board Member, Ruby Maldonado to adjourn at 7:20PM.

Approved this ____ day of _____, 20__.

Attest:

Veronica Rojas, Board Secretary

Board President

**TOWN OF HORIZON CITY, TEXAS
CERTIFIED EXECUTIVE SESSION AGENDA**

CONFIDENTIAL: No one shall, without lawful authority, knowingly disclose to a member of the public this certified agenda of a closed meeting. A person who violates this subsection commits a Class B misdemeanor and may be liable to any party injured or damaged by the disclosure. Texas Government Code § 551.146(a).

ANNOUNCEMENT BY PRESIDING OFFICER: "The Town of Horizon City Economic Development Board of Directors convened into Executive Session on the 17th day of May 2023, beginning at 6:38 PM."

ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AND STAFF MEMBERS PRESENT WERE:

- EDC President __WM__ Mayor _____ Boardmember __KR__
- Boardmember __RM Boardmember __AS__ Boardmember _____
- Boardmember _____ Boardmember _____ Boardmember _____
- City Attorney _____ Treasurer _____
- Other __EDC Executive Director, Eduardo Garcia__
- Other __Business Development Manager, Rafael Arellano__
- Other __Lili Gaytan, TOHC Finance Director__

SUBJECT MATTER OF DELIBERATION AND ACTION TAKEN:

This certified agenda is made pursuant to Texas Government Code, Chapter 551, Section(s):

- 551.071 – consultation with attorney;
- 551.072 – deliberation regarding purchase, exchange, lease, or value of real property;
- 551.073 – deliberation regarding a prospective gift;
- 551.074 – deliberation of personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee;
- 551.076 – deliberation regarding security devices or security audits;
- 551.087 – deliberation regarding economic development negotiations; and/or

The Board of Directors discussed agenda item number(s) 6A (agenda attached).

1. Economic Development Incentives for the redevelopment of a property located in Horizon City, Texas. (Project Phoenix) (551.087) (551.071)
2. The purchase of an office building in Horizon City, Texas for use by the Town of Horizon City Economic Development Corporation. (551.072) (551.071)

ANNOUNCEMENT BY PRESIDING OFFICER: "The Town of Horizon City Economic Development Corporation Board of Directors ended its closed Executive Session on the 17th day of May 2023, beginning at __7:15_ P.M."

UPON RECONVENING, RECORD OF FURTHER ACTION TAKEN:

Allow to move forward with proposed economic development incentives for the purchase of an office building in Horizon City, Texas for use by the Town of Horizon City Economic Development Corporation.

I hereby certify that this agenda of the Executive Session of the Town of Horizon City Economic Development Corporation Board of Directors, Texas, is a true and correct record of the proceedings, in accordance with Chapter 551 of the Texas Government Code.

-----, EDC Board President, Town of Horizon City.

RESOLUTION

Town of Horizon City 4B Economic Development Corporation

WHEREAS, the Town of Horizon City 4B Economic Development Corporation ("EDC") is a Texas corporation organized and existing pursuant to Chapter 501 and 505 of the Texas Local Government Code known collectively as the Texas Development Corporation Act;

WHEREAS, Section 7.03 of the Bylaws adopted by the EDC requires a budget for the forthcoming fiscal year be submitted to and approved by the City Council of the Town of Horizon City;

WHEREAS, Section 4.03 of the EDC Bylaws contains the following requirements:

(a) The Board shall submit by August 1 of each year to the City Council its proposed activities and financial budget and projection for the following year;

(b) It will provide the City at least annual summaries of all funds that are disbursed by the Corporation. Prior to committing to any project, the total cost of which will exceed \$5,000.00 the Board shall submit to the City, at least thirty (30) days prior to committing to the project, a report detailing the amounts to be spent and the purpose of the expenditures. Additionally, the Corporation shall submit to the City quarterly reports on projects being pursued by the Corporation, listing all anticipated expenditures relating to that project for that quarter.

WHEREAS, the EDC staff has prepared a proposed budget and the Board of Directors has reviewed and approved the budget; and

WHEREAS, the EDC Board of Directors would like to fulfill its obligations regarding the creation and adoption of a Budget and financial reporting required by the Bylaws.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TOWN OF HORIZON CITY 4B ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

1. The proposed Town of Horizon City 4B Economic Development Corporation Budget for Fiscal Year 2022-2023 attached to this Resolution as Addendum "A" ("FY 2023-2024 EDC Budget) is hereby approved by the Board.
2. The EDC Executive Director is authorized to submit the FY 2023-2024 EDC Budget to the Town of Horizon City Council for approval prior to August 1, 2022.
3. The EDC Executive Director is directed to submit the annual reports to the Town of Horizon City Council required to fulfill the obligations contained in the EDC Bylaws.

Approved the ____ day of July, 2023

**Town of Horizon City 4B Economic
Development Corporation**

By:


Walter Miller, President

ATTEST:

By:

Veronica Rojas
Board Secretary

APPROVED AS TO FORM

By: 
Sylvia Borunda Firth
Board Attorney

RESOLUTION

Town of Horizon City 4B Economic Development Corporation

WHEREAS, the **Town of Horizon City 4B Economic Development Corporation** (“EDC”) a Texas corporation organized and existing pursuant to Chapter 501 and 505 of the Texas Local Government Code known as the Development Corporation Act is authorized to contract for goods and services to fulfill the mission of the EDC;

WHEREAS, the EDC is authorized to create, finance, and implement projects pursuant to §501.152 of the Texas Local Government Code;

WHEREAS, §505.152 of the Texas Local Government Code authorizes a Type 4B EDC to undertake “projects” the Board considers suitable for use for recreational and community facilities;

WHEREAS, the EDC Board has recognized the need for community facilities in the Town of Horizon City to support and enhance the business community;

WHEREAS, the Horizon Golf and Conference Center (“Conference Center”) is located within the city limits of the Town of Horizon City and has facilities that would be suitable for business conferences, small conventions, entertainment, tourist and athletic activities with some enhancements and improvements; and

WHEREAS, the EDC Board has determined Conference Center is suitable for the uses specified in §505.152 of the Texas Local Government Code and desires to create a project to enhance and improve the facilities to attract more business conferences, small conventions, entertainment, tourist, and athletic activities.

NOWTHEREFORE, the Board of Directors of the Town of Horizon City 4B Economic Development Corporation resolves as follows:

1. **Suitability:** the Conference Center is suitable for the uses specified in §505.152 of the Texas Local Government Code.
2. **Project:** the EDC Executive Director is authorized to work with the ownership of the Conference Center to create a project to enhance and improve the facilities to attract more business conferences, small conventions, entertainment, tourist, and athletic activities.
3. **Performance Agreement:** the EDC Executive Director is authorized to negotiate with the ownership of the Conference Center and the President of the EDC Board is authorized to sign Performance Agreement for the improvement of the Conference Center in accordance with the terms set forth in this Resolution.

4. **Owners Obligations:** the Owners of the Conference Center agree to make the improvements specified on Attachment “A” and to complete those improvements by September 6, 2023.

5. **EDC Incentives:** the EDC will provide a forgivable loan in an amount not to exceed \$50,000.00 to assist in the funding of the enhancements. \$25,000.00 will be provided to the Owners within 5 business days of the execution of the Performance Agreement and the remaining \$50,000.00 will be paid within 5 business days of completion of the improvements.

6. **Community Facilities:** the Conference Center will be open to the public. The EDC will review and approve the fees charged for the use of the Conference Center and will be entitled to use of the facilities without charge for EDC business up to ___ days per year for a term of _____ years. These terms and the conditions for the forgivable loan will be contained in the Performance Agreement.

Adopted and approved the _____ day of July 2023 at a duly held meeting of the EDC Board of Directors.

**Town of Horizon City 4B Economic
Development Corporation**

By: _____
Walter Miller, President

ATTEST:

By: _____
Veronica Rojas
Board Secretary

APPROVED AS TO FORM

By: _____
Sylvia Borunda Firth
Board Attorney

ATTACHMENT “A”

Improvements to Conference Center

- Install new Carpeting in main conference room
- Repaint main conference room
- Upgrade audio visual system
 - New Receiver 5.1 Sony Ultrak
 - 2 each-Pyle Bluetooth amp receiver, 200 watt each, with USB, AUX. / CD connections and remote dining and patio
 - 3 each OSD Patio speaker 100-150 watts, five and 5 ¼ with tweeter and base
 - 2 each Benq Projector 4x 3000 lumen projectors for the ball room
 - 2 each Pyle microphones with vhf transmitter
- Replace all ceiling fans for basement conference room
- Replace pergolas at main conference and outside dining area
- Replace dance area flooring
- Allow for a total of 6 free events at conference center for the Town of Horizon City or the Horizon City EDC for the term of the agreement. Food and beverages not included. With 2-week notice.
- Allow for Town of Horizon City and the EDC to utilize Board Room.
- Collaborate with the Town of Horizon City and the EDC to rebrand the facility to include new illuminated business signs. Business signs may be funded by the EDC.
- Maintain pool open to the public during the term of the agreement.
- Submit quotes for initial fund disbursement.
- All work to be completed by September 6, 2023