



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Wednesday, March 19, 2025, 6:00 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, March 19, 2025 at 6:00 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 from:** February 12, 2025 Regular Board Meeting. **3**
- 4. Discussion and Action:** **5**
 Presenter: EDC Executive Director
 On a Resolution allowing the President of the Horizon Economic Development Corporation to execute all necessary contracts for the purchase of the property located at 1525 Oxbow, from Horizon Oxbow Development LLC, for use as the Horizon Economic Development Corporation’s main offices, for an amount not to exceed \$691,776, plus any necessary closing costs.
- 5. Discussion and Action:** **13**
 Presenter: EDC Executive Director
 On a Resolution authorizing the Executive Director of the Horizon Economic Development Corporation to enter into a contract between the Town of Horizon City Type 4B Economic Development Corporation and Maser Security Alarms Inc. for the purchase of an alarm system, for an amount not to exceed \$6,000.
- 6. Discussion and Action:** **19**
 Presenter: EDC Executive Director
 On a Resolution authorizing the Executive Director of the Horizon Economic Development Corporation to sign a Consultant Services Agreement between the Town of Horizon City Type 4B Economic Development Corporation and Barracuda Public Relations for the term of one year, commencing on the effective date of the Agreement.
- 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 Friday, March 14, 2025

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 Friday, March 14, 2025 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, February 12, 2025, 6:00 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, February 12, 2025 at 6:00 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 vrojas@horizedc.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: 6:04 PM . Quorum established.

Board Members Present: Walter Miller, Aurelio Sillas, Ruby Maldonado, Dean Hulsey, Taniesha Chalmers

Board Member Absent: Rafael Padilla, Jerry Garcia

Staff: Eduardo Garcia, EDC Executive Director; Rafael Arellano, EDC Assistant Director; Lili Gaytan, Finance Director

Guest: Eugenio Prado, Jesus Carrera (NoHo Processors, LLC)

2. Open Forum: No audience.

3. Approval of Minutes and Certified Executive Session Agenda from: January 15, 2025 Regular Board Meeting.

The above-stated minutes were approved on a motion by Board Member, Aurelio Sillas and seconded by Board Member, Dean Hulsey. Motion Carried Unanimously (5 –0)

4. Discussion and Action:

On a Resolution to authorize Executive Director Eduardo Garcia to sign an Addendum to a Lease Agreement with Darrington Park, LLC (Lessor) to lease Space 101, 287 South Darrington Road, Horizon City, Texas on February 28, 2019 to extend the lease for an additional period not to exceed six (6) months, on a month-to-month basis commencing on April 1, 2025.

Presenter: EDC Executive Director

A motion was made by Board Member, Dean Hulsey and seconded by Board Member, Ruby Maldonado to authorize Executive Director Eduardo Garcia to sign an Addendum to a Lease Agreement with Darrington Park, LLC (Lessor) to lease Space 101, 287 South Darrington Road, Horizon City, Texas on February 28, 2019 to extend the lease for an additional period not to exceed six (6) months, on a month-to-month basis commencing on April 1, 2025. Motion Carried Unanimously (5 –0)

5. Discussion and Action:

That the EDC Board President is authorized to sign an Economic Development Performance Agreement between the NoHo Processors, LLC and the Horizon City EDC.

Presenter: EDC Executive Director

A motion was made by Board Member, Dean Hulsey and seconded by Board Member, Aurelio Sillas, to authorizing the EDC Board President to sign an Economic Development Performance Agreement between the NoHo Processors, LLC and the Horizon City EDC. Motion Carried Unanimously (5 –0)

6. 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.

7. Adjournment:

ADJOURNMENT

A motion was made by Board Member Aurelio Sillas and seconded by Board Member, Ruby Maldonado to adjourn at 6:22 PM.

Approved this _____ day of _____, 20_____.

Attest:

Veronica Rojas, Board Secretary

Board President

HORIZON ECONOMIC DEVELOPMENT CORPORATION

HEDC OFFICES PROPERTY PURCHASE REQUEST

MARCH 19, 2025



REQUEST

THAT THE PRESIDENT OF THE HORIZON ECONOMIC DEVELOPMENT CORPORATION BE ALLOWED TO EXECUTE ALL NECESSARY CONTRACTS FOR THE PURCHASE OF THE PROPERTY LOCATED AT 1525 OXBOW, FROM HORIZON OXBOW DEVELOPMENT LLC, FOR USE AS THE HORIZON ECONOMIC DEVELOPMENT CORPORATION'S MAIN OFFICES, FOR AN AMOUNT NOT TO EXCEED \$691,776.

STAFF RECOMMENDS
APPROVAL



6



Town of Horizon City : HEDC Office Purchase

Background & Status

General Description

Development of a Twenty-Five Thousand sq. ft. (25,000 sq. ft) office flex warehouse, plus two office condos measuring **Two Thousand Five Hundred square feet (2,500 sq. ft) each.**

Office Purchasing

The expected completion date is **early-mid April of 2025.**

The HEDC has identified office space ownership as a **significant cost savings** tactic.

Upon completion, the HEDC will have the option to **purchase a stand-alone 2,500 sq. ft. office space.**

The HEDC intends to **purchase the office space for an amount not to exceed \$691,776.**



7



REQUEST

THAT THE PRESIDENT OF THE HORIZON ECONOMIC DEVELOPMENT CORPORATION BE ALLOWED TO EXECUTE ALL NECESSARY CONTRACTS FOR THE PURCHASE OF THE PROPERTY LOCATED AT 1525 OXBOW, FROM HORIZON OXBOW DEVELOPMENT LLC, FOR USE AS THE HORIZON ECONOMIC DEVELOPMENT CORPORATION'S MAIN OFFICES, FOR AN AMOUNT NOT TO EXCEED \$691,776.

STAFF RECOMMENDS
APPROVAL



9



THANK YOU

Eddie Garcia

915-238-4566

egarcia@horizonedc.com



Visit us Online at : <https://www.horizonedc.com>

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, on September 12, 2023, the City approved a Chapter 380 Economic Development Agreement, a Purchase and Sale Agreement and a Right of First Offer regarding the development at 1525 Oxbow, Horizon City, Texas 79928, with MICBEC Investments LLC;

WHEREAS, on October 17, 2024, the City approved a Consent to Assignment transferring all rights, duties and obligations arising from the economic development documents described above, to Horizon Oxbow Development, LLC;

WHEREAS, on January 9, 2024, the Horizon City Council approved the Right of First Offer Agreement between the Horizon Economic Development Corporation and Horizon Oxbow Development LLC, allowing for the purchase of a 2,500 sq ft. office space located at 1525 Oxbow, Horizon City, Texas 79928, for eventual use as the Horizon Economic Development Corporation’s main offices;

WHEREAS, the Horizon Economic Development Corporation now desires to finalize the purchase of the property located at 1525 Oxbow, from Horizon Oxbow Development, LLC, for use as the Horizon Economic Development Corporation’s main offices;

WHEREAS, the Horizon Economic Development Corporation considers that the purchase and ownership of the noted real property will serve to reduce the organization’s future operational costs;

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

That the President of the Horizon Economic Development Corporation is authorized to execute all necessary contracts for the purchase of the property located at 1525 Oxbow, from, for use as the Horizon Economic Development Corporation’s main offices, for an amount not to exceed \$691,776.

Approved this _____ day of _____, 2025 at a duly held meeting of the EDC Board of Directors.

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

Executive Director

ATTEST:

Veronica Rojas, Board Secretary

APPROVED AS TO FORM:

Attorney

HORIZON ECONOMIC DEVELOPMENT CORPORATION

MASER SECURITY ALARMS INC PURCHASE AGREEMENT

MARCH 19, 2025



REQUEST

THAT THE EXECUTIVE DIRECTOR OF THE HORIZON ECONOMIC DEVELOPMENT CORPORATION IS HEREBY AUTHORIZED TO ENTER INTO A CONTRACT BETWEEN THE TOWN OF HORIZON CITY TYPE 4B ECONOMIC DEVELOPMENT CORPORATION AND MASER SECURITY ALARMS INC. FOR THE PURCHASE OF AN ALARM SYSTEM, FOR AN AMOUNT NOT TO EXCEED, \$6,000.

STAFF RECOMMENDS
APPROVAL



HEDC : Maser Security Alarms Inc. Purchase Agreement

Background & Status

The Horizon City Economic Development Corporation (“HEDC”) is undertaking all necessary preparations for the relocation of its offices to 1525 Oxbow, Horizon City, Texas 79928.

- To **ensure the security and protection** of its new office premises, employees, and visitors, the HEDC requires the installation and activation of a comprehensive security system.
- The HEDC has determined that the security equipment provided by Maser Security Alarms **is necessary and beneficial in enhancing the safety and security of the new office space.**
- The total cost for the procurement and installation of the security equipment **shall not exceed Six Thousand Dollars (\$6,000.00).**

Note: Staff reviewed two alternative bids.

- *ADT - \$7,325.34*
- *Vivint - \$3,311.29*



15

REQUEST

THAT THE EXECUTIVE DIRECTOR OF THE HORIZON ECONOMIC DEVELOPMENT CORPORATION IS HEREBY AUTHORIZED TO ENTER INTO A CONTRACT BETWEEN THE TOWN OF HORIZON CITY TYPE 4B ECONOMIC DEVELOPMENT CORPORATION AND MASER SECURITY ALARMS INC. FOR THE PURCHASE OF AN ALARM SYSTEM, FOR AN AMOUNT NOT TO EXCEED, \$6,000.

STAFF RECOMMENDS
APPROVAL



THANK YOU

Eddie Garcia

915-238-4566

egarcia@horizonedc.com



Visit us Online at : <https://www.horizonedc.com>

RESOLUTION

Town of Horizon City 4B Economic Development Corporation

WHEREAS the Town of Horizon City 4B Economic Development Corporation ("EDC") 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 Town of Horizon City Economic Development Corporation ("HEDC") is undertaking all necessary preparations for the relocation of its offices to 1525 Oxbow, Horizon City, Texas 79928; and

WHEREAS, to ensure the security and protection of its new office premises, employees, and visitors, the HEDC requires the installation and activation of a comprehensive security system; and

WHEREAS, the HEDC has determined that the security equipment provided by Maser Security Alarms is necessary and beneficial in enhancing the safety and security of the new office space; and

WHEREAS, the total cost for the procurement and installation of the security equipment shall not exceed Six Thousand Dollars (\$6,000.00).

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

That the Executive Director of the Horizon Economic Development Corporation is hereby authorized to enter into a contract between the Town of Horizon City Type 4B Economic Development Corporation and Maser Security Alarms Inc. for the purchase of an alarm system, for an amount not to exceed, \$6,000.

Approved this _____ day of _____, 2025 at a duly held meeting of the EDC Board of Directors

Town of Horizon City 4B Economic Development Corporation

Executive Director

ATTEST:

Veronica Rojas, Board Secretary

APPROVED AS TO FORM:

Attorney

**HORIZON ECONOMIC
DEVELOPMENT
CORPORATION**

**BARRACUDA PUBLIC
RELATIONS
SERVICES AGREEMENT**

MARCH 19, 2025



REQUEST

THAT THE EXECUTIVE DIRECTOR OF THE HEDC, OR HIS DESIGNEE, IS HEREBY AUTHORIZED TO EXECUTE THE AGREEMENT BETWEEN THE HEDC AND BARRACUDA PUBLIC RELATIONS IN THE AMOUNT NOT TO EXCEED \$27,000.00 FOR CONSULTING SERVICES, FOR A ONE-YEAR TERM.

STAFF RECOMMENDS
APPROVAL



20



Town of Horizon City : Barracuda PR Agreement Request

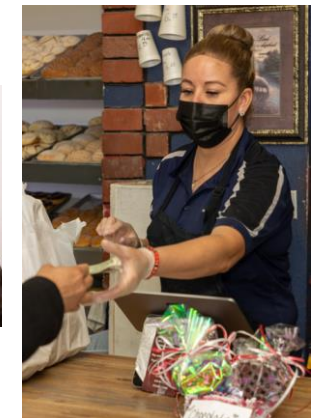
Background & Status

The HEDC has been successfully working with previously entered into a Services Agreement (the “Agreement”) with Barracuda Public Relations for multiple years.

- Services provided by Barracuda have been **beneficial in supporting the promotion and expansion of economic development initiatives** within the Horizon City.
- Retaining high-quality media services **is in the best interest of the Town of Horizon City and its economic development objectives.**
- HEDC to desires to renew the Agreement with Barracuda **for an additional one (1) year term.**
- The total contract amount **shall not exceed Twenty-Seven Thousand Dollars (\$27,000.00).**



21



REQUEST

THAT THE EXECUTIVE DIRECTOR OF THE HEDC, OR HIS DESIGNEE, IS HEREBY AUTHORIZED TO EXECUTE THE AGREEMENT BETWEEN THE HEDC AND BARRACUDA PUBLIC RELATIONS IN THE AMOUNT NOT TO EXCEED \$27,000.00 FOR CONSULTING SERVICES, FOR A ONE-YEAR TERM.

STAFF RECOMMENDS
APPROVAL



22



THANK YOU

Eddie Garcia

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RESOLUTION

Town of Horizon City 4B Economic Development Corporation

WHEREAS the Town of Horizon City 4B Economic Development Corporation ("EDC") 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 Town of Horizon City Economic Development Corporation ("HEDC") previously entered into a Services Agreement (the "Agreement") with Barracuda Public Relations ("Barracuda"); and

WHEREAS, the HEDC has determined that the services provided by Barracuda have been beneficial in supporting the promotion and expansion of economic development initiatives within the Town of Horizon City; and

WHEREAS, the HEDC recommends that the City Council authorize the HEDC to renew the Agreement with Barracuda for an additional one (1) year term following the effective date of this Resolution; and

WHEREAS, the HEDC finds that the renewal of the Agreement is in the best interest of the Town of Horizon City and its economic development objectives; and

WHEREAS, the total amount of the renewed Agreement shall not exceed Twenty-Seven Thousand Dollars (\$27,000.00).

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

That the President of the HEDC Board and/or the Executive Director of the HEDC, or his designee, is hereby authorized to execute the Agreement between the HEDC and Barracuda Public Relations in the amount not to exceed \$27,000.00 for consulting services.

Approved this _____ day of _____, 2025 at a duly held meeting of the EDC Board of Directors

Town of Horizon City 4B Economic Development Corporation

President/Executive Director

ATTEST:

Veronica Rojas, Board Secretary

APPROVED AS TO FORM:

Attorney