

## COMBES ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that the City of Combes Economic Development Corporation will meet in a Regular Meeting on Monday, September 25, 2023, at 6:00 pm at Combes Municipal Complex, 21626 Hand Road, Combes Texas to consider the following.

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*At any time during the course of this meeting, the Corporation Board of Directors may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda 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 Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting the Corporation Board of Directors may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.*

*Please also note, pursuant to Texas Government Code, Section 551.127, members of the board of aldermen or city staff may participate by remote means. Audio of the meeting will be available to the public in person at the City Hall, 21662 Hand Road, and public comments will be received at this location and audible to any member of the board of aldermen or city staff participating remotely. Public comments may be e-mailed to [yflores@townofcombes.com](mailto:yflores@townofcombes.com) by the meeting date at 4:00 pm.*

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1. Call to Order and Roll Call.
2. Invocation and Pledge of Allegiance.
3. Public Comments: At this time, any person may speak for a maximum time of 3 minutes, pursuant to any policy adopted by the City regarding public comments. No formal action can be taken on these items.
4. CONSENT AGENDA. The following items will be considered and possibly approved jointly. Upon request of a member of the board, any item may be removed from the consent agenda and considered and possibly approved individually.
  - (a.) Combes EDC Minutes for July 10, 2023.
  - (b.) Invoice# 3536 & 3556 from Frontera Consultants RGV.
  - (c.) To ratify payment to TEDC-Texas Economic Development Council Invoice # 21361, #21224, and # 21223
  - (d.) Valley Photo Invoice # 2419
  - (e) Invoice from Harlingen Irrigation District.
  - (f.) EDC Financial monthly reportAction for approval or disapproval of. (Items a-f)
5. Discussion and or possible action to adopt the CEDC 2023-2024 Budget.  
Action for approval or disapproval of

6. Discussion and or possible action to approve Vice President, Veronica Dela Fuente or any other Board member to attend the following:

- (a) Texas EDC 2023 Annual Conference in Houston, Texas on October 11-13, 2023.
- (b) 2023 Fall Basic Economic Development Course on October 17 to 20, 2023 in Allen Texas.
- (c) ED Sales Tax Austin on December 1, 2023.

Action for Approval or Disapproval of Items 6a, 6b and 6c.

**7. Executive Session: Deliberation pursuant to Texas Government Code 551.072 regarding the purchase and/ exchange of real property where the deliberation in open session would have a detrimental effect on the position of a governmental entity with a third person, and pursuant to Texas Government Code 55.087 to discuss or deliberate regarding a financial incentive to a business prospect described in 551.087 (1) and pursuant to Texas Government Code (2) regarding consultation with legal counsel on which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551. (EDC Consultant/EDC Attorney), the EDC Board may enter Closed or Executive Session to discuss the following:**

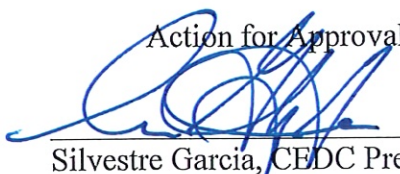
- (a) Discussion and or possible action on property listed in the name of the Combes Economic Development Corporation described as DAVID & STEPHENSON SUBDIVISION 13.460 OUT OF 36.3780 ACRES BLK 8.
- (b) Discussion and or possible action on developing an agreement with incentives for proposed development requested by Project X.

8. Action if any on Item 7a.

9. Action if any on Item 7b.

10 Adjournment of Meeting.

Action for Approval or Disapproval of

  
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Silvestre Garcia, CEDC President

  
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Veronica O. Flores, CEDC Secretary

Notes to Agenda:

1. Board Members may vote and/or act upon each of the items listed in this Agenda.
2. Board Members reserve the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.
3. Persons with Disabilities who plan to attend this meeting and who may need assistance should contact Veronica Flores at 956-425-7131.

This is to certify that I, Veronica O. Flores, posted this Agenda at \_\_\_\_\_ pm on Friday, September 22, 2023.