

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' REGULAR MEETING
May 26, 2026

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Tuesday, May 26, 2026, at 5:30 p.m., at **TSTC, Texas State Technical College, HEDC, 2424 Boxwood Street, Room 133, Harlingen, Texas 78550.**

The Development Corporation of Harlingen, Inc., hereinafter "HEDC," reserves the right to meet in Executive Session on any agenda item should the need arise, and if applicable, pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code. HEDC meetings are available to all persons regardless of disability. If you require special assistance, please contact the **HEDC office at (956) 216-5081 or e-mail us at info@harlingenedc.com at least 24 hours in advance of the meeting.** This is not a Meeting of the Harlingen Elective Commission; however, a quorum of the City Commission may be present.

AGENDA ITEMS

Call Meeting to Order

Roll Call

Pledge of Allegiance

Conflict of Interest

Under State law, a conflict of interest exists if a board member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?
(Board Attorney)

Public Comments

1) Consent Agenda:

- a) Consider approval of April 28, 2026 regular meeting minutes.
- b) Consider approval of April 30, 2026 financials reports. (Robert Rodriguez)

2) Discussion and presentation by Cascos & Associates, PC., on the Development Corporation of Harlingen's Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2024-2025. (Alfredo Vera)

3) Consider funding approval for the Revitalize Harlingen grant to Christine Morris, Blue Horizon Venture. (Maria Escobar)

4) Staff Reports

- a) Marketing Coordinator's Report (Brandie Martinez)
- b) Small Business and Startup Manager's Report (Maria Escobar)
- c) Business Retention and Expansion Manager's Report (Jane Lozano)
- d) COO's Report (Beverly Loftus)
- e) CEO's Report (Orlando Campos)

- 5) Executive Session pursuant to Government Code Section 551.071 – attorney consultation and contemplated litigation; Section 551.072 – deliberation regarding real estate; and Section 551.087 - economic development relating to the following projects:
 - a) Project Its Thyme: Retail.
 - b) Project Organic: Mixed use development.
 - c) Project Tyler: Professional back-office operation.
 - d) Project Hercules – Manufacturing.
- 6) Consideration and action on any agenda item listed above in executive session, if necessary.
- 7) Presentation, discussion, and action on the issuance of bonds from Hilltop Securities for public infrastructure costs associated with Project Organic mixed used development.
- 8) Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the above named Corporation is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the Corporation's Internet Website and said Notice was posted on Tuesday, May 19, 2026 at or before 5:00 p.m. and remained so posted for at least three business days before the scheduled date of said meeting.



Orlando Campos, Chief Executive Officer