

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' REGULAR MEETING
July 28, 2026

Notice is hereby given that the above Board of Directors will hold a Regular Meeting on Tuesday, July 28, 2025, at 5:30 p.m., at **Texas State Technical College, 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.

The following items are of a routine or administrative nature. The Board has been furnished with background material on each item and/or it has been discussed at a previous meeting. All items will be acted upon by one vote, without being discussed separately, unless separate discussion of any item is requested by a Board Member. Items withdrawn from the Consent Agenda for individual consideration will be heard in their normal sequence after the remainder of the Consent Agenda has been acted upon.

- a) Consider approval of June 30, 2026 regular meeting minutes
- b) Consider approval of June 30, 2026 financials reports

- 2) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to provide \$35,000 in funding to the City of Harlingen for expenses related to the 2026 All-America City Award Conference. (Orlando Campos)
- 3) Review and discuss Rise Up Harlingen Pitch competition selected participants. (Orlando Campos)
- 4) Consider funding approval for the Revitalize Harlingen grant to Jose H. Ruiz, BlueLeaf Title and Carolina Graces, Limitless Studio. (Maria Escobar)
- 5) Consider funding approval for the Boost Harlingen grant to Maria Gricelda Nunez, Gracie's Goodies. (Maria Escobar)

6) Staff Reports

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

7) A) 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 Blade (Retail)
- b) Project Its Thyme (Retail)
- c) Project Addition (Manufacturing)
- d) Project Candle (Entertainment)
- e) Project Organic (Mixed Use Development)
- f) Project Tyler (Office)
- g) Project Cap (Office)
- h) Project Tax (Office)
- i) Project Brazil (Manufacturing)
- j) Project Saddle (Manufacturing)
- k) Project Spool (Manufacturing)
- l) Project Truck (Logistics)
- m) Harlingen Industrial Park
- n) Project Polarity (Infrastructure)

B) Executive Session pursuant to Chapter 551, Subchapter D., V.T.C.A. Government Code (Section 551.074), personnel, involving the appointment, employment, evaluation, reassignment, and/or duties of the position of CEO.

8) Consider possible action on any agenda item listed above in executive session, if necessary.

9) 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 Wednesday, July 22, 2026 and remained so posted for at least three business days preceding the time of said meeting.



Orlando Campos, Chief Executive Officer