

DEVELOPMENT CORPORATION OF HARLINGEN, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
August 12, 2026

Notice is hereby given that the above Board of Directors will hold a Special Meeting on Wednesday, August 12, 2026, 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 72 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

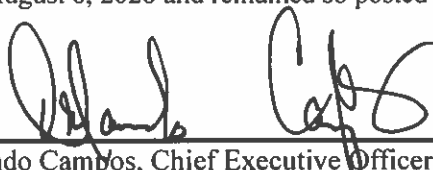
Conflict of Interest

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) Present and discuss budget amendments for the 2025-2026 fiscal year. (Orlando Campos)
- 2) Present and discuss the preliminary 2026-2027 fiscal year budget. (Orlando Campos)
- 3) 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 PEA II (Real Estate)
 - b) Its Thyme (Retail)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.
- 4) Consider possible action on any agenda item listed above in executive session, if necessary.
- 5) 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 Thursday, August 6, 2026 and remained so posted for at least three business days preceding the time of said meeting.



Orlando Campos, Chief Executive Officer

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

Account No.

Revenues

			FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Taxes					
Sales Tax	191-0000-302-02-00		\$ 6,829,695	\$ 6,878,272	\$ 48,577
EDC/BPS Sales Tax (.00375 of BPS Sales)	191-0000-302-80-00		\$ 71,258	\$ 78,251	\$ 6,993
380 Proj. Reimb/BPS Developer - Add'l Retail Fac -EDC	191-0000-302-85-01		\$ 139,048	\$ 141,492	\$ 2,444
Taxes	191-0000-331-81-01		\$ 7,040,001	\$ 7,098,015	\$ 58,014
Charges for Services					
BPS Rent	191-0000-331-80-00		\$ 649,483	\$ 682,377	\$ 32,894
ACCT/Parking Lot	191-0000-331-90-00		\$ 28,572	\$ 28,572	\$ -
Charges for Services			\$ 678,055	\$ 710,949	\$ 32,894
Intergovernmental					
380 Proj.Reimb/BPS Developer-Add'l Retail Fac-City	191-0000-359-01-01		\$ 148,291	\$ 150,898	\$ 2,607
Roosevelt EDA Grant	191-0000-359-01-02		\$ 1,207,934	\$ 710,819	\$ (497,115)
Intergovernmental			\$ 1,356,225	\$ 861,718	\$ (494,508)
Interest					
TexPool	191-0000-361-06-00		\$ 586,157	\$ 617,438	\$ 31,281
NOW	191-0000-361-11-00		\$ 12,000	\$ 12,186	\$ 186
Interest			\$ 598,157	\$ 629,624	\$ 31,467
Miscellaneous					
Miscellaneous	191-0000-389-99-00		\$ 129,210	\$ 54,891	\$ (74,319)
Marketing VIA	191-0000-389-99-03		\$ 100,000	\$ 100,000	\$ -
Miscellaneous			\$ 229,210	\$ 154,891	\$ (74,319)
Other Financing Sources					
Transfer from General Fund	191-0000-391-01-00		\$ 186,989	\$ 206,124	\$ 19,134
Other Financing Sources			\$ 186,989	\$ 206,124	\$ 19,134
TOTAL REVENUES			\$ 10,088,638	\$ 9,661,321	\$ (427,317)

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

Expenditures

Administration

Personnel Services - Payroll

Salaries - Full time

191-8501-441-10-01

\$ 625,760

\$ 605,829

\$ (19,931)

Car Allowance

191-8501-141-10-08

\$ 31,200

\$ 30,733

\$ (467)

Personnel Services - Payroll

\$ 656,960

\$ 636,563

\$ (20,397)

Personnel Services - Benefits

City FICA

191-8501-441-11-01

\$ 40,301

\$ 36,150

\$ (4,152)

City Medicare

191-8501-441-11-02

\$ 9,425

\$ 9,070

\$ (355)

City Retirement/TMRS

191-8501-441-11-11

\$ 62,532

\$ 58,509

\$ (4,023)

City Health Insurance

191-8501-441-11-21

\$ 57,642

\$ 54,042

\$ (3,600)

City Life Insurance

191-8501-441-11-22

\$ 273

\$ 219

\$ (54)

Worker's Compensation

191-8501-441-11-31

\$ 1,235

\$ 951

\$ (284)

Personnel Services - Benefits

\$ 171,409

\$ 158,942

\$ (12,467)

Supplies - General

Services & Charges - General

Communications

191-8501-441-30-02

\$ 30,000

\$ 50,204

\$ 20,204

Website Development/Maintenance

191-8501-441-30-11

\$ 1,500

\$ 2,255

\$ 755

Equipment Rental/Lease

191-8501-441-30-21

\$ 3,500

\$ 3,252

\$ (248)

Office Rental

191-8501-441.30-23

\$ 1

\$ 1

\$ -

Professional Development - Dues, Memberships,

191-8501-441-30-30

\$ 55,000

\$ 49,830

\$ (5,170)

Professional Development - Educational courses

191-8501-441-30-31

\$ 2,250

\$ 2,250

\$ -

Insurance

191-8501-441-30-40

\$ 27,000

\$ 27,818

\$ 818

Contract Labor

191-8501-441-30-60

\$ 5,000

\$ -

\$ (5,000)

Services & Charges - General

\$ 124,251

\$ 135,609

\$ 11,358

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

Expenditures

Services & Charges Maintenance

Maintenance - Other

191-8501-441-31-50

\$ 10,800

\$ 8,350

\$ (2,450)

Services & Charges Maintenance

\$ 10,800

\$ 8,350

\$ (2,450)

Services & Charges - Miscellaneous

Marketing - Miscellaneous

191-8501-441-39-99

\$ 10,000

\$ 8,138

\$ (1,862)

Services & Charges - Miscellaneous

\$ 10,000

\$ 8,138

\$ (1,862)

Administration - Billboards

Advertising / Billboards

191-8501-441-60-15

\$ 50,000

\$ 36,547

\$ (13,453)

Administration - Billboards

\$ 50,000

\$ 36,547

\$ (13,453)

Administration - Operations

Consultants - Austin

191-8501-441-61-01

\$ 204,000

\$ 204,000

\$ -

Economic Development Studies

191-8501-441-61-03

\$ 260,000

\$ 60,135

\$ (199,865)

City Reimbursement

191-8501-441-61-05

\$ 68,000

\$ 68,000

\$ (0)

Office

191-8501-441-61-07

\$ 12,000

\$ 11,911

\$ (89)

Professional

191-8501-441-61-08

\$ 100,000

\$ 87,494

\$ (12,506)

Audit Fees

191-8501-441-61-09

\$ 10,000

\$ 10,000

\$ -

Professional Dev - Travel & Training

191-8501-441-61-10

\$ 45,000

\$ 8,944

\$ (36,056)

Meeting/Event Hosting

191-8501-441-61-18

\$ 25,000

\$ 41,305

\$ 16,305

HCIB Reimbursement

191-8501-441-61-22

\$ -

\$ -

\$ -

Administration - Operations

\$ 724,000

\$ 491,789

\$ (232,211)

Total Administration

\$ 1,747,420

\$ 1,475,938

\$ (271,482)

Marketing

Services & Charges - Miscellaneous
Marketing Misc.- Prospect Hosting

191-8502-441-39-99

FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
\$ 30,000	\$ 31,840	\$ 1,840
\$ 30,000	\$ 31,840	\$ 1,840
\$ 200	\$ 281	\$ 81
\$ 115,000	\$ 124,438	\$ 9,438
\$ 275,000	\$ 222,407	\$ (52,593)
\$ 390,200	\$ 347,126	\$ (43,074)

Services & Charges - Miscellaneous
Marketing

Direct Mail

191-8502-441-62-07

Travel

191-8502-441-62-10

Advertising

191-8502-441-62-18

Marketing

Business Incentives Other

Direct Business Incentives
New/Existing Business Projects
Direct Business Incentives

FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
\$ 862,000	\$ 465,897	\$ (396,103)
\$ 862,000	\$ 465,897	\$ (396,103)

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

				FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Development Corp. Other						
Other						
TSTC Goal Line/VIDA/Other Institutions	191-8515-441-68-13	\$	250,000	\$	249,000	\$ (1,000)
UTRGV - Entrepreneurship Training	191-8515-441-68-29	\$	40,000	\$	40,000	\$ -
WFS Cameron	191-8515-441-68-31	\$	10,000	\$	10,000	\$ -
Job Training Initiatives (TMAC AIM)	191-8515-441-68-39	\$	10,000	\$	4,200	\$ (5,800)
Harlingen Industrial Park Improvements	191-8515-441-68-51	\$	50,000	\$	10,000	\$ (40,000)
Grand Entrance at Roosevelt	191-8515-441-68-52	\$	3,718,000	\$	907,657	\$ (2,810,343)
The Park at Roosevelt EDA	191-8515-441-68-50	\$	1,370,916	\$	710,819	\$ (660,097)
The Park at Roosevelt Improvements Soft Costs(nc	191-8515-441-68-53	\$	100,000	\$	101,566	\$ 1,566
Project Organic	191-8515-441-68-54	\$	600,000	\$	155,735	\$ (444,265)
BRE & Workforce Events, SBC, Startup	191-8515-441-68-55	\$	13,000	\$	12,621	\$ (379)
Project EYE	191-8515-441-68-56	\$	-	\$	888,034	\$ 888,034
Other				\$ 6,161,916	\$ 3,089,632	\$ (3,072,284)
Services & Charges Misc.						
Property Taxes	191-8515-442-39-99	\$	305,000	\$	309,341	\$ 4,341
Services & Charges Misc.				\$ 305,000	\$ 309,341	\$ 4,341

Harlingen Economic Development Corporation
FY 25-26 Amended Budget

				FY 25-26 ADOPTED BUDGET	Amended Budget	Variance (over/under budget)
Debt Services						
Other Financing Uses						
Debt Service - Principal	191-9901-951-90-01	\$	-	\$	1,735,000	\$ 1,735,000
BPS Bonds	191-9901-951-90-02	\$	533,167	\$	533,167	\$ -
Paying Agent Fees	191-9901-951-90-05	\$	1,000	\$	1,150	\$ 150
Bass Pro Dev. 83/77	191-9901-951-90-20	\$	139,048	\$	138,736	\$ (312)
Other Financing Uses		\$	673,215	\$	2,408,053	\$ 1,734,838
TOTAL EXPENDITURES		\$	10,169,751	\$	8,127,828	\$ (2,041,923)
EXCESS REVENUES OVER EXPENDITURES		\$	(81,113.34)	\$	1,533,493	\$ 1,614,606

Cash Flow Analysis (Estimated)

Beginning Cash Balance		\$	14,999,890	\$	14,999,890
+ Revenues		\$	10,088,638	\$	9,661,321
- Expenditures		\$	10,169,751	\$	8,127,828
Ending Cash Balance		\$	14,918,777	\$	16,533,383
Reserve Account		\$	2,000,000		
Other Funds (Land)		\$	1,832,094		
Total All Funds		\$	18,750,871	\$	20,365,477

Harlingen Economic Development Corporation
FY 26-27 Preliminary Budget

Account No.

Revenues

Taxes

Sales Tax 191-0000-302-02-00

EDC/BPS Sales Tax (.00375 of BPS Sales) 191-0000-302-80-00

380 Proj. Reimb/BPS Developer - Add'l Retail Fac -EDC 191-0000-302-85-01

Taxes 191-0000-331-81-01

Charges for Services

BPS Rent 191-0000-331-80-00

ACCT/Parking Lot 191-0000-331-90-00

Charges for Services

Intergovernmental

380 Proj.Reimb/BPS Developer-Add'l Retail Fac-City 191-0000-359-01-01

Roosevelt EDA Grant 191-0000-359-01-02

Intergovernmental

Interest

TexPool 191-0000-361-06-00

NOW 191-0000-361-11-00

Interest

Miscellaneous

Miscellaneous 191-0000-389-99-00

Marketing VIA 191-0000-389-99-03

Miscellaneous

Other Financing Sources

Transfer from General Fund 191-0000-391-01-00

Other Financing Sources

TOTAL REVENUES

FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
\$ 6,829,695	\$ 6,878,272	\$ 7,084,620
\$ 71,258	\$ 78,251	\$ 78,251
\$ 139,048	\$ 141,492	\$ 145,737
\$ 7,040,001	\$ 7,098,015	\$ 7,308,608
\$ 649,483	\$ 682,377	\$ 682,377
\$ 28,572	\$ 28,572	\$ 28,572
\$ 678,055	\$ 710,949	\$ 710,949
\$ 148,291	\$ 150,898	\$ 155,425
\$ 1,207,934	\$ 710,819	\$ 400,000
\$ 1,356,225	\$ 861,718	\$ 555,425
\$ 586,157	\$ 617,438	\$ 617,438
\$ 12,000	\$ 12,186	\$ 12,186
\$ 598,157	\$ 629,624	\$ 629,624
\$ 129,210	\$ 54,891	\$ 144,000
\$ 100,000	\$ 100,000	\$ 100,000
\$ 229,210	\$ 154,891	\$ 244,000
\$ 186,989	\$ 206,124	\$ 206,124
\$ 186,989	\$ 206,124	\$ 206,124
\$ 10,088,638	\$ 9,661,321	\$ 9,654,730

Harlingen Economic Development Corporation
FY 26-27 Preliminary Budget

Expenditures

Administration

Personnel Services - Payroll

Salaries - Full time

191-8501-441-10-01

\$ 625,760

\$ 605,829

\$ 665,350

Car Allowance

191-8501-141-10-08

\$ 31,200

\$ 30,733

\$ 31,200

Personnel Services - Payroll

\$ 656,960

\$ 636,563

\$ 696,550

Personnel Services - Benefits

City FICA

191-8501-441-11-01

\$ 40,301

\$ 36,150

\$ 43,059

City Medicare

191-8501-441-11-02

\$ 9,425

\$ 9,070

\$ 10,070

City Retirement/TMRS

191-8501-441-11-11

\$ 62,532

\$ 58,509

\$ 66,810

City Health Insurance

191-8501-441-11-21

\$ 57,642

\$ 54,042

\$ 57,642

City Life Insurance

191-8501-441-11-22

\$ 273

\$ 219

\$ 273

Worker's Compensation

191-8501-441-11-31

\$ 1,235

\$ 951

\$ 1,320

Personnel Services - Benefits

\$ 171,409

\$ 158,942

\$ 179,174

Supplies - General

Services & Charges - General

Communications

191-8501-441-30-02

\$ 30,000

\$ 50,204

\$ 35,000

Website Development/Maintenance

191-8501-441-30-11

\$ 1,500

\$ 2,255

\$ 1,500

Equipment Rental/Lease

191-8501-441-30-21

\$ 3,500

\$ 3,252

\$ 3,500

Office Rental

191-8501-441.30-23

\$ 1

\$ 1

\$ 1

Professional Development - Dues, Memberships,

191-8501-441-30-30

\$ 55,000

\$ 49,830

\$ 55,000

Professional Development - Educational courses

191-8501-441-30-31

\$ 2,250

\$ 2,250

\$ 2,250

Insurance

191-8501-441-30-40

\$ 27,000

\$ 27,818

\$ 28,000

Contract Labor

191-8501-441-30-60

\$ 5,000

\$ -

\$ 5,000

Services & Charges - General

\$ 124,251

\$ 135,609

\$ 130,251

Harlingen Economic Development Corporation
FY 26-27 Preliminary Budget

Expenditures

		FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
Services & Charges Maintenance				
Maintenance - Other	191-8501-441-31-50	\$ 10,800	\$ 8,350	\$ 10,800
Services & Charges Maintenance		\$ 10,800	\$ 8,350	\$ 10,800
Services & Charges - Miscellaneous				
Marketing - Miscellaneous	191-8501-441-39-99	\$ 10,000	\$ 8,138	\$ 10,000
Services & Charges - Miscellaneous		\$ 10,000	\$ 8,138	\$ 10,000
Administration - Billboards				
Advertising / Billboards	191-8501-441-60-15	\$ 50,000	\$ 36,547	\$ 50,000
Administration - Billboards		\$ 50,000	\$ 36,547	\$ 50,000
Administration - Operations				
Consultants - Austin	191-8501-441-61-01	\$ 204,000	\$ 204,000	\$ 204,000
Economic Development Studies	191-8501-441-61-03	\$ 260,000	\$ 60,135	\$ 260,000
City Reimbursement	191-8501-441-61-05	\$ 68,000	\$ 68,000	\$ 68,000
Office	191-8501-441-61-07	\$ 12,000	\$ 11,911	\$ 12,000
Professional	191-8501-441-61-08	\$ 100,000	\$ 87,494	\$ 100,000
Audit Fees	191-8501-441-61-09	\$ 10,000	\$ 10,000	\$ 10,000
Professional Dev - Travel & Training	191-8501-441-61-10	\$ 45,000	\$ 8,944	\$ 45,000
Meeting/Event Hosting	191-8501-441-61-18	\$ 25,000	\$ 41,305	\$ 45,000
Administration - Operations		\$ 724,000	\$ 491,789	\$ 744,000
Total Administration		\$ 1,747,420	\$ 1,475,938	\$ 1,820,775

Marketing

Services & Charges - Miscellaneous
Marketing Misc.- Prospect Hosting
Services & Charges - Miscellaneous

Marketing

Direct Mail
Travel
Advertising

Marketing

191-8502-441-39-99

191-8502-441-62-07
191-8502-441-62-10
191-8502-441-62-18

FY 25-26 ADOPTED BUDGET	Amended Budget
\$ 30,000	\$ 31,840
\$ 30,000	\$ 31,840
\$ 200	\$ 281
\$ 115,000	\$ 124,438
\$ 275,000	\$ 222,407
\$ 390,200	\$ 347,126

FY 26-27 PROPOSED BUDGET
\$ 35,000
\$ 35,000
\$ 250
\$ 135,000
\$ 275,000
\$ 410,250

Business Incentives Other

Direct Business Incentives
New/Existing Business Projects
Direct Business Incentives

FY 25-26 ADOPTED BUDGET	Amended Budget
\$ 862,000	\$ 465,897
\$ 862,000	\$ 465,897

FY 26-27 PROPOSED BUDGET
\$ 1,127,000
\$ 1,127,000

Harlingen Economic Development Corporation
FY 26-27 Preliminary Budget

			FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
Development Corp. Other					
Other					
TSTC Goal Line/VIDA/Other Institutions	191-8515-441-68-13	\$	250,000	\$ 249,000	\$ 275,000
UTRGV - Entrepreneurship Training	191-8515-441-68-29	\$	40,000	\$ 40,000	\$ 40,000
WFS Cameron	191-8515-441-68-31	\$	10,000	\$ 10,000	\$ 10,000
Job Training Initiatives (TMAC AIM)	191-8515-441-68-39	\$	10,000	\$ 4,200	\$ 50,000
Harlingen Industrial Park Improvements	191-8515-441-68-51	\$	50,000	\$ 10,000	\$ 200,000
Grand Entrance at Roosevelt	191-8515-441-68-52	\$	3,718,000	\$ 907,657	\$ 2,810,000
The Park at Roosevelt EDA	191-8515-441-68-50	\$	1,370,916	\$ 710,819	\$ 400,000
The Park at Roosevelt Improvements Soft Costs(nc	191-8515-441-68-53	\$	100,000	\$ 101,566	\$ 100,000
Project Organic	191-8515-441-68-54	\$	600,000	\$ 155,735	\$ 600,000
BRE & Workforce Events, SBC, Startup	191-8515-441-68-55	\$	13,000	\$ 12,621	\$ 13,000
Other		\$	6,161,916	\$ 3,089,632	\$ 4,498,000
Services & Charges Misc.					
Property Taxes	191-8515-442-39-99	\$	305,000	\$ 309,341	\$ 315,000
Services & Charges Misc.		\$	305,000	\$ 309,341	\$ 315,000

			FY 25-26 ADOPTED BUDGET	Amended Budget	FY 26-27 PROPOSED BUDGET
Debt Services					
Other Financing Uses					
Debt Service - Principal	191-9901-951-90-01	\$	-	\$ 1,735,000	\$ 1,820,000
BPS Bonds	191-9901-951-90-02	\$	533,167	\$ 533,167	\$ 451,929
Paying Agent Fees	191-9901-951-90-05	\$	1,000	\$ 1,150	\$ 1,150
Bass Pro Dev. 83/77	191-9901-951-90-20	\$	139,048	\$ 138,736	\$ 145,737
Other Financing Uses		\$	673,215	\$ 2,408,053	\$ 2,418,816
TOTAL EXPENDITURES			\$ 10,169,751	\$ 8,127,828	\$ 10,624,841
EXCESS REVENUES OVER EXPENDITURES			\$ (81,113.34)	\$ 1,533,493	\$ (970,110.98)

Cash Flow Analysis (Estimated)

Beginning Cash Balance		\$	14,999,890	\$ 14,999,890	\$ 16,533,383
+ Revenues		\$	10,088,638	\$ 9,661,321	\$ 9,654,730
- Expenditures		\$	10,169,751	\$ 8,127,828	\$ 10,624,841
Ending Cash Balance		\$	14,918,777	\$ 16,533,383	\$ 15,563,272
Reserve Account		\$	2,000,000		\$ 2,000,000
Other Funds (Land)		\$	1,832,094		\$ 1,832,094
Total All Funds		\$	18,750,871	\$ 20,365,477	\$ 19,395,366