

COMBES ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that the City of Combes Economic Development Corporation will meet in a Regular Meeting on Monday, November 25, 2024, at 6:00 pm at Combes Municipal Complex, 21626 Hand Road, Combes Texas to consider the following.

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 vflores@townofcombes.com by the meeting date at 4:00 pm.

-
1. Call meeting 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. Discussion and or possible action to approve Presentation and Contract for VIDA Organization.
Action for approval or disapproval of.
 5. Discussion and or possible action to approve EDC minutes for October 14, 2024
Action for approval or disapproval of.
 6. Discussion and or possible action to approve Invoice 24-113-2 in the amount of \$ 5,000.00 dollars to Hinojosa Engineering, Inc.
Action for approval or disapproval of.
 7. Discussion and or possible action on request for change in scope and approval of additional cost estimate for engineering services for Combes EDC Subdivision.
Action for approval or disapproval of.
 8. 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. Deliberation regarding proposed incentive agreement for AutoZone, Inc.
- B. Deliberation regarding proposed incentive agreement for Bordertown Meat Market.

9. Open Session:

- A. Action relative to executive session.
- B. Action relative to executive session.

10. Adjournment of Meeting.

Action for Approval or Disapproval of



Silvestre Garcia, CEDC President



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 4:30 pm on Friday, November 22, 2024.