



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Wednesday, June 19, 2024, 6:00 PM**

Notice is hereby given that a ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas will be held on **Wednesday, June 19, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

Participation by members of the public is welcome during the Open Forum portion of the agenda. To participate in public comment, interested members of the public **MUST** sign up prior to the meeting by emailing vrojas@horizedc.com or calling (915) 852-1046, EXT #113. Comments will be limited to 3 minutes per speaker.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link: <https://meetings.boardbook.org/Public/Organization/928>.

- 1. **Call to order; Establishment of Quorum**
- 2. **Approval of Minutes from:** April 17, 2024 Regular Board Meeting. **3**
- 3. **Discussion and Action:** **7**
 Presenter: EDC Executive Director
 Regarding a Resolution authorizing the President of the EDC to sign an agreement of participation with the Alliance for Regional Military Support Group in regional efforts to generate commercial activity related to Department of Defense operations.
- 4. **Discussion and Action:** **22**
 Presenter: EDC Executive Director
 Consideration and action to amend the right of first offer to authorize the Executive Director to negotiate the construction of the offices for an amount not to exceed \$80,000.00.
- 5. **Discussion and Action:** **30**
 Presenter: EDC Executive Director
 On a resolution authorizing the Board President to execute the First Amendment to Employment Agreement with **Eduardo Garcia** as Executive Director for the Town of Horizon City Type 4B Economic Development Corporation.
- 6. **Executive Session**
 The Economic Development Corporation Board of Directors of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation Regarding Real Property; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.
- 7. **Adjournment:**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, June 14, 2024

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, June 14, 2024 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.



**MINUTES
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Wednesday, April 17, 2024, 6:30 PM**

Notice is hereby given that a ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas was held on **Wednesday, April 17, 2024 at 6:30 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

Participation by members of the public is welcome during the Open Forum portion of the agenda. To participate in public comment, interested members of the public **MUST** sign up prior to the meeting by emailing vrojas@horizonedc.com or calling (915) 852-1046, EXT #113. Comments will be limited to 3 minutes per speaker.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link: <https://meetings.boardbook.org/Public/Organization/928>.

1. Call to order; Establishment of Quorum

Meeting called to order at: 6:30 pm. Quorum established.

Board Members Present: Walter Miller, Jerry Garcia, Aurelio Sillas, Taniesha Chalmers

Board Members Absent: James Montoya, Dean Hulsey, Ruby Maldonado

Staff: Rafael Arellano, EDC Assistant Director; Lily Gaytan, Finance Director, Veronica Rojas, Board Secretary

2. Open Forum: No audience present.

3. Approval of Minutes from: February 21, 2024 Regular Board Meeting.

The above-stated minutes were approved on a motion by Board Member, Jerry Garcia and seconded by Board Member, Aurelio Sillas. Motion Carried Unanimously (4 – 0)

4. Discussion and Action:

Discussion and action regarding a Resolution authorizing the Executive Director of the EDC to sign a Memorandum of Understanding between the Town of Horizon City's Economic Development Corporation and Project Vida for a two-year term.

Presenter: EDC Executive Director/EDC Assistant Director

A motion regarding resolution authorizing the Executive Director of the EDC to sign a Memorandum of Understanding between the Town of Horizon City's Economic Development Corporation and Project Vida for a two-year term was made by Board Member Aurelio Sillas and seconded by Board Member Jerry Garcia. Motion Carried Unanimously (4-0)

5. Discussion and Action:

On adjusting the meeting time for the Economic Development Board Meetings.

Presenter: EDC Executive Director/EDC Assistant Director

A motion on adjusting the meeting time to 6:00 PM for the Economic Development Board Meetings was made by Board Member Jerry Garcia and seconded by Board Member Aurelio Sillas.

Motion Carried Unanimously (4-0)

The EDC Board of Directors entered Executive Session at 6:50 PM and reconvened in open session at 7:10 PM

6. Executive Session

The Economic Development Corporation Board of Directors of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation Regarding Real Property; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.

A. Discussion and Action:

To allow the EDC Executive Director to negotiate the purchase of real estate located within the Town of Horizon City Tax Increment Reinvestment Zone. (551.072)

EDC Executive Director

7. Open Session:

8. Adjournment:

ADJOURNMENT

A motion was made by Board Member Jerry Garcia and seconded by Board Member Aurelio Sillas to adjourn at 7:15 PM.

Approved this _____ day of _____, 20____.

Attest:

Veronica Rojas, Board Secretary

Board President

**TOWN OF HORIZON CITY, TEXAS
CERTIFIED EXECUTIVE SESSION AGENDA**

ANNOUNCEMENT BY PRESIDING OFFICER: “The Town of Horizon City Economic Development Board of Directors convened into Executive Session on the 17th day of April, 2024 beginning at _6:50__ pm.”

ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AND STAFF MEMBERS PRESENT WERE:

- EDC President Walter Miller
- EDC Vice President, Jerry Garcia
- Boardmember, Dean Hulsey
- Boardmember, Aurelio Sillas
- Boardmember, Ruby Maldonado
- Boardmember, James Montoya
- Boardmember, Taniesha Chalmers
- Board Attorney, Sylvia Borunda Firth
- EDC Executive Director, Eduardo Garcia
- EDC Assistant Director, Rafael Arellano
- Other _Veronica Rojas, Board Secretary__
- Other _Lili Gaytan, Finance Director__

SUBJECT MATTER OF DELIBERATION AND ACTION TAKEN:

This certified agenda is made pursuant to Texas Government Code, Chapter 551, Section(s):

- 551.071 – consultation with attorney;
- 551.072 – deliberation regarding purchase, exchange, lease, or value of real property;
- 551.073 – deliberation regarding a prospective gift;
- 551.074 – deliberation of personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee;
- 551.076 – deliberation regarding security devices or security audits;
- 551.087 – deliberation regarding economic development negotiations; and/or

The Board of Directors discussed agenda item number(s) 6A (agenda attached).

1. Discussion and Action: To allow the EDC Executive Director to purchase real estate located within the Town of Horizon City Tax Increment Reinvestment Zone. (551.072)

ANNOUNCEMENT BY PRESIDING OFFICER: "The Town of Horizon City Economic Development Corporation Board of Directors ended its closed Executive Session on the 17th day of April 2024, at __7:10_ P.M.

I, Walter Miller, President of the EDC Board of Directors certify this is a true and correct record of the proceedings, in accordance with Chapter 551 of the Texas Government Code.

Walter Miller, President

[This certified agenda must be kept a minimum of two (2) years after the date of the Executive Session and is confidential. A person who knowingly and without lawful authority makes this record public commits a Class B misdemeanor and may be held liable for actual damages, court costs, reasonable attorneys' fees, and exemplary damages. Texas Government Code § 551.146]



Alliance for Regional Military Support



H.E.D.C. / A.R.M.S. Services Agreement

Economic Development Corporation Board

June 19, 2024

2020 Horizon City Comprehensive & Strategic Plan

ED Goal #2 : Establish public/private partnerships to assist in growth and investment

Services Agreement: A.R.M.S.

Request

Request authorizing the President of the EDC to sign an agreement of participation with the Alliance for Regional Military Support (A.R.M.S.) Group in regional efforts to generate commercial activity related to Department of Defense operations.

Staff Recommends Approval



Services Agreement: A.R.M.S.

Key Partnership Initiatives

Housing for Soldiers

Coordinate with Base Leadership to Add Horizon City to the housing list available to soldiers.

Property Availability

Market Horizon City Industrial Property to Relevant Site Selectors and Recruiters

Recruitment

Coordinate to recruit Aerospace and Defense Companies into Horizon City.

AUSA

Schedule and Conduct high-level meetings and lobbying activities in support of Horizon City interests at AUSA Annual Conference (10/14-10/16)



Services Agreement: A.R.M.S. Areas of Focus

- Assist and Coordinate with Local Economic Development Organizations to **Grow Current and Attract New Defense and Aerospace Industries**
- Leverage Higher Education Partnerships to **Attract R&D Projects**
- **Retain and Attract a Highly Qualified Workforce** to Support ARMS Goals
- **Improve Region's Appeal** for Future Stationing
- Identify and **Influence Infrastructure Needs** in the Region



Services Agreement: What Does A.R.M.S. Do?

- We provide specific contacts to our partners to conduct military-related business development based on their stated needs.
- We monitor and provide updates on authorization and appropriations movement through the various congressional processes to inform our partners when funds for the defense and aerospace industry will become available. This enhances partners' business development opportunities.
- We maintain a close working relationship with our elected officials and prompt our Community Partners, when appropriate, to engage with local elected leadership, defense and congressional leaders, and especially the leadership of our regional military installations.
- We meet regularly with elected officials, DoD officials, and influencers at all levels to advocate and explain the needs of our partners and municipalities.
- We do these tasks through our consulting agreement with Cypress International and ARMS leadership, personal knowledge, and contacts developed over years of advocacy with the US Army and Department of Defense.

Services Agreement: The Way Forward

- Continue to modernize Fort Bliss as a Mobilization Force Generation Installation
- Proactively pursue continuous improvement of regional Military Medical Capabilities
- Stay engaged with Army Futures Command and AFWERX
- Advocate for the region's DoD capabilities to maintain our military value
- Sustain and improve the Defense workforce by building a pipeline of Veterans training in the region
- Sustain and expand safe, desirable, affordable off-post housing
- Prevent encroachment
- Continue to advocate for and improve air service at the Airports in the region
- Engage and Encourage political leaders to advocate for Fort Bliss, WSMR, and Holloman AFB
- Educate all Influencers on the need to have robust and continuous growth in our region to facilitate the region's military value by increasing our municipal economic capabilities

Services Agreement: **A.R.M.S.**

Term:

10/1/24 – 9/30/25

Cost:

Total Annual Cost of **\$10,000**
(Delivered in two installments)



Services Agreement: A.R.M.S.

Request

Request authorizing the President of the EDC to sign an agreement of participation with the Alliance for Regional Military Support (A.R.M.S.) Group in regional efforts to generate commercial activity related to Department of Defense operations.



Staff Recommends Approval

QUESTIONS?

STATE OF TEXAS) **AGREEMENT FOR SERVICES**
) **(Alliance for Military Support)**
COUNTY OF EL PASO)

This Agreement for Services ("Agreement") is entered into by and between the **Horizon City Economic Development Corporation**, a Texas nonprofit economic development corporation organized under the Development Corporation Act, Chapter 505 of the Texas Local Government Code ("EDC") and the **Alliance for Regional Military Support** ("ARMS"), a Texas-based nonprofit corporation, and (collectively, the "Parties") on this the ___ day of May 2023,

RECITALS:

WHEREAS, the EDC was organized and was approved by the voters of the Town of Horizon to promote economic development within the city limits of the Town of Horizon City; and

WHEREAS, both the EDC and ARMS support regional economic development efforts by promoting growth in the defense and aerospace industries and the EDC believes such efforts will benefit the growth of economic development within the Town; and

WHEREAS, the EDC recognizes that the agreement with Cypress and ARMS supports and potentially will benefit economic development in the White Sands, Holloman, and Fort Bliss region and Horizon City in particular; and

WHEREAS, the EDC desires to contract with ARMS which will coordinate with Cypress and pay all of the amounts paid by the EDC to Cypress to assist in supporting and fostering such economic development efforts in Horizon City; and

WHEREAS, the ARMS desires to contract with the EDC and ensure that services provided in the agreement with Cypress for the benefit of Horizon City.

NOW, THEREFOR, ARMS and the EDC hereby mutually agree to the following:

AGREEMENT

1. **Term.** The Term of this Agreement is for a period beginning October 1, 2024 ("Effective Date") and ending September 30, 2025
2. **Obligation of the Horizon City Economic Development Corporation.** For the services described in this Agreement, the EDC shall pay ARMS the sum of \$10,000 annually. The initial amount shall be paid within 30 days of the date of execution of this Agreement.
3. The funds paid to ARMS will be used exclusively to pay for the contract professional services with Cypress.

4. **Manner of Payment.** The EDC will provide two equal semi-annual payments of \$5,000.00 each, to ARMS. In order to receive disbursements, ARMS shall submit documentation evidencing payments to Cypress International.

5. **Obligations of ARMS.**

- A. ARMS will coordinate the EDC, its Executive Director and/or its designee on at least a monthly basis and shall brief the EDC Board of Directors on a semi-annual basis about the direction and efforts of ARMS.
- B. ARMS will cause Cypress International to work collaboratively with the EDC's Executive Director to execute on Horizon's priorities.
- C. ARMS will ensure that the EDC is provided with the opportunity to participate in phone calls, visits, and meetings with Cypress that are organized by the ARMS and that the concerns, information, advice and assessment gathered by Cypress for the purpose of increasing regional defense and aerospace industries is shared with EDC.
- D. ARMS and the EDC agree to collaborate and share information on all activities related to the Military that are deemed to be relevant by the EDC to their stated priorities.
- E. ARMS acknowledges that, as the contracting party with Cypress, is solely responsible for payments to be made pursuant to its Professional Services Agreement with Cypress.
- F. The EDC and ARMS agree to collaborate in recruiting aerospace and defense companies to Horizon City. This collaboration will take the form of EDC identifying land within the Town of Horizon City that is most suited for the utilization of aerospace and defense operations. Once the property is identified, ARMS will collaborate with EDC to make introductions to possible aerospace and defense companies. EDC will contact and coordinate with Horizon City property owners and the leadership of identified aerospace and defense companies for the ultimate purpose of locating company operations within Horizon City.

Further, ARMS will immediately notify the EDC promptly if it will be making any changes to the Cypress agreement or amend any provision therein. ARMS shall facilitate the access of the EDC (or its auditor or other authorized agent) to review the invoices and financial records of Cypress with regard to the expenditure of the EDC funds.

6. **Obligations of the EDC.**

- A. The EDC will identify key focus areas and missions and be responsible for developing the tasks to support their local military installation or City projects for military growth, through interaction and dialogue with its installation's leadership with assistance from ARMS and Cypress International.

- B. The EDC hereby appoints the Executive Director Officer or his designee to interface with both ARMS and Cypress.
- C. The EDC agrees to collaborate and share information with ARMS on all activities related to the Military that are deemed to be relevant by the EDC to their stated priorities.
- D. The EDC acknowledges that ARMS, is the contracting party with Cypress, and is solely responsible for payments to be made pursuant to its Professional Services Agreement with Cypress.

7. **No Partnership or Joint Venture.** Nothing contained herein shall constitute a partnership between or joint venture by the Parties or constitute any party the agent of the others. No party shall hold itself out contrary to the terms of this paragraph and no party shall become liable by any representation, act or omission of the other contrary to the provisions hereof.

This Agreement is not for the benefit of any third party and shall not be deemed to give any right or remedy to any such party whether referred to herein or not.

8. **Indemnity and Hold Harmless.** ARMS agrees to indemnify and hold the EDC, the Town of Horizon City and its agents, officers, and employees harmless for any and all losses, claims, suits, actions, and liability, including any litigation costs, that arise from any act or omission of ARMS or any of its officers and employees, agents, contractors, assignees, and affiliates relating to the project for which this agreement is made regardless of whether the act or omission is related to the stated purpose of the agreement.

9. **Notices.** Any notices required under this Agreement shall be sufficient if sent by Certified Mail postage prepaid, to ARMS at the following addresses:

ARMS: Alliance for Regional Military Support
 1460 Common Drive
 El Paso, Texas 79936

WITH COPY TO EDC:

Horizon City Economic Development Corporation
 14999 Darrington Road
 Horizon City, Texas 79928

10. **Termination.** This Agreement shall terminate at the end of the Term or as otherwise agreed upon by the parties hereto in writing. Either party may terminate this Agreement for any reason after ninety (90) days written notice to the other party of the intention to terminate ("Notice Period"), or at any time by mutual agreement of the parties. If the EDC elects to terminate this Agreement for any reason prior to the end of the Term, the EDC shall be responsible for the obligated amount for the year(s) prior to and including the year of termination.

11. Governing Law. It is agreed that this Agreement is entered into in the City and County of El Paso, State of Texas, and shall be governed by the laws of the State of Texas. Venue shall be in the courts of El Paso County, Texas.

12. Complete Agreement. This Agreement constitutes and expresses the entire agreement between the parties hereto in reference to the Memorandum of Understanding.

IN WITNESS WHEREOF, the Parties execute this Agreement:

HORIZON CITY ECONOMIC DEVELOPMENT CORPORATION

Walter Miller, President

Date: _____

ATTEST:

Veronica Rojas, Secretary

Approved as to Form:

Approved as to Content:

[Signatures continue on following page]

STATE OF TEXAS)
)
COUNTY OF EL PASO)

AGREEMENT FOR SERVICES
(Alliance for Military Support)

[Signatures, continued]

ARMS:

Chairman

Treasurer

Vice Chairman

Secretary

Date:

RESOLUTION

That the President of the Horizon City Economic Development Corporation (“EDC”) is authorized to sign an Agreement for Services with the Alliance for Regional Military Support (“ARMS”) for a one-year term commencing October 1, 2024 and ending on September 30, 2025.

Approved the _____ day of _____ 2024.

**HORIZON CITY ECONOMIC
DEVELOPMENT CORPORATION**

BY: _____
Walter Miller, President

A TEST:

By: _____
Veronica Rojas, Secretary



Right of First Offer - Amendment

Horizon Economic Development Corporation Board

June 19, 2024

2020 Horizon City Comprehensive & Strategic Plan
ED Goal #2 : Establish public/private partnerships to assist in growth and investment

Horizon Economic Development: Right of First Offer Amendment

Request

That the Horizon Economic Development Corporation's Executive Director be allowed to **amend the right of first offer** to authorize the Executive Director **to negotiate the construction of the offices** for an amount **not to exceed \$80,000.**

Staff Recommends Approval



HEDC : Project Background and Details

City Council Approval

Project was approved by HCC on **9.6.23**

Consent to Assign was Approved by HCC on **10.10.23**

Description

Development of a Twenty-Five Thousand sq. ft. (25,000 sq. ft) office flex warehouse, and two office condos measuring Two Thousand Five Hundred square feet (2,500 sq. ft) each.

Minimum Capital Expenditures - \$3,167,000.00

Term - Six (6) Years from the Date of Execution

Office Upgrades will **Accommodate HEDC and A.P.**
Will **Create Conference Area Space.**

All other agreement terms will remain the same



1560 Pawling: Horizon City 79928 : Location

2 HORIZON MANOR #1 2 (EXC WLY PT) (128201.43 SQ FT) : 2.94 acres (calculated)



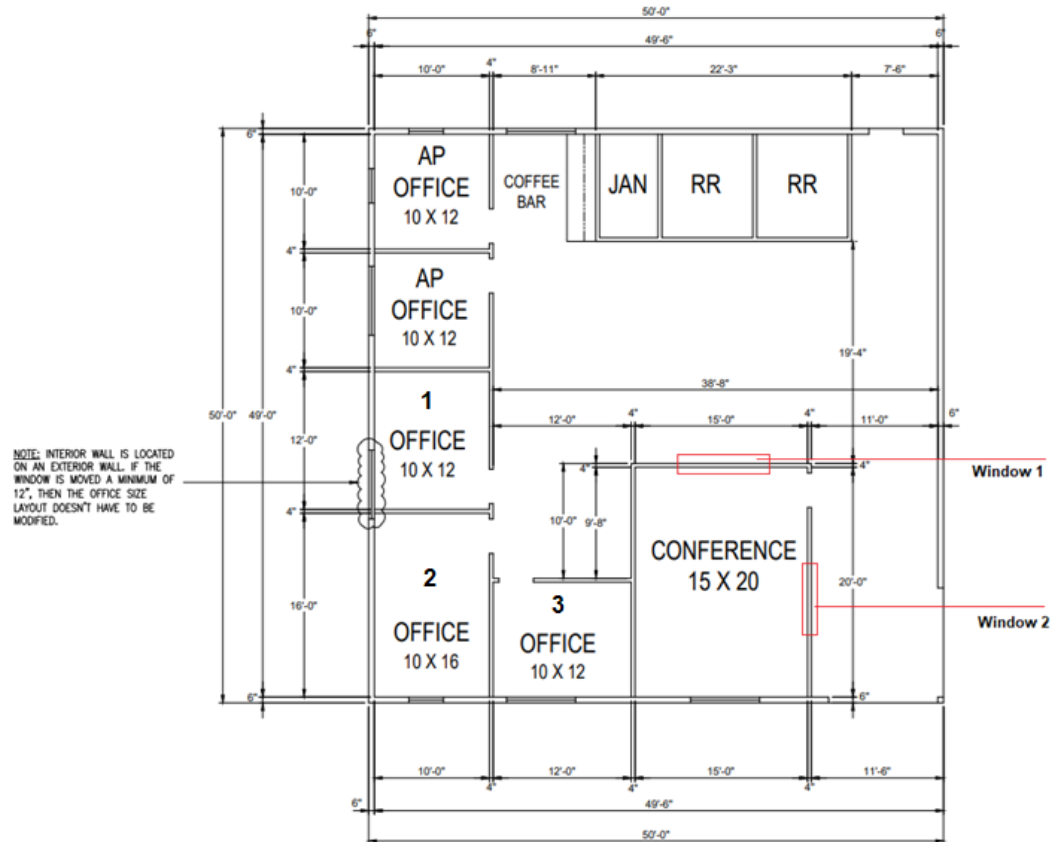
HEDC : Project Renderings

1560 Pawling: Horizon City 79928 : External Design
Flex Use Design : Office, Retail, Warehousing



HEDC : Project Renderings

1560 Pawling: Horizon City 79928 : Proposed Internal Design



Horizon Economic Development: Right of First Offer Amendment

Request

That the Horizon Economic Development Corporation's Executive Director be allowed to **amend the right of first offer** to authorize the Executive Director **to negotiate the construction of the offices** for an amount **not to exceed \$80,000**.

Staff Recommends Approval



Questions?



R I S E A B O V E

Extension of Employment Agreement

Horizon Economic Development Corporation Board

June 19, 2024

2020 Horizon City Comprehensive & Strategic Plan

ED Goal #2 : Establish public/private partnerships to assist in growth and investment

Employment Agreement: Extension

Request

To allow the HEDC Board President to execute the First Amendment to Employment Agreement with Eduardo Garcia as Executive Director for the Town of Horizon City's Type 4B Economic Development Corporation.

Staff Recommends Approval



QUESTIONS?

RESOLUTION

TOWN OF HORIZON CITY TYPE 4B ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, on or about July 21, 2021, the EDC and Employee entered into the original Employment Agreement (hereinafter referred to as the “Original Employment Agreement”) whereby Employee was to serve as Executive Director for the EDC; and

WHEREAS, Section 1 of the Original Employment Agreement provides for an initial term ending August 16, 2024; and

WHEREAS, the EDC and Employee desire to amend the initial term of the Original Employment Agreement to provide for a term ending August 16, 2027.

NOWTHEREOF, The Board of Directors of the Town of Horizon City 4B Economic Development Corporation authorizes the EDC Board President to sign the First Amendment to Employment Agreement with Eduardo Garcia attached to this Resolution.

Approved the _____ day of _____ 2024 at a duly held meeting of the EDC Board of Directors.

**Town of Horizon City Type 4B
Economic Development Corporation**

By: _____
**Walter Miller, President
Board of Directors**

ATTEST:

By: _____
**Veronica Rojas, Secretary
Board of Directors**