



**NOTICE OF A 7/31/2018 DEVELOPMENT CORPORATION OF DONNA, INC. (4B)  
OF THE CITY OF DONNA  
TUESDAY, JULY 31, 2018 11:45 AM**

Pursuant to Chapter 551, Title 5 of the Texas Government Code and Texas Open Meetings Act, notice is hereby given that the City of Donna, Texas will convene a 7/31/2018 Development Corporation of Donna, Inc. (4B) at Donna City Hall 307 S.12th Street, Donna, Tx 78537, on Tuesday, July 31, 2018 at 11:45 AM for the purpose of discussing the following items:

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**Roll Call and Establish Quorum**

**Agenda Items**

1. Discuss, Consider and possible action on a Clean Up Grant application for property located at 112 S. Main Street, Donna, Texas.
  2. Discuss, Consider and possible action on Revolving Loan Application (rlf) submitted by Courtney Calderon (dba) "Kopa Loca" located at 221 N. Salinas Blvd Suite 7.
  3. Discuss, Consider and possible action on Revolving Loan Application (rlf) submitted by Christian Martinez (dba) US Liquor Store, LLC. located at 1009 Hooks Ave.
  4. Discuss, Consider and possible action on Revolving Loan Application (rlf) submitted by Julio C. Avila (dba) Avila Physical Mediciane located at 308 N. Salinas Blvd.
  5. Consider and possible action, if any to determine whether the transaction and gift agreement entered by the Development Corporation of Donna, Inc. ("DCOD") and the Donna Hooks Fletcher Museum Incorporated ("Museum") in which the Museum, its management, and property (real and personal) were transferred to the DCOD on October 1, 2016, is voidable.
  6. Approve a Resolution declaring the transaction and gift agreement entered by the Development Corporation of Donna, Inc. ("DCOD") and Donna Hooks Fletcher Museum Incorporated ("Museum"), in which the Museum, its management and property (real and personal) were transferred to the DCOD on October 1, 2016, was found to be voidable by the DCOD's board of directors on July 31, 2018; the DCOD Board of Directors further found the transaction and contract entered by the Development Corporation of Donna, Inc. ("DCOD") and the Donna Hooks Fletcher Museum Incorporated ("Museum"), in which the Museum, its management and property (real and personal) were transferred to the DCOD on October 1, 2016, to be void on July 31, 2018; DCOD authorizes the DCOD Chief Executive Director, and attorney to return the Museum, its management, and property (real and personal) back to the Museum, and begin the process to return the Museum, its management, and its property (real and person) to the Museum board; The DCOD authorizes the President to sign any and all documents necessary, including but limited to deeds or contracts to effectuate the transfer of the Museum, its management and real and personal property back to the Museum board.
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## Executive Session

Executive Session as authorized by Ch. 551 of the Texas Government Code:

Pursuant to Sec. 551.074, the City may convene in a closed, non-public meeting to discuss any matters related to appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee. The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Sec. 551.071, the City may convene in a closed, non-public meeting with its attorney and discuss any matters related to legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in 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 this chapter. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Sec. 551.072, the City may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Sec. 551.087, the City may convene in a closed, non-public meeting to (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

7.
    - A. To seek advice from the Development Corporation Of Donna, Inc.'s Attorney about contemplated and/or possible litigation as it relates to the termination of the gift agreement between the Donna Hooks Fletcher Museum, Inc. and the Development Corporation of Donna, Inc. and/or, a matter in which the duty of the Development Corporation Of Donna, Inc.'s Attorney as it relates to the termination of the gift agreement between the Donna Hooks Fletcher Museum, Inc. and the Development Corporation of Donna, Inc. under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter within the Texas Government.
    - B. To discuss and seek advice on a matter from the Development Corporation Of Donna, Inc.'s Attorney in which the duty of the Development Corporation Of Donna, Inc.'s Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government. The matters to be discussed with the Development Corporation Of Donna, Inc.'s Attorney are:
      - b.1. Revolving Loan Application (rlf) submitted by Courtney Calderon (dba) "Kopa Loca" located at 221 N. Salinas Blvd Suite 7.
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8. A. To seek advice from the Development Corporation Of Donna, Inc.'s Attorney about contemplated and/or possible litigation as it relates to the termination of the gift agreement between the Donna Hooks Fletcher Museum, Inc. and the Development Corporation of Donna, Inc. and/or, a matter in which the duty of the Development Corporation Of Donna, Inc.'s Attorney as it relates to the termination of the gift agreement between the Donna Hooks Fletcher Museum, Inc. and the Development Corporation of Donna, Inc. under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter within the Texas Government.
- B. To discuss and seek advice on a matter from the Development Corporation Of Donna, Inc.'s Attorney in which the duty of the Development Corporation Of Donna, Inc.'s Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government. The matters to be discussed with the Development Corporation Of Donna, Inc.'s Attorney are:
- b.2. Revolving Loan Application (rlf) submitted by Christian Martinez (dba) "U.S Liquor Store LLC" located at 1009 Hooks Ave.
9. A. To seek advice from the Development Corporation Of Donna, Inc.'s Attorney about contemplated and/or possible litigation as it relates to the termination of the gift agreement between the Donna Hooks Fletcher Museum, Inc. and the Development Corporation of Donna, Inc. and/or, a matter in which the duty of the Development Corporation Of Donna, Inc.'s Attorney as it relates to the termination of the gift agreement between the Donna Hooks Fletcher Museum, Inc. and the Development Corporation of Donna, Inc. under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter within the Texas Government.
- B. To discuss and seek advice on a matter from the Development Corporation Of Donna, Inc.'s Attorney in which the duty of the Development Corporation Of Donna, Inc.'s Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government. The matters to be discussed with the Development Corporation Of Donna, Inc.'s Attorney are:
- b.3. Revolving Loan Fund (RLF) submitted by Julio C. Avila (dba)"Avila Physical Medicine." located at 308 N. Salinas Blvd.
10. **Reconvene** into Regular session, and consider action, if necessary on item(s) discussed in Executive Session.

### Adjourn

STATE OF TEXAS {}  
COUNTY OF HIDALGO {}  
CITY OF DONNA {}

I, the undersigned authority, do hereby certify that the above NOTICE OF A SPECIAL MEETING of the Donna Economic Development Corporation (4A) of the above named City is a true and correct copy of said NOTICE.

I certify that the above notice was posted on the bulletin board at Donna City Hall located at 307 South 12th Street, Donna, Texas on the 27th day of July, 2018 at 5:00 p.m.

/s/ Carlos Yerena, Chief Executive Director

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### **ACCESSIBILITY STATEMENT**

The City Hall Building is wheelchair accessible. The entry ramp is located at the front and back of the building. Accessible parking spaces are also available in the area. Sign interpretative services must be made 48 hours in advance of the meeting. Call City Hall at (956) 464-3314 or TDD 1-800-735-2989 for special accommodations.

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