



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, March 1, 2021, 6:30 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 **Monday, March 1, 2021 at 6:30 PM** at Virtual Meeting, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

To watch by videoconferencing:

Topic: Horizon City EDC Board Meeting  
Time: Mar 1, 2021 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/85634567792?pwd=SWwvVkpld2dDaTJCL1JmcjVTWEVzdz09>

Meeting ID: 856 3456 7792  
Passcode: 852932

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+1 301 715 8592 US (Washington DC)

- 1. **Call to order; Establishment of Quorum**
- 2. **Approval of Minutes from:** January 19, 2021 Regular Board Meeting. **3**
- 3. **Discussion and Action:** **6**  
 Presenter: EDC Executive Director/ARMS Members  
 On Department of Defense-related engagement as part of Horizon City EDC's agreement with the Alliance for Regional Military Support.
- 4. **Discussion and Action:**  
 Presenter: EDC Executive Director/ Barracuda Public Relations  
 On a plan for marketing activities for Horizon City EDC and its Horizon Tech Accelerator Program.
- 5. **Discussion and Action:** **16**  
 Presenter: EDC Executive Director

On a consulting services agreement with Pegasus Planning and Development for an economic and fiscal impact analysis of possible commercial recreation opportunities in Horizon City.

**6. Discussion:**

Presenter: EDC Executive Director

On an update on the agreement between Horizon City EDC and Summit Plastic Molding for its manufacturing operation.

**7. Discussion and Action:**

Presenter: EDC Executive Director

On an amendment to the delegation authority issued at the 10/20/20 Horizon City Economic Development Corporation Board Meeting regarding Real Estate negotiations for the Transit Oriented Development/Town Center.

**8. Discussion:**

Presenter: EDC Executive Director

On recent activities by the Horizon City Economic Development Corporation.

**9. 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.

**10. Adjournment:**

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Posted by: Friday, February 26, 2021

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 Posted by: Friday, February 26, 2021 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  
AGENDA  
PUBLIC MEETING  
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, January 19, 2021, 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 **Tuesday, January 19, 2021 at 6:30 PM**, at Virtual Meeting, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

To watch by videoconferencing:

Horizon City Economic Development Corporation Regular Board Meeting  
Tuesday, Jan 19, 2021 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81568972191?pwd=b3dMWmx6UWdEU2taZEtzOHQ0Vi96dz09>

**Meeting ID: 815 6897 2191**

**Passcode: 698308**

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+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

**1. Call to order; Establishment of Quorum**

Board Members Present: Walter Miller, Jerry Garcia, Karina Hagelsieb, Justin Chapman, Kevin Richardson, Allie Lozano. Absent Board Members: Dean Hulsey, Quorum Established.

Staff Members Present: EDC Executive Director, Michael Hernandez; Board Secretary Veronica Rojas; CIP Manager Terry Quezada; Asst. City Atty. Bertha Ontiveros; Board Treasurer Pat Randleel; Horizon City Planning Director Michelle Padilla. Guests from Hunt Institute: Rafael Perez, Mayra Maldonado, Roberto Ransom, Jose Angel Moreno.

**2. Approval of Minutes from:** November 17, 2020 Regular Board Meeting.  
The minutes were approved on a motion by Board Member Justin Chapman and seconded by Board Member Jerry Garcia. Motion Carried Unanimously (6 -0).

**3. Discussion:**

On recent activities by the Horizon City Economic Development Corporation.

Presenter: EDC Executive Director

EDC Executive Director Michael Hernandez spoke regarding this item.

**4. Discussion:**

On Horizon City CIP Presentation toward creating a Tax Increment Reinvestment Zone to support commercial activity in Horizon City.

Presenter: EDC Executive Director/ Horizon City CIP Manager

CIP Manager, Terry Quezada gave update on the TIRZ project. No action required on this item.

**5. Discussion and Action:**

On a plan for marketing activities during 2021 for Horizon City EDC and its Horizon Tech Accelerator Program.

Presenter: EDC Executive Director

A motion to postpone this item until the next EDC Board Meeting was made by Board Member Jerry Garcia and seconded by Board Member Allie Lozano. Motion Carried Unanimously (6-0).

**6. Discussion and Action:**

On an update on the UTEP Hunt Institute's study and approve First Amendment to a contract with the University of Texas at El Paso (Hunt Institute) for Federal Coronavirus Relief (CARE) Funds for study of the impact of the Emergency Health declaration on Horizon City businesses.

Presenter: EDC Executive Director

A presentation on the UTEP Hunt Institute's study was given by the institute's Interim Director Mayra Maldonado. A motion to approve acceptance of First Amendment to extend study until December 2021 and final report be provided to EDC Board Members was made by Justin Chapman and seconded by Kevin Richardson. Motion Carried Unanimously (6-0).

**7. Discussion and Action:**

On the possible future conveyance of a city-owned property to Horizon City EDC for commercial or other economic development use.

Presenter: EDC Executive Director

Discussion on a possibility of EDC becoming owner of property and lease commercial space to others, Board Members asked for further exploration of such activity and possible services by a property management company and or brokerage for this effort.

No action taken.

**8. Discussion:**

On an update regarding the agreement with Polar Service Center/Entrans International for a manufacturing operation.

Presenter: EDC Executive Director gave an update on the agreement with Polar Services Center/Entrans International for manufacturing operation.

EDC Executive Director, Michael Hernandez informed the Board Memebbers that Polar Services have complied with agreement and first disbursement will be processed. Furthermore, a press release is being planned soon to announce the number of jobs created and investments made in recent months.

***The EDC Board of Directors entered Executive Session at 7:48 PM and reconvened at 8:02 PM.***

**9. 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:**

On real estate negotiations regarding parcels in Horizon City's Transit Oriented Development area. (551.072) (551.087)

Presenter: EDC Executive Director

No action taken.

**10. Adjournment:**

A motion was made by Jerry Garcia and seconded by Kevin Richardson to adjourn at 8:04 PM.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Veronica Rojas, Board Secretary

\_\_\_\_\_  
Board President



Alliance for Regional Military Support

Presentation To



1 March 2021

# ALLIANCE FOR REGIONAL MILITARY SUPPORT

## MISSION, GOAL AND STRATEGY OF ARMS

- **Mission:**

- Ensure Fort Bliss, White Sands Missile Range and Holloman Air Force Base “the triad” remain an integral part of America’s National Defense Strategy

- **Vision**

- Maintain the relevance and enhance the military value of our region and our joint regional military complex, support our defense workforce, and sustain and strengthen our Nation's defense technical and industrial base

- **Strategy**

- Develop actionable initiatives to address goals and collaborate locally, regionally, and nationally to achieve results

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## OUR 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 Regions Appeal for Future Stationing

Identify and Influence Infrastructure Needs in the Region

## CURRENT GOVERNMENT PARTNERS

- El Paso County
- City of Alamogordo
- County of Otero
- Horizon Economic Development Corporation
- The City of Las Cruces
- The City of El Paso
- Dona Ana County - Pending

## CURRENT BUSINESS PARTNERS

- First Light Federal Credit Union
- Southwest Land Development
- Hyundai of El Paso
- Casa Ford
- Tropicana Homes
- Jobe Materials
- Bohannon Development
- Pride Industries
- MCA
- Raytheon Technologies
- Pride Industries
- Tenet Healthcare
- River Oaks Properties
- El Paso Electric Company
- Rocky Mountain Mortgage
- GECU
- Hospitals of Providence
- Borderplex-Alliance

## NOTABLE ACCOMPLISHMENTS

- Continuing meetings with Army Medical Command and the Defense Health Agency officials to discuss their transition plans and to help ensure that the region retains appropriate health care.
- Conducted a pre-planning meeting with the Medical Center of the Americas to develop a Desert Medicine Center of Excellence to support WBAMC and on a broader scale, all Department of Defense Branches.
- Conducted a two-part, multi-week Town Hall meeting emphasizing testing with both White Sands Missile Range (BG Trybula) and Army Test and Evaluation Command (BG Gallivan)
- Conducted a town hall meeting with Army Futures Command Deputy Commanding General (LTG McKean).
- Hosted a Town-Hall meeting with Fort Bliss Garrison to discuss economic impact and missions.

## NOTABLE ACCOMPLISHMENTS

- Working closely with AFC (Army Futures Command) in Austin to reengage bringing experts to El Paso to deliver needed information to small businesses in order to showcase El Paso's capabilities.
- Planning a meeting between General Murray (Commander, AFC) and Congresswomen Escobar (TX-16) and Herrell (NM-2) and Congressman Gonzales (TX-23)
- Briefed the professional staff for Senator Ted Cruz on the necessity of moving forward with the additional rail line at Fort Bliss.
- Briefed Congresswoman Herrell and Senator Lujan on ARMS priorities and focus.
- Working through the County of El Paso to write and receive a multi-million-dollar grant to expand the Fabens airport.

## 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 White Sands Missile Range capabilities
- Advocate for Joint Modernization Command, 32<sup>nd</sup> Air and Missile Defense Command and JTF-N headquartered at Fort Bliss
- Sustain and improve the Defense workforce by building a pipeline of veterans training in the region
- Sustain safe, desirable, affordable off-post housing
- Prevent encroachment
- Continue to advocate for and improve air service at the El Paso International Airport
- Engage and Encourage political leaders to advocate for Fort Bliss, WSMR and Holloman AFB
- Developing talking points for community leaders regarding the regional military complex.

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# QUESTIONS?

# CONTACTS

Mr. Gus Rodriguez	Chair	<u><a href="mailto:Gus.Rodriguez@allianceforregionalmilitarysupport.com">Gus.Rodriguez@allianceforregionalmilitarysupport.com</a></u>
Mr. John Baily	Vice Chair	<u><a href="mailto:John.Baily@allianceforregionalmilitarysupport.com">John.Baily@allianceforregionalmilitarysupport.com</a></u>
Mr. Richard Dayoub	Treasurer	<u><a href="mailto:Richard.Dayoub@allianceforregionalmilitarysupport.com">Richard.Dayoub@allianceforregionalmilitarysupport.com</a></u>
Mr. Lance Lehr	Secretary	<u><a href="mailto:Lance.Lehr@allianceforregionalmilitarysupport.com">Lance.Lehr@allianceforregionalmilitarysupport.com</a></u>
Mr. Tom Thomas	Member	<u><a href="mailto:Tom.Thomas@allianceforregionalmilitarysupport.com">Tom.Thomas@allianceforregionalmilitarysupport.com</a></u>

February 22, 2021

TO: Michael Hernandez  
Executive Director  
Horizon Economic Development Corporation (HEDC)

FROM: Sean Garretson  
President  
Pegasus Planning and Development

Subject: Proposal for Professional Services – Regional Sports Park

The Horizon City Economic Development Corporation (HEDC) is seeking to hire an economic development consultant to assist them with moving forward the conversation and actions towards creating a Regional Recreational Center. This project was identified in *Horizon City Comprehensive Plan* and also identified in the *HEDC Strategic Priorities and Actions*:

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**7. Enable sports tourism through regional sports park**

- Identify partners for development and available sites
- Also need to form partnerships for other aspects, such as operations
- Funding – consider public/private partnership

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*#7 Priority from the HEDC Strategic Planning Workshop Actions. January 2020*

Pegasus proposes to assist the HEDC with achieving this priority by undertaking the following scope of services over a 1-2 month period:

- Review existing City, EDC and Developer plans, verify land availability and appropriate ingress/egress for a large regional recreation facility.
- Review Developer's existing plans for commercial and compare the impact of that versus the potential development (assuming a larger tourism-oriented development) with a larger regional recreation destination versus a passive park.
- Prepare a comparison analysis of "traditional" or "expected" development versus one adjacent to a regional tourist park destination.
- Identify several good Texas models where a public-private partnership (P3s) worked well in achieving a Regional Recreation Park. Obtain information on the following for each model:
  - Size of facility (acreage)
  - Detail Program (types of facilities, number of events, number of visitors)
  - Spillover effect from Regional Recreation Facility (impact on neighboring commercial land)
  - Obtain visuals for before and after to help understand impacts
  - City and EDC role
  - Cost
  - Grants and other funding sources
- Determine fiscal impact of Park on surrounding commercial area.
- Present findings to City Council, EDC Board and Developer's Board/Advisors
- Potential Regional Sports Parks
  - Sugar Land
  - Dallas

**Cost & Payment:**

Client agrees to pay Pegasus the sum of \$17,500 for the <sup>16</sup>services described above. For other services, Pegasus will remain on retainer and bill Client at a blended hourly rate of \$250/hour or a fixed-fee based on each project

request. Pegasus anticipates no travel to accomplish the scope above. Thirty-percent (30%) of the cost (\$5,250) shall be due upon contract execution. Seventy-percent (70%) of the cost (\$12,250) will be upon completion of work.

**Confidentiality**

All materials shared with Pegasus will be kept confidential not shared nor distributed with any party outside of this agreement.

**AUTHORIZATION TO PROCEED:**

This agreement is hereby executed as of the date set forth below. Pegasus is able to begin work upon execution of contract.

**CLIENT**

\_\_\_\_\_ (sign)

\_\_\_\_\_ (name)

\_\_\_\_\_ (date)

**Pegasus Planning and Development**



Sean Garretson, President and CEO

February 22, 2021