

**City of Peñitas**  
**Development Corporation of Penitas MEETING**  
**TUESDAY**  
**January 9, 2024**  
**6:30 p.m.**

An Economic Development Corporation 4B Committee meeting of the City of Peñitas, Texas will be held at the Peñitas Public Library Building located at 1111 S. Main St.

THE CITY OF PEÑITAS EDC 4A MEETINGS ARE AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY.  
IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT THE CITY SECRETARY AT  
(956) 581-3345 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING. THANK YOU.

**Agenda**

**1. Open Meeting & Determination of Quorum**

**2. Pledge of Allegiance/Invocation**

**3. Certification of Posting**

**4. Approval of Minutes for the meeting(s) held in June 2023.**

**5. Discussion, consideration, and possible action on the following items:**

- A. Discussion, consideration and possible action regarding approval of Resolution EDC4B 2024-02 Regarding Update of EDC 4B Signatories at Lone Star National Bank
- B. Discussion, consideration and possible action regarding the Creation of the NDS5 Project
- C. Discussion, consideration, and possible action regarding Creation of the Longhorn Project
- D. Discussion, consideration, and possible action regarding authorization for City of Penitas City Manager to seek out and apply for necessary funding for Longhorn Project
- E. Discussion, consideration, and possible action regarding Authorization for City of Penitas to issue payments related to development agreements on behalf of the DCOP

**6. Executive Session Pursuant to Texas Gov. Code Section 551.001**

- A. Presentation by Developer regarding potential development
- B. Development Agreement related to grant for the acquisition of real property for the Longhorn Project between City of Penitas, DCOP, and Longhorn Project
- C. Development Agreement related to grant for the development of real property for the Longhorn Project between City of Penitas, DCOP, and Longhorn Project
- D. Development Agreement related to grant for the development of real property for the NDS5 Project between City of Penitas, DCOP, and NDS5 Project

**7. Return to Open Session**

**The EDC upon returning to open session may take any action it deems appropriate on the following items:**

- A. Presentation by Developer regarding potential development
- B. Discussion, consideration, and possible action regarding Development Agreement related to grant for the acquisition of real property for the Longhorn Project between City of Penitas, DCOP, and Longhorn Project

- C. Discussion, consideration, and possible action regarding Development Agreement related to grant for the development of real property for the Longhorn Project between City of Penitas, DCOP, and Longhorn Project
- D. Discussion, consideration, and possible action regarding Development Agreement related to grant for the development of real property for the NDS5 Project between City of Penitas, DCOP, and NDS5 Project

**8. Adjournment**

---

**Posted on this 6th day of January 2024 at 5:00 p.m. at the Peñitas City Hall.  
All agendas are also posted at [www.cityofpenitas.com](http://www.cityofpenitas.com).**

**"CERTIFICATION ON POSTING"**

**I, JENNIFER JANNEY QUINTERO, CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT LEAST 72 HOURS PRIOR TO THE MEETING**

  
**JENNIFER JANNEY QUINTERO CITY SECRETARY**

