

**BY-LAWS OF THE LAGUNA VISTA
COMMUNITY DEVELOPMENT CORPORATION**

**ARTICLE I
PURPOSE AND POWERS**

**SECTION 1. REGISTERED OFFICE AND REGISTERED
AGENT**

THE LAGUNA VISTA COMMUNITY DEVELOPMENT CORPORATION (the "Corporation") shall have and continuously maintain in the State of Texas a registered office, and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act, and State Law. The Registered Agent for the Corporation shall be the Town Secretary, subject that the Board of Directors (the "Board") from time to time, may change the registered agent and/or the address of the registered office, subject to the Board of Aldermen approval, provided that such change is appropriately reflected in these By-Laws and in the Articles of Incorporation (the "Articles").

The registered office of the Corporation is located at 122 Fernandez Street, Laguna Vista, Texas 78578 in Cameron County, Texas and at such address is the Corporation, whose mailing address is 122 Fernandez Street, Laguna Vista, Texas 78578. Said address shall also serve as the principal office of the Corporation and Board.

SECTION 2. PURPOSE

The Corporation is incorporated as a Town of Laguna Vista Non-profit Corporation for the purpose set forth in the Articles the same to be accomplished on behalf of the Town of Laguna Vista, Texas (the "Town") as its duly constituted authority and instrumentality in accordance with the Texas Development Corporation Act of 1979, Article 5190.6, Section 4B Tex. Rev. Civ. Stat., Ann., as amended, (the "Act"), other applicable laws and Town of Laguna Vista Resolution Number 14-98 including all permissible projects prescribed by the Act, and for parks, auditoriums, learning centers, open space improvements, athletic and exhibition facilities, water, sewage, streets and other related improvements and for maintenance and operating costs of the publicly owned and

operated projects. The Corporation shall be a non-profit corporation as defined by the Internal Revenue Code 1986, as amended, and the applicable regulations of the United States Treasury Department and the rulings of the Internal Revenue Service of the United States prescribed and promulgated thereunder.

SECTION 3. POWERS

In the fulfillment of its corporate purpose, the Corporation shall be governed by the Act, and shall have all of the powers set forth and conferred in the Act, and in other applicable laws, subject to the limitations prescribed therein and herein and to the provisions thereof and hereof.

ARTICLE II
BOARD OF DIRECTORS

SECTION 1. NUMBER AND TERM OF OFFICE

- A. The property and affairs of the Corporation shall be managed and controlled by a Board and subject to the restrictions imposed by law, by the Articles and these By-Laws, the Board shall exercise all of the powers of the Corporation.

- B. The Board shall consist of seven (7) Directors, each of whom shall be appointed by the Board of Aldermen. Each of the Directors shall be a resident of the Town.

- C. Four (4) members of the first Board shall serve terms of one (1) year and three (3) members shall serve terms of two (2) years. The respective terms of the initial Directors shall be determined by the Board of Aldermen. Thereafter, each successive member of the Board shall be appointed and serve for two (2) years or until a successor is appointed as hereinafter provided. Three (3) Directors shall be persons who are not employees, officers of the Town or member of the Board of Aldermen.

- D. Any Director may be removed from office by the Board of Aldermen at will. A vacancy of any Director's position which occurs by reason of death, resignation, disqualification, removal, or otherwise shall be filled by the Board of Aldermen.

SECTION 2. VACANCIES AND RESIGNATIONS

A vacancy in any position of Director which occurs by reason of death, resignation, disqualification, removal, or otherwise, shall be filled as prescribed in Article II, Section 1. A vacancy in the office of president or vice president which occurs by reasons of death, resignation,

disqualification, removal, or otherwise, shall be filled by appointment by the Mayor, from the remaining Directors, with approval by the Board of Aldermen, for the unexpired portion of the term of the office.

Any Director may resign at any time. Such resignation shall be made in writing, addressed to the Mayor and the Town Secretary, and shall take effect at the time specified therein, or if no time is specified at the time of its receipt by the Town Secretary.

SECTION 3 MEETINGS OF DIRECTORS

For meetings of the Board or Committees, notice thereof shall be provided and set forth in accordance with the Texas Open Meetings Act., Chapter 551 of the Texas Local Government Code. Any member of the board officers of the Corporation or Mayor, may have an item placed on the agenda by delivering the same in writing to the Secretary of the Board no less than three (3) calendar days prior to the date of the Board meeting. Each agenda of a Board Meeting shall contain an item, titled "Citizens Forum", to allow public comments to be made by the general public concerning Board related matters. However, no official or formal action or vote may be taken on any comment made by citizens during Citizens Forum.

The annual meeting of the Board shall be on the 1st Thursday in February of each year, 7:30 P.M. The Board shall hold regular and special meetings, in the corporate limits of the City, at such place or places as the Board may from time to time determine and in conformance with Texas Open Meetings Act.

SECTION 4. QUORUM

A quorum is a majority of the Board (being not less than four {4} members), and shall be present for the conduct of the official business of the Corporation. the act of four (4) or more Directors at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation, unless the act of a greater number is required by these By-Laws, policies/procedures of the Board, Board of Aldermen resolution/ordinance, or state law.

SECTION 5. CONDUCT OF BUSINESS

- A. At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with the rules of procedures as from time to time prescribed by the Board. Unless otherwise adopted by the Board, the rules of procedures of the Board of Aldermen shall be the rules of procedures for the Board.

- B. At all meetings of the Board, the president shall preside, and in the absence of the president, the vice president shall exercise the powers of the president.

- C. The secretary of the Corporation shall act as secretary of all meetings of the Corporation, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting. The secretary shall keep minutes of the transactions of the Board and committee meetings and shall cause such official minutes to be recorded in books kept for that purpose in the principal office of the Corporation.

SECTION 6. COMMITTEES OF THE BOARD

An official committee of the Board shall consist of two (2) or more directors. It is provided, however, that all final official actions of the Corporation may be exercised only by the Board. Each committee so designated shall keep regular minutes of the transactions of its meetings and shall cause such minutes to be recorded in books kept for that purpose in the principal office of the Corporation.

SECTION 7. COMPENSATION OF DIRECTORS

The Directors, including the president and vice president, shall not receive any salary or compensation for their services. However, directors may be reimbursed for their actual expenses incurred in the performance of their duties hereunder, including but not limited to the cost of travel, lodging and incidental expenses reasonably related to the corporate duties of the Board. Travel expenses incurred

by directors for both regular and special meetings are not eligible for reimbursement.

**ARTICLE III
OFFICERS**

SECTION 1. TITLES AND TERM OF OFFICE

The president and vice-president shall be appointed from the Board, by the Mayor, and approved by the Board of Alderman, and shall serve a term of one (1) year. The respective terms of the initial president and vice president shall be determined by the Board of Aldermen. The president and vice president shall continue to serve until their successors are appointed as provided in Article II, Section 1.

**SECTION 2. POWERS AND DUTIES OF THE
PRESIDENT**

The President shall be the Chief Executive Officer of the Corporation, and shall, subject to the authority of the Board and paramount authority and approval of the Board of Aldermen, preside at all meetings of the Board, and absent of any different designation by a majority of the Board, shall sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, and notes in the name of the Corporation. In addition the President shall:

- A. Call both regular and special meetings of the Board and establish the agenda for such;
- B. have the right to vote on all matters coming before the Board;
- C. have the authority to appoint standing or study committees to aid and assist the Board in its business undertaking or other matters incidental to the operation and functions of the Board;
- D. perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board, subject to approval by the Board of Aldermen;

- E. appear before the Board of Aldermen on a periodic basis to give a report on the status of activities of the Corporation; and
- F. appear before the Board of Aldermen or be represented by his designee, regarding any item being considered by the Board of Aldermen concerning the Corporation.

SECTION 3. VICE PRESIDENT

The Vice President shall exercise the powers of the President during that officer's absence or inability to act. The Vice President shall also perform other duties as from time to time may be assigned by the President or the Board.

SECTION 4. ATTENDANCE

Directors must be present in order to vote at any meeting. Regular attendance at the Board meetings is required of all Directors. The following number of absences shall constitute the basis for replacement of a director. Three (3) consecutive unexcused absences from meetings of the Board shall cause the position to be considered vacant.

In addition, the position of any director who has four (4) unexcused absences in a twelve (12) month period shall also be considered vacant.

SECTION 5. CONFLICT OF INTEREST

In the event that a director is aware that he has a conflict of interest or potential conflict of interest, with regard to any particular matter or vote coming before the Board, the director shall bring the same to the attention of the Board and shall abstain from discussion and voting thereof.

Any director shall bring to the attention of the Board any apparent conflict of interest or potential conflict of interest of any other director, in which case the Board shall determine whether a true conflict of interest exists before any further discussion or vote shall be conducted regarding that particular matter. The director about whom a conflict of interest question has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists. Failure to conform to these requirements herein and policies as may be adopted by the Board is cause for dismissal from the Board by action of the Board of Aldermen.

SECTION 6. IMPLIED DUTIES

The Corporation is authorized to do that which the board deems desirable, subject to the Board of Aldermen approval, to accomplish any other purposes or duties set out or alluded to in the Articles, these By-Laws, and in accordance with State Law.

SECTION 7. BOARD'S RELATIONSHIP WITH THE TOWN

In accordance with State Law, the Board shall be responsible for the proper discharge of its duties assigned herein. The Board shall determine its policies and directives within the limitations of the duties herein imposed by applicable laws, the Articles, these By-Laws, contracts entered into with the Town, and budget and fiduciary responsibilities. Such policies and directive are subject to approval by the Board of Aldermen. Any request for services made to the departments of the Town shall be made by the Board or its designee in writing to the Town Administrator. The Town Administrator may approve such request for assistance from the Board when he finds such requested services are available within the Town and that the Board has agreed to reimburse the Town for the cost of such services so provided, as provided in Article III, Section 8 of these By-Laws.

SECTION 8. CONTRACTS FOR SERVICE

The Corporation may, with approval of the Board of Aldermen, contract with any qualified and appropriate person, association, corporation or governmental entity to perform and discharge designated tasks which will aid or assist the Board in the performance of its duties. However, no such contract shall ever be approved or entered into which seeks or attempts to divest the Board of its discretion and policy - making function in discharging the duties herein set forth. An administrative service contract shall be executed between the Board and the Board of Aldermen for the services provided by the general manager, finance manager, secretary, and other town services/functions and compensated as provided for herein.

Subject to the authority of the Mayor under the policies of the Town, the Corporation shall have the right to utilize the services of the staff and employees of the Finance Department of the Town, the staff and employees of the Parks and Recreation Department and other employees of the Town, provided (1) that the Mayor approves of the utilization of such services, (2) that the Corporation shall pay, as approved by the Mayor, reasonable compensation to the Town of such services, and (3) the performances of such services does not materially interfere with the other duties of such personnel of the Town. Utilization of the aforesaid Town staff shall be solely by a contract approved by the Board of Aldermen.

ARTICLE IV
FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS

SECTION 1. GENERAL MANAGER

The general manager shall be the chief administrative officer of the Corporation and be in general charge of the properties and affairs of the Corporation, shall administer all work orders, requisitions for payment, purchase orders, contract administration/oversight, and other instruments or activities as prescribed by the Board in the name of the Corporation. The general manager may be an employee of the Town.

The general manager shall employ such full or part-time employees as needed to carry out the programs of the Board. These employees shall be employees of the Town and perform those duties as are assigned to them. These employees shall be compensated as prescribed in Article III, Section 8 of these By-Laws. The general manager shall have the authority, and subject to provisions of the policies-procedures of the Town to hire, fire, direct, and control the work, as functionally appropriate, of such employees.

SECTION 2. FINANCE MANAGER

The finance manager shall have the responsibilities to see to the handling, custody, and security of all funds and securities of the Corporation. When necessary or proper, the finance manager shall endorse and sign, on behalf of the Corporation, for collection or issuance, checks, notes and other obligations drawn upon such bank or banks or depositories as shall be designated by the Board of Aldermen consistent with these By-Laws. The finance manager shall see to the entry in the books of the Corporation of full and accurate accounts of all Moines received and paid out on account of the Corporation. The finance manager shall, at the expense of the Corporation, give such bond for the faithful discharge of the duties in such form and amount as the Board of Aldermen shall

require, by resolution. The finance manager may be an employee of the Town or the sitting Mayor of the Town. The finance manager shall submit a monthly report to the Board, in sufficient detail, of all checks or drafts issued on behalf of the corporation for the previous month. The finance manager shall provide a monthly financial report to the Board of Aldermen concerning activities of the Corporation in a format consistent with other financial reports of the Town.

SECTION 3. SECRETARY

The secretary shall keep the minutes of all meetings of the Board and committees in books provided for that purpose, shall give and serve all notices, shall sign with the president in the name of the Corporation, and/or attest the signature thereto, all contracts conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation, shall have charge of the corporate books, records, documents and instruments except the books of account and financial records and securities, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to public inspection upon application at the office of the Corporation during business hours, and shall in general perform all duties incident to the office of secretary subject to the control of the Board. The secretary shall endorse and countersign, on behalf of the Corporation, for collection or issuance, checks, notes and other obligations in or drawn upon such bank or banks or depositories as shall be designated by the Board of Aldermen consistent with these By-Laws. The secretary may be an employee of the Town.

SECTION 4. EX-OFFICIO MEMBERS

The Board of Aldermen may appoint Ex-Officio members to the Board of Directors as it deems appropriate. These representatives shall have the right to take part in any discussion of open meetings, but shall not have the power to vote in the meetings. Ex-Officio members shall serve a term of one year.

Ex-Officio members shall be required to take an Oath of Office and abide by, and be subject to, the Town Code of Ethics.

SECTION 5. PARTICIPATION IN BOARD MEETINGS

The Mayor, (or their respective designees), shall have the right to take part in any discussion of the Board, or committees thereof, including attendance of executive session, but shall not have the power to vote in any meetings attended.

The general manager, secretary, or finance manager, shall have the right to take part in any discussion of the Board, or committees thereof, including attendance of executive sessions, but shall not have the power to vote in any meetings attended if they are an employee of the Town.

SECTION 6. DUTIES OF THE BOARD

The Board shall develop a combined Community Development Capital Improvement Program (the "CDCIP"), including maintenance and operation costs thereof, for the Town which shall include and set forth short and long term goals. Such plan shall be approved by the Board of Aldermen. The CDCIP developed by the Board shall be one that incorporates the Capital Improvement Plans of the Town Parks and Recreation Department, the Library Department, and addresses cultural arts, senior citizens, and other similarly related community development needs within the financial constraints of revenues available to the Corporation. The Board shall conduct a public hearing concerning both the adoption and required annual updates to the CDCIP. A legal notice shall be advertised as determined by the Board, at least three (3) days, and prior to the scheduled public hearing.

The Board shall review and update the CDCIP once a year to ensure the plan is up to date with current community needs and is capable of meeting Laguna Vista Community Development needs. The Board shall expend, in accordance with State Law and subject

to the Board of Aldermen approval, the funds received by it for community development where such expenditures will have a benefit to the citizens of Laguna Vista. The Board shall make an annual report to the Board of Aldermen including, but not limited to the following:

- A. A review of the accomplishments of the Board in the area of community development; and
- B. The activities of the Board for the budget year addressed in the annual report, together with any proposed change in the activity as it may relate to community development.

The annual required report shall be made to the Board of Aldermen no later than March 1st of each year.

The Board shall be accountable to the Board of Aldermen for all activities undertaken by it or on its behalf, and shall report on all activities of the Board, whether discharge directly by the Board or by any person, firm, corporation, agency, association or other entity on behalf of the Board.

SECTION 7. COMPONENTS OF THE CDCIP

The Board shall submit to the Board of Aldermen for its approval, the CDCIP which shall include proposed methods and the expected costs of implementation, and cost of operations and maintenance of the projects. The plan shall include both short and long term goals for the community development of the Town.

SECTION 8. ANNUAL CORPORATE BUDGET

At least ninety (90) days prior to October 1st, the Board shall prepare and adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The fiscal year of the corporation shall commence on October 1st of each year and end on September 30 of the following year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the Board of Aldermen. The budget proposed for adoption shall include the projected

operating expenses, and such other budgetary information as shall be required by the Board of Aldermen for its approval and adoption. The budget shall be considered adopted upon formal approval by the Board of Aldermen.

SECTION 9. FINANCIAL BOOKS, RECORDS, AUDITS

The finance manager shall keep and properly maintain, in accordance with generally accepted accounting principles, complete financial books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs.

The Town shall cause the Corporation's financial books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent, auditing and accounting firm selected by the Board of Aldermen. Such audit shall be at the expense of the Corporation.

SECTION 10. DEBT, DEPOSIT, AND INVESTMENT OF CORPORATE FUNDS

All proceeds from the issuance of bonds, notes or other debt instruments (the "Bonds") issued by the Corporation shall be deposited and invested as provided in the resolution, order, indenture, or other documents authorizing or relating to their execution or issuance and handled in accordance with the statute governing this Corporation, but no bonds shall be issued, including refunding bonds, by the Corporation without the approval of the Board of Aldermen after reviews and comment by the Town's bond counsel and financial advisor.

All Monies of the Corporation shall be deposited, secured, and/or invested in the manager provided for the deposit, security, and/or investment of the public funds of the Town, as authorized by the Town's Investment Policy. The finance manager shall designate the accounts and depositories to be created and designated for such purposes, and the methods of withdrawal of funds there from for use by and for the purposes of the Corporation upon the signature of the finance manager and the Secretary. The accounts, reconciliation, and investment of such funds and accounts shall be performed by the Department of Finance of

the Town. The Corporation shall pay reasonable compensation for such services as prescribed in Article III, Section 8, of these By-Laws.

SECTION 11. EXPENDITURES OF CORPORATE MONEY

The Monies of the Corporation, including sales and use taxes collected pursuant to the Act, the proceeds from the investment of funds of the Corporation, the proceeds from the sale of property, Monies derived from the repayment of loans, rents received from the lease or use of property, the proceeds derived from the sale of bonds, and other proceeds may be expended by the Corporation for any of the purposes authorized by the Act, subject to the following limitations:

- A. Expenditures from the proceeds of bonds shall be identified and described in the orders, resolutions, indentures, or other agreements submitted to and approved by the Board of Aldermen.
- B. Expenditures that may be made from a fund created from the proceeds of bonds, and expenditures of Monies derived from sources other than the proceeds of bonds may be used for the purposes of financing or otherwise providing one or more projects, as defined in the Act. The specific expenditures shall be described in a resolution or order of the Board and shall be made only after the approval thereof by the Board of Aldermen.
- C. All other proposed expenditures shall be made in accordance with and shall be set forth in the annual budget required by these By-Laws or in contracts meeting the requirements of the Article.

No bonds, including refunding bonds, shall be authorized or sold and delivered by the Corporation unless the Board of Aldermen shall approve such bonds.

SECTION 12. CONTRACTS

As provided herein, the president and secretary shall enter into any contracts or other instruments which the Board has approved and authorized in the name and on behalf of the Corporation. Such authority may be confined to specific instances or defined in general terms. When appropriate, the Board may grant a specific or general power of attorney to carry out some action on behalf of the Board, provided, however that no such power of attorney may be granted unless an appropriate resolution of the Board authorized the same to be done.

**ARTICLE V
MISCELLANEOUS PROVISIONS**

SECTION 1. SEAL

The Board may obtain a Laguna Vista corporate seal which shall bear the words "Corporate Seal of the Laguna Vista Community Development Corporation" and the Board may thereafter use the corporate seal and corporate name; but these By-Laws shall not be constructed to require the use of the corporate seal.

**SECTION 2. APPROVAL OR ADVICE AND CONSENT OF
THE BOARD OF ALDERMEN**

To the extent that these By-Laws refer to any action, approval, advice, or consent by the Town or refer to action, approval, advice or consent by the Board of Aldermen, such action, approval advice or consent shall be evidenced by a motion, resolution or ordinance duly passed by the Board of Aldermen and reflected in the minutes of the Board of Aldermen, official Town records.

**SECTION 3. INDEMNIFICATION OF DIRECTORS,
OFFICERS AND EMPLOYEES**

As provided in the Act and in the Article of Incorporation, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practices and Remedies Code), a governmental unit and its actions are governmental functions.

The Corporation shall indemnify each and every member of the Board, its officers and its employees, and each member of the Board of Aldermen and each employee of the Town, to the fullest extent permitted by law against any and all liability or expense, including attorneys fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation. This indemnity shall apply even if one or more of those to be indemnified was negligent or caused or contributed to cause any loss, claim, action or suit. Specifically, it is the intent of these

By-Laws and the Corporation to require the Corporation to indemnify those name for indemnification, even for the consequences of the negligence of those to be indemnified which caused or contributed to cause any liability.

The Corporation must purchase and maintain insurance on behalf of any director, officer, employee, or agent of the corporation, or on behalf of any person serving at the request of the Corporation as a Board member, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against that person and incurred by that person in any such capacity or arising out of any such status with regard to the Corporation, whether or not the Corporation has the power to indemnify that person against liability for any of those acts.

SECTION 4. GIFTS

The Board may accept on behalf of the Corporation any contribution gift, bequest, or device for the general purpose or for any special purposes of the Corporation.

SECTION 5. CODE OF ETHICS

Each director, including the president and vice president, its officers, employees, and agents shall abide by and be subject to the Town Code of Ethics. The Code of Ethics shall be applicable to independent contractors of the Corporation, except to the extent that such independent contractor is not performing work on behalf of the Corporation.

SECTION 6. AMENDMENTS TO BY-LAWS

These By-Laws may be amended or repealed and new By-Laws may be adopted by an affirmative vote of four (4) of the authorized directors serving on the Board, subject to approval by the Board of Aldermen. The Board of Aldermen may amend these By-Laws at any time. Such amendments by the Board of Aldermen will be duly passed and adopted by motion, resolution or ordinance duly reflected in the minutes of the Board of Aldermen and, thereafter, duly noted to the Board.

Appointment of Board of Directors for Laguna Vista Community Development Corporation.

Three (3) members to serve a two (2) year term;
DAVID HAMERLY, JOE CAVAZOS, MIKE ZIMMERMAN

Four (4) members to serve a one (1) year term:
JOHN THOBE, ELIZA HIGGINBOTHAM, RUDY GARCIA, DAVID PRIVETT

Appoint a President and Vice President of the Corporation.
DAVID PRIVETT, President and DAVID HAMERLY, Vice-president

Appoint a General Manager, Finance Manager and Secretary of the Corporation.
HAP FAIRHART (SITTING MAYOR), General Manager and HAP FAIRHART, (MAYOR)Finance Manager; ALMA DECKARD, Secretary