

**TAKE NOTICE THAT A MEETING  
OF THE PHARR HOUSING FINANCE CORPORATION  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 4:00 PM ON  
WEDNESDAY, JANUARY 24, 2018**

The Pharr Housing Finance Corporation (the "Corporation") has called this meeting as allowed pursuant to Texas law and the Articles of Incorporation of the Corporation. The Board of Directors may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. On matters requiring a public hearing, all persons desiring to speak during a public hearing shall sign in with the City Clerk prior to the scheduled public hearing.

1. Roll call and possible action on the excusing of any absent member of the Corporation.
2. Public Comments. (Ordinance No. O-2015-28) *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the Corporation.*
3. Consideration and action, if any, on minutes for September 18, 2017.
4. Consultation and possible action concerning final payment to FJW Construction Company, LLC for Jackson Place Apartments.
5. **CLOSED SESSION:** In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Housing Finance Corporation hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda, including item 3-9 in accordance with the following below:

Pursuant to Section 551.071, the Corporation 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 Corporation 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 Section 551.072, the Corporation 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 Corporation and a third party in an open meeting.** The

Corporation 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 Section 551.074, the Corporation 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 Corporation 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 Section 551.075, the Corporation may convene in a closed, non-public meeting to discuss any matters with any and all **employees to receive information or question the employees.** The Corporation 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 Section 551.076, the Corporation may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The Corporation 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 Section 551.084, the Corporation may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Corporation 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 Section 551.086, the Corporation may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Corporation 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.

6. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in closed session.
7. Adjournment.

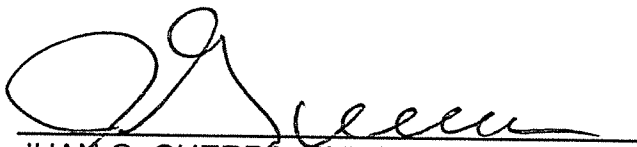
**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/702-5335 ext 1003/1007 or FAX 956/702-5313 or E-mail [hpedraza@pharr-tx.gov](mailto:hpedraza@pharr-tx.gov) or [imelda.barrera@pharr-tx.gov](mailto:imelda.barrera@pharr-tx.gov) for further information. Braille is not available.

AGENDA –PHFC  
January 24, 2018

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Pharr Housing Finance Corporation of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov) This Notice was posted on the 19<sup>th</sup> day of January 2018 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 19<sup>th</sup> DAY OF JANUARY 2018.**

A handwritten signature in black ink, appearing to read 'Juan G. Guerra', written over a horizontal line.

JUAN G. GUERRA, EXECUTIVE DIRECTOR  
PHARR HOUSING FINANCE CORPORATION

**THE PHARR HOUSING FINANCE CORPORATION  
MEETING MINUTES  
COMMENCING AT 3:50 P.M.  
MONDAY, SEPTEMBER 18, 2017**

PHFC Board Members Present:      President Mayor Ambrosio Hernandez  
Board Member Comm. Eleazar Guajardo  
Board Member Comm. Roberto Carrillo  
Board Member Comm. Ramiro Caballero  
Board Member Comm. Mario Bracamontes

Absent:                                      Board Member Comm. Ricardo Medina  
Board Member Comm. Daniel Chavez

Staff Present:                              Juan G. Guerra, Executive Director  
Ed Wylie, Deputy City Manager  
Hilda Pedraza, City Clerk  
Omar Anzaldua, City Engineer  
Gary Rodriguez, Boggus Ford Events Center Dir.  
Karla Moya, Finance Director  
Anali Alanis, HR Director  
Rodolfo Martinez, Municipal Judge  
Joel Robles, Asst. Police Chief  
Leonardo Perez, Fire Chief  
Melanie Cano, Development Services Dir.  
Rick Pedraza, Public Works Dir.  
Jose Villescascas, Public Utilities Dir.  
Sergio Alanis, Parks & Recreation Dir.  
Raul Garza, CDBG Director  
Jason Arms, IT Director  
Luis Bazan, Bridge Director

City Attorney:                              Patricia Rigney, City Attorney

**ITEM 1                      ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE BOARD**

President Mayor Hernandez called the meeting to order at 4:23 pm. Roll call established a quorum.

Comm. Carrillo moved to excuse the absent members. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**ITEM 2                      PUBLIC COMMENTS**

None.

**ITEM 3                      CONSIDERATION AND ACTION, IF ANY, ON MINUTES FOR SEPTEMBER 5, 2017**

Juan G. Guerra, Executive Director, introduced the item and recommended approval.

Board Member Comm. Carrillo moved to approve minutes as submitted. Board Member Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

**ITEM 4            CONSIDERATION AND ACTION, IF ANY, APPROVING BUDGET FOR PHARR HOUSING FINANCE CORPORATION FOR FY 2017-2018**

Juan G. Guerra, Executive Director, introduced the item and recommended approval.

Board Member Comm. Guajardo moved to approve. Board Member Comm. Bracamontes seconded the motion and when put to a vote, it carried unanimously

**ITEM 5            CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR HOUSING FINANCE CORPORATION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA**

None.

**ITEM 6            RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

None.

**ITEM 7            ADJOURNMENT**

There being no further business to come before the board, Board Member Comm. Guajardo moved to adjourn. Board Member Comm. Bracamontes seconded and when put to a vote the motion carried unanimously. Meeting adjourned at 4:25 p.m.

PHARR HOUSING FINANCE CORPORATION

\_\_\_\_\_  
President Mayor Ambrosio Hernandez

ATTEST:

\_\_\_\_\_  
Comm. Eleazar Guajardo, Secretary

APPROVED: \_\_\_\_\_