

**TAKE NOTICE THAT A MEETING
OF THE PHFC JACKSON PLACE APARTMENTS CORPORATION
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:15 PM ON
WEDNESDAY, JANUARY 24, 2018**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body 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 board.*
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 PHFC Jackson Place Apartments 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 items 3-9 in accordance with the following below:

Pursuant to Section 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 Section 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.

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Pursuant to Section 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 Section 551.075, the City 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 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 Section 551.076, the City 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 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 Section 551.084, the City 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 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 Section 551.086, the City may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** 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.

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 or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the PHFC Jackson Place Apartments 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 This Notice was posted on the 19th 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).

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WITNESS MY HAND AND SEAL, this the 19th DAY OF JANUARY, 2018.



JUAN G. GUERRA, EXECUTIVE DIRECTOR
PHFC JACKSON PLANCE APARTMENTS CORPORATION

**THE PHFC JACKSON PLACE APARTMENTS CORPORATION
MEETING MINUTES
COMMENCING AT 3:55 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.
Jose Villescascas, Public Utilities Dir.
Rick Pedraza, Public Works 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 4:25 pm. Roll call established a quorum.

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. Bracamontes seconded the motion and when put to a vote, it carried unanimously.

ITEM 4 CONSIDERATION AND ACTION, IF ANY, ON BUDGET FOR PHFC JACKSON PLACE APARTMENTS 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. Carrillo moved to adjourn. Board Member Comm. Guajardo seconded and when put to a vote the motion carried unanimously. Meeting adjourned at 4:26 p.m.

PHARR HOUSING FINANCE CORPORATION

President Mayor Ambrosio Hernandez

ATTEST:

Comm. Eleazar Guajardo, Secretary

Approved: _____