



**NOTICE THAT A REGULAR CALLED MEETING OF THE
PHARR ECONOMIC DEVELOPMENT CORPORATION II
BOARD OF DIRECTORS
WILL BE HELD AT
CITY HALL 118 SOUTH CAGE, 2ND FLOOR
COMMISSIONERS ROOM
PHARR, TEXAS 78577
COMMENCING AT 3:00 PM
*Monday, March 19, 2018***

If during the meeting, the Board of Directors should determine that a closed, or executive session of the Board is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice. On matters requiring a public hearing all persons desiring to speak during a public hearing shall sign in with the presiding clerk prior to the scheduled public hearing in accordance with O-2015-28.

1. Roll Call and possible action on the excusing of any absent Board Member
2. Pledge of Allegiance & Invocation
3. 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 governing body.*
4. Executive Director's Administrative Reports
 - A) PEDC II Events of Interest
 - B) Submission of March 2018 Sales Tax Report
 - C) Loans/Leases Report

5. CONSENT AGENDA:

A) Approval of Minutes - February 19, 2018 - Regular Called Meeting.

6. Public Hearing: *Notice that this is the Public Hearing portion of the Pharr Economic Development Corporation II for all eligible items listed in section 5.*

7. REGULAR AGENDA - OPEN SESSION: *Additional Items on the Agenda:*

A) Consideration and action, if any, on budget amendment to the Fiscal Year 2017-2018 budget.

B) Consideration and action, if any, on sale of Lot 12 at the Pharr Produce District.

C) Consideration and action, if any, on sale of Lot 3 at the Pharr Produce District.

D) Consideration and action, if any, on extension of time to commence construction for Whiteranch Trading LLC.

E) Consideration and action, if any, on Waiver of Right of First Refusal for Lot 27 at the Pharr Produce District.

F) Consideration and action, if any, on authorization for Executive Director, Victor Perez, to negotiate a property and display leasing agreement.

G) Consideration and action, if any, on authorization for Executive Director, Victor Perez, to contract De Saro Rodriguez Advertising Agency for event planning services.

H) Consideration and action, if any, on Letter of Intent from Vipers Arena, LLC.

I) Consideration and action, if any, on Project Auto.

J) Consideration and action, if any, on Project River.

K) Consideration and action, if any, on Project China.

L) Consideration and action, if any, on Project Cliff.

M) Consideration and action, if any, on Project Nelson.

PEDC II AGENDA
Monday, March 19, 2018

N) Consideration and action, if any, on Project Grind.

O) Consideration and action, if any, on proposal for economic impact study on the proposed UTRGV/Pharr medical clinic campus and sports medicine institute and aquatic center in the amount of \$5,000.00. The study was commissioned by UTRGV.

8. CLOSED SESSION: *In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below.*

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **authorization for Executive Director, Victor Perez, to negotiate a property and display leasing agreement, authorization for Executive Director, Victor Perez, to contract De Saro Advertising Agency for event planning services, Letter of Intent from Vipers Arena LLC, 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 Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **the sale of Lot 12 at the Pharr Produce District, the sale of Lot 3 at the Pharr Produce District, extension of time to commence construction for Whiteranch Trading, LLC., Waiver of Right of First Refusal for Lot 27 at the Pharr Produce District, Project China, Project Cliff, Project Nelson, budget amendment to the Fiscal Year 2017-2018 budget, 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 Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II 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 551.076, the Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II 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.

PEDC II AGENDA
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Pursuant to Section 551.084, the Pharr Economic Development Corporation II 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 Pharr Economic Development Corporation II 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 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **Project River, Project Auto, Project Grind, budget amendment to the Fiscal Year 2017-2018 budget, proposal for economic impact study on the proposed UTRGV/Pharr medical clinic campus and sports medicine institute and aquatic center in the amount of \$5,000.00, and economic development issues**. The Pharr Economic Development Corporation II 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.

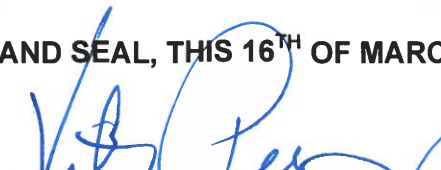
9. RECONVENE: *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

10. ADJOURNMENT:

I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and current copy and that said notice was posted at <http://pharredc.com/events/>, City Hall, 118 South Cage, PEDC, 1215 S. Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **16TH OF MARCH 2018 AT 3:00PM** and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting in compliance with Chapter 551 Texas Government Code (Opening Meetings Act).

WITNESS MY HAND AND SEAL, THIS 16TH OF MARCH 2018




Victor Perez, Executive Director

PEDC II EVENTS OF INTEREST

April 12th, 2018 @ 5:00 PM

H & M Social Mixer

Hampton Inn & Suites | 300 W. Nolana Loop, Pharr TX

The Pharr Economic Development Corporation will be hosting a social networking mixer in efforts to bring our community together to maintain and build stronger relationships with pre-existing partners and facilitate creating new ones.

SALES TAX STATE COLLECTION RGV COMPARISON -MARCH 2018

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2018 Payments To Date	2017 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Harlingen	1,972,172	1,769,341	11.46%	6,574,275	6,044,423	8.77%
2	Mission	1,237,503	1,123,407	10.16%	3,925,089	3,916,499	0.22%
3	Mercedes	419,007	380,898	10.01%	1,817,303	1,914,772	-5.09%
4	Edinburg	1,719,773	1,573,511	9.30%	5,511,252	5,345,401	3.10%
5	San Juan	282,938	260,052	8.80%	879,570	865,079	1.68%
6	Pharr	1,405,923	1,300,217	8.13%	4,620,488	4,187,283	10.35%
7	McAllen	4,454,867	4,129,304	7.88%	16,365,993	15,723,197	4.09%
8	Weslaco	949,876	880,548	7.87%	3,163,689	3,076,679	2.83%
9	Alamo	271,387	254,734	6.54%	929,508	909,531	2.20%
10	Brownsville	2,721,606	2,586,309	5.23%	9,813,410	9,305,776	5.46%

Rank Based on Calendar Year 2018 To Date Activity							
1	Pharr	1,405,923	1,300,217	8.13%	4,620,488	4,187,283	10.35%
2	Harlingen	1,972,172	1,769,341	11.46%	6,574,275	6,044,423	8.77%
3	Brownsville	2,721,606	2,586,309	5.23%	9,813,410	9,305,776	5.46%
4	McAllen	4,454,867	4,129,304	7.88%	16,365,993	15,723,197	4.09%
5	Edinburg	1,719,773	1,573,511	9.30%	5,511,252	5,345,401	3.10%
6	Weslaco	949,876	880,548	7.87%	3,163,689	3,076,679	2.83%
7	Alamo	271,387	254,734	6.54%	929,508	909,531	2.20%
8	San Juan	282,938	260,052	8.80%	879,570	865,079	1.68%
9	Mission	1,237,503	1,123,407	10.16%	3,925,089	3,916,499	0.22%
10	Mercedes	419,007	380,898	10.01%	1,817,303	1,914,772	-5.09%

STATE TOTALS	431,429,996.52	401,143,049.43	7.02%	1,481,152,721.41	1,386,389,874.66	6.40%
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MEMORANDUM

DATE: March 8, 2018

TO: Juan Guerra, City Manager

FROM: Karla Moya, Finance Director

SUBJECT: March 2018 Pharr Sales Tax Activity

TRUE SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of March 2018 (6th month of City's Fiscal Year but January's Sales Activity) has shown an OVERALL POSITIVE trend in the amount of \$554,449 from this point last year, or an INCREASE of **6.65%**

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **8.13%** compared to last March collections, the City ranked No. 6 this month compared to 9 other cities in the Valley in sales collections compared to last period and ranked No. 1 in sales collections to date.

GAAP BASIS

This is the 4th month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are UP **7.49%** which equate to **\$417,009** from this point of the fiscal year compared to last year.

Please feel free to contact me should the need arise, I am at extension 1907.

THANK YOU



RENTAL & LOAN UPDATE

March 2018

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Pharr Bridge Business Park	March	\$ 10,281.62	11th	Current
Mayan Capital Marketing (Khan's Grill)	March	\$ 5,628.00	1st	Current
Create The Bridge	March	\$ 660.00	10th	Current
Rosita's	March	\$ 1,170.00	17th	Current
Irma's Sweete Shoppe (1)	March	\$ 554.60	1st	Current
Irma's Sweete Shoppe (2)	March	\$ 277.30	15th	Current
RGV Careers (APRL Investments)	March	\$ 7,424.59	20th	Current
Maria Herrera	March	\$ 375.86	17th	Current
Eugenio Cortez (American Star)*	March	\$ 345.44	1st	Past Due
Moonbeans**	March	\$ 1,185.81	1st	Past Due
Stormy Colors***	March	\$ 424.26	1st	Lawsuit Filed
*Eugenio Cortez is 1 month past due as of March 2018. The total balance due is \$345.44. Borrower has been contacted.				
** Moonbeans' total balance due is \$8,300.67. At this time, \$5,929.05 is considered past due.				
*** Stormy Colors is 18 months past due as of January 2018. The total balance due is \$7,636.68.				

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, FEBRUARY 19, 2017**

Present: Board Member Dr. Ambrosio Hernandez
Board Member Dr. Ramiro Caballero
Board Member Mario Lizcano
Board Member Jerry Muñoz
Board Member Comm. Eleazar Guajardo
Board Member Reynaldo Perez

Absent: Board Member Comm. Ricardo Medina

Staff Present: Ed Wylie, Asst. City Manager
Victor Perez, Executive Director
Tony Sandoval, Assistant Director
Marcela Beas, Administrative Assistant
Jamison Merrick, Finance Manager
Karla Moya, Finance Director
Melanie Cano, Development Services

PEDC Attorney: Jesse Zambrano

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

President, Mayor Dr. Ambrosio Hernandez called the Marcela Beas, called the meeting to order at 3:04 p.m. Roll Call established a quorum.

Board Member Commissioner Eleazar Guajardo **moved** to excuse the absence of Board Member Commissioner Ricardo Medina. It was seconded by Board Member Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

ITEM 2 Pledge of Allegiance & Invocation

Asst. City Manager, Ed Wylie, introduced the item.

ITEM 3 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 governing body.*

Asst. City Manager, Ed Wylie, opened the public comments.

Dr. K.C. Fletcher signed up for public comments.

Dr. Fletched comments: "Before I forget, I've tried to apply and go through the channels in the public information request process to get the contract with Costco

for the approximate 23.1 million dollars in which the tax payers are to get 80 full time equivalent employees and just guessing by the number of cars that wake me up in the neighborhood, it is not being done. There is a certificate on the PIR that would be forthcoming. Also, if you listen to the audiovisual which is an official government record, the minutes, the words that are written down might be different or omitted. I don't know how much EDC money went into Jackson Place Apartments but I was a little disappointed to go out there; I offer a citizen perspective because an administration official from the apartments mentioned on September 6th it was \$186,000 dollars and there was an overseer for 106,000. FJW the contractor has not completed construction on the dry detention basin. I appreciate being in the City of Pharr that has public comments. The public comments are very important just like public hearing as part of a democracy to be on the record. Costco is still being noisy as usual. I would like to recommends item 7.A on the Agenda."

ITEM 4 EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORT

Asst. City Manager, Ed Wylie, introduced the item.

Executive Director, Victor Perez, gave a warm welcome to the new member of the Pharr Economic Development Corporation Judge Jerry Muñoz from Precinct 2. Mr. Muñoz thanked the Board for the opportunity to serve.

Executive Director, Victor Perez, informed the Board of the PEDC's upcoming events:

Feb. 20, 2018 @ 11:00 AM
European Wax Center
500 N. Jackson Rd. Pharr, TX

The Greater Pharr Chamber of Commerce will be hosting a Ribbon Cutting for the European Wax Center located in the Pharr Town Center. This center offers hair removal was services by using signature line skin and beauty products.

Feb. 26, 2018 @ 9:00 AM
Winter Texan Appreciation Golf Tournament
Tierra del Sol Golf Course in Pharr

The Greater Pharr Chamber of Commerce will be hosting an Appreciation Golf Tournament for our Winter Texan Community. This tournament will include 3 flights – Men, Women, and Co-ed, and we are expecting a great turnout. Over 30 teams have already registered, and we hear that our Winter Texan community is excited for another successful tournament.

The sales tax activity for the city of Pharr as of the month of February 2018 (5th month of City's Fiscal Year but December's Sales Activity) has shown an overall positive trend trend in the amount of \$448,744 from this point last year, or an increase of 6.37%. The City of Pharr shows an increase of 9.08% compared to last February collections, the City ranked No. 2 this month compared to 9 other cities in the Valley in sales collections compared to last period. This is the 3rd month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are up

7.30% which equate to \$311,304 from this point of the fiscal year compared to last year.

ITEM 5

CONSENT AGENDA: All items listed under Consent Agenda are considered to be routine and non-controversial by the board of directors and will be enacted by one motion. Any Board Member may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)

- A) Approval of Minutes - January 15, 2018 - Regular Called Meeting.
- B) Approval Minutes - February 5, 2018 - Special Called Meeting.
- C) Consideration and action, if any, on Memorandum of Understanding between the Pharr Economic Development Corporation II and the Small Business Administration.
- D) Proclamation proclaiming Pharr Economic Development Corporation II National Small Business Week.
- E) Consideration and action, if any, on sponsorship for the 4th Annual PSJA ECHS Bear Scholarship Classic Golf Tournament in the amount of \$1,000.00.
- F) Consideration and action, if any, on sponsorship for the 26th Annual Silver Jubilee Twilight Moonlight Golf Tournament benefiting the Pharr Rotary Club in the amount of \$375.00.
- G) Consideration and action, if any, on sponsorship for the 22nd Annual VAMOS Golf Cup Tournament in the amount of \$3,500.00.
- H) Consideration and action, if any, on sponsorship for the 3rd Annual Golf Tournament benefiting the Sacred Heart Catholic Church CCE in the amount of \$600.00.

Staff recommends approval.

Board Member Comm. Eleazar Guajardo **moved** to approve. It was seconded by Board Member Mari Lizcano. Motion carried unanimously.

ITEM 6

PUBLIC HEARING:

Notice that this is the public hearing portion of the PEDC II Regular Meeting for all eligible items listed in section 7.

Asst. City Manager, Ed Wylie, introduced the item.

Dr. K.C. Fletcher, 504 S. Diplomat, Pharr, signed up for public hearing.

Dr. K.C. Fletcher comments: "In regards to Item 7A, contract renewal with Hollis Rutledge, I would like to recommend him because he has produced a lot to the City and he's old. Since it is public hearing it is good citizen duty that if you don't like something or have a question about it to bring it up. I don't know anything about the BNC people so it would be better to have background if possible, if it doesn't interfere legally. I appreciate that the new administration is not giving

land away like the previous administration, I assume we are getting proper numeration for produce lots instead of giving it away like it happened in the past. I appreciate that now there is more transparency, before you couldn't go online and see the agenda before the meeting started. Even though I understand that the agenda should be submitted on Wednesday it would be nice to have it posted at least a few days before the weekend since nobody is available by phone during the weekend."

REGULAR AGENDA – OPEN SESSION:

ITEM 7 ADDITIONAL ITEMS ON THE AGENDA:

Asst. City Manager, Ed Wylie, requested to deviate from the agenda and enter into a closed session. There was no objection.

ITEM 8 CLOSED SESSION:

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session:

President, Mayor Dr. Ambrosio Hernandez states pursuant to Sections 551.071 thru 551.087 of the Texas Government Code, the PEDC II Board of Directors would be entering a closed session the time being 3:16 p.m.

ITEM 9 RECONVENE into Regular Session, and consider action, if necessary, on any item(s) discussed in executive session.

President, Mayor Dr. Ambrosio Hernandez, stated that the time being 3:35 p.m., the board would be resuming the open meeting.

- A. Consideration and action, if any, on contract renewal with Hollis Rutledge and Associates, Inc.

Staff recommends approval as discussed in executive session.

Board Member Mario Lizcano **moved** to approve. It was seconded by Board Comm. Eleazar Guajardo. Motion carried unanimously.

- B. Consideration and action, if any, on contract with Miriam Martinez.

Staff recommends denial as discussed in executive session.

Board Member Jerry Muñoz **moved** to deny. It was seconded by Board Member Mario Lizcano. Motion carried unanimously.

- C. Consideration and action, if any, on contract with Law Office of Terry Canales.

Staff recommends approval as discussed in executive session.

Board Member Mario Lizcano **moved** to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

- D. Consideration and action, if any, on the sale of Lot 4 and Lot 5 at the Pharr Produce District.

Staff recommends approval as discussed in executive session.

Board Member Commissioner Eleazar Guajardo **moved** to approve. It was seconded by Board Member Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

- E. Consideration and action, if any, on the Waiver of Right of First Refusal for Lot 14 and Lot 15 at the Pharr Produce District.

Staff recommends denial as discussed in executive session.

Board Member Commissioner Dr. Ramiro Caballero **moved** to approve. It was seconded by Board Member Commissioner Eleazar Guajardo. Motion carried unanimously.

- F. Consideration and action, if any, on the sale of Lot 16 at the Pharr Produce District.

Staff recommends no action.

- G. Update and discussion on current project(s).

ITEM 10 ADJOURNMENT

There being no further business to come before the board, Board Member Commissioner Dr. Ramiro Caballero **moved** to adjourn. It was seconded by Board Member Jerry Muñoz and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:36 p.m.

Mayor Ambrosio Hernandez, President

ATTEST _____
Comm. Ricardo Medina, Secretary

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.A.

DATE SUBMITTED: March 15,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on budget amendment to the Fiscal Year 2017-2018 budget.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on budget amendment to the Fiscal Year 2017-2018 budget.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/15/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.B.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sale of Lot 12 at the Pharr Produce District.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No
Reason:

Issue: Sale of Lot 12 at the Pharr Produce District.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.C.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sale of Lot 3 at the Pharr Produce District.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Sale of Lot 3 at Pharr Produce District.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.D.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on extension of time to commence construction for Whiteranch Trading LLC.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Approval for extension to commence construction for Whiteranch Trading LLC.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.E.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Waiver of Right of First Refusal for Lot 27 at the Pharr Produce District.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Waiver of Right of First Refusal for Lot 27 at the Pharr Produce District.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.F.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on authorization for Executive Director, Victor Perez, to negotiate a property and display leasing agreement.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on authorization for Executive Director, Victor Perez, to negotiate a property and display leasing agreement.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.G.

DATE SUBMITTED: March 15,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on authorization for Executive Director, Victor Perez, to contract De Saro Rodriguez Advertising Agency for event planning services.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on authorization for Executive Director, Victor Perez, to contract De Saro Rodriguez Advertising Agency for event planning services.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/15/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.H.

DATE SUBMITTED: March 16,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Letter of Intent from Vipers Arena, LLC.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Letter of Intent from Vipers Arena, LLC.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/16/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.I.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Auto.
--

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Project Auto

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.J.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project River.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Project River.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.K.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project China.
--

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Project China.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.L.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Cliff.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Project Cliff.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.M.

DATE SUBMITTED: March 14,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Nelson.
--

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Project Nelson.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.N.

DATE SUBMITTED: March 16,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Grind.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Project Grind.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/16/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 7.O.

DATE SUBMITTED: March 16,
2018

MEETING DATE: March 19, 2018

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on proposal for economic impact study on the proposed UTRGV/Pharr medical clinic campus and sports medicine institute and aquatic center in the amount of \$5,000.00. The study was commissioned by UTRGV.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on proposal for economic impact study on the proposed UTRGV/Pharr medical clinic campus and sports medicine institute and aquatic center in the amount of \$5,000.00. The study was commissioned by UTRGV.

Financial Consideration: \$5,000.00

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas

Created/Initiated - 03/16/2018