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

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

City Manager, Juan Guerra, called the meeting to order at 3:03 p.m. PEDC Administrative Assistant called roll call and established a quorum.

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

ITEM 2 Pledge of Allegiance & Invocation

City Manager, Juan Guerra, 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.***

City Manager, Juan Guerra, opened the public comments.

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

Dr. Fletcher mentions:

-27 acres of location in the middle of Pharr on the eastern edge of the city reservoir
-Trees part of the property duplicate the previous mid valley forest called Mid-Valley Woodlands
-Property would be good location for a nature park as an international destination to be part of 500 million pie of nature tourism employing over 600 people
-$2.6M in sales tax
-Farmstead homestead already developed
-Property is at reduced price; $6.5M
-5r01 (c)(3) – "Urban Pharr's Living Legacy Advocating Native Trees" UPLANT- to replace native vegetation

ITEM 4 EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORT

City Manager, Juan Guerra, introduced the item.

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

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.

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%. The 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. 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.

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 - February 19, 2018 - Regular Called Meeting.

Staff recommends approval.

Board Member Comm. Ricardo Caballero **moved** to approve. It was seconded by Board Member Jerry Muñoz. 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 5.

City Manager, Juan Guerra, introduced the item.

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

Dr. K.C. Fletcher mentions:
-Noticed change in public comments, could result in violation of 551 Texas Open Meetings Act
-Public hearing is very important
-Nice to know more about current projects, should be proactive
-Pharr PD is not cooperative regarding complaints due to Topgolf noise/disturbance

REGULAR AGENDA – OPEN SESSION:

ITEM 7 **ADDITIONAL ITEMS ON THE AGENDA:**

City Manager, Juan Guerra, 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 3:13 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 4:10 p.m., the board would be resuming the open meeting.

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

Staff recommends approval as discussed in executive session.

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

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

Staff recommends approval as discussed in executive session.

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

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

Staff recommends no action.

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

Staff recommends approval as discussed in executive session.

Board Member Commissioner Ricardo Medina **moved** to approve. It was seconded by Board Member Comm. Eleazar Guajardo. Motion carried unanimously.

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

Staff recommends approval as discussed in executive session.

Board Member Comm. Ricardo Medina **moved** to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

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

Staff recommends no action.

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

Staff recommends approval as discussed in executive session.

Board Member Comm. Ricardo Medina **moved** to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

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

Staff recommends approval as discussed in executive session.

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

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

Staff recommends approval as discussed in executive session.

Board Member Comm. Ramiro Caballero **moved** to approve. It was seconded by Board Member Comm. Ricardo Medina. Motion carried unanimously.

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

Staff recommends approval as discussed in executive session.

Board Member Comm. Ricardo Medina **moved** to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

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

Staff recommends no action.

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

Staff recommends no action.

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

Staff recommends approval as discussed in executive session.

Board Member Comm. Ricardo Medina **moved** to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

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

Staff recommends approval as discussed in executive session.

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

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.

Staff recommends approval as discussed in executive session.

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

ITEM 10 ADJOURNMENT

There being no further business to come before the board, Board Member Commissioner Ricardo Medina **moved** to adjourn. It was seconded by Board Member Commissioner Eleazar Guajardo and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:13 p.m.

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Mayor Ambrosio Hernandez, President

ATTEST ______________________________
Comm. Ricardo Medina, Secretary