

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II  
REGULAR CALLED MEETING MINUTES  
COMMENCING AT 3:00 PM  
MONDAY, APRIL 16, 2018**

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 Mario Lizcano

Absent: Board Member Comm. Ricardo Medina

Staff Present: Juan Guerra, City Manager  
Victor Perez, Executive Director  
Tony Sandoval, Asst. Director  
Jamison Merrick, Finance Manager  
Marcela Beas, Administrative Assistant

PEDC Attorney: Jesse Zambrano

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

Juan Guerra, City Manager, called the meeting to order at 3:03 p.m.  
Roll call established a quorum.

**ITEM 2. Pledge of Allegiance & Invocation**

Juan Guerra, City Manager, introduced the item.

**ITEM 3. Public Comments.**

K.C. Fletcher spoke about...

- Grateful for participating in the Tree City USA
- Nature tourism the Valley South Texas Nature
- Remind you all \$20,000 future investment
- valued for the City to have and look into 27 acres central City location
- wondering if Costco has 80 full time equivalent people in their store.

**ITEM 4. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS**

Juan Guerra, City Manager, introduced the item.

Victor Perez, Executive Director, informed the Board of the PEDC's upcoming events. He reported;

The Greater Pharr Chamber of Commerce would be celebrating the Grand Opening of Crunch Fitness on April 19<sup>th</sup>, 2018 at 11:00 a.m. in Pharr. This "no judgment" facility welcomes any individual that wants to achieve their fitness goals by fostering empowerment and encouragement and offers state-of-art fitness equipment to attain a healthy lifestyle.

Victor Perez, reported, The Greater Pharr Chamber of Commerce would be celebrating the Grand Opening of Burgerim on April 25<sup>th</sup>, 2018 at 5:30 p.m. in Pharr. Please join us as we welcome a delicious eatery that serves gourmet burgers, salads, and sides, and is also a great environment for your friends and family. The Pharr Economic Development Corporation would be hosting a Summer Earn and Learn Program Workshop at Holiday Inn Express & Suites April 30<sup>th</sup>, 2018 at 9:00a.m. He stated the training for businesses was part of the Summer Earn and Learn Program (SEAL) alongside the Texas Workforce Commission and Texas Workforce Solutions. SEAL's program goal is to increase work-based learning opportunities for students with disabilities through Texas' integrated workforce system, thereby providing participants with foundational employment skills and better preparing them for successful transition to postsecondary education and employment. Participating students will include those from the PSJA school district as well as our surrounding cities. The Greater Pharr Chamber of Commerce and the National Prayer Committee would host an afternoon of prayer May 3<sup>rd</sup>, 2018 at 12:00 p. m. at the Pharr Events Center. Please join us as we gather in Unity to pray for our areas of government, community, and the residents of our city.

The Pharr Economic Development Corporation would host PEDC Board Appreciation week with a series of events to honor the hard work of our volunteer leaders. May 7 – 11<sup>th</sup>, 2018.

The sales activity for the City of Pharr as of the month of April 2018 (7<sup>th</sup> month of City's Fiscal year but February's Sales Activity) has shown an overall positive trend in the amount of \$671,837 from this point last year, or an increase of 6.99%. City of Pharr shows an increase of 9.29% compared to last February collections, the City ranked No. 3 this month compared to 9 other cities in the Valley in sales collections compared to last period. This is the 5<sup>th</sup> month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are up 7.82% which equate to \$534,397 from this point of the fiscal year compared to last year.

**ITEM 5. CONSENT AGENDA:**

**A) APPROVAL OF MINUTES – APRIL 16, 2018 – REGULAR MEETING.**

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

**ITEM 6. PUBLIC HEARING:**

Juan Guerra, City Manager, introduced the item.

Dr. K.C. Fletcher resides at 504 S. Diplomat, Pharr Tx. Spoke about;

ECO tourism at Santa Ana we should have 501 c.3 through the EDC just like Alamo does.

**ITEM 7. REGULAR AGENDA - OPEN SESSION:**

Juan Guerra, City Manager, requested to deviate from the agenda and enter into a close session. There was no objection.

**ITEM 8. CLOSED SESSION:**

**IN ACCORDANCE WITH CGAPTER 551 TEXAS, GOVERNMENT CODE, VERNON’S TEXAS CODE ANNOTATED (OPEN MEETING ACT), THE PHARR ECONOMIC DEVELOPMENT CORPORATION II BOARD WILL MEET IN EXECUTIVE (CLOSED) SESSION.**

President, Mayor Dr. Ambrosio Hernandez stated 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:**

President, Mayor Dr. Ambrosio Hernandez, stated that the time being 3:35 p.m. the board will be resuming the open meeting, into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

**A) CONSIDERATION AND ACTION, IF ANY, ON PROJECT EVERGREEN.**

Staff recommended approval as discussed in executive session.

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

**B) CONSIDERATION AND ACTION, IF ANY, ON LOAN FOR PROJECT RIVER.**

Staff recommended approval as discussed in executive session.

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

**C) CONSIDERATION AND ACTION, IF ANY, ON LOAN WITH AMERICAN STAR.**

Staff recommended approval as discussed in executive session.

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

**D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT NELSON.**

Staff recommended no action.

**E) CONSIDERATION AND ACTION, IF ANY, ON LOT 6A.**

Staff recommended no action.

**ITEM 10. ADJOURNMENT**

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



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Mayor Ambrosio Hernandez President

ATTEST



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Comm. Ricardo Medina, Secretary

APPROVED: MAY 29 2018