

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
TUESDAY, MAY 29, 2018**

Present:

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

Staff Present:

Juan Guerra, City Manager
Victor Perez, Executive Director
Tony Sandoval, Asst. Director
Jamison Merrick, Finance Manager
Karina Lopez, BRE Manager
Karla Moya, Finance Director
Maribel Garcia, Executive Administrative Assistant

City Attorney: Patricia Rigney

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 3:02 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...

-I think it was about twenty-five years ago, people sitting on those chairs were making a decision for the future and that was to have the bridge or not, speaking with Mayor Palacios on that meeting that almost came defiantly of and that was a lot of arguments because there is money involved spend money on a bridge like that. I think you are in the foot of the bridge into the future for eco-tourism concerning the property of 500 Ridge Rd is 27 acres and I recently found out a lot of it you can't even walk because of

the vegetation is so thick because of the freeze of 1983 so from 1983 to 2018 that's how old most of those trees are it's a mature forest and is worth an investment because of the location it makes a wonderful birding center no matter the price they are asking you know you should meet it like I said cross that bridge into the future and combination of what we are working on.

-Thank you for letting me work with Parks and Rec to work more closely to Santa Ana we are going to have the Pharr best birding in the world because of the combination if we manage to keep the property intact and use it strictly for nature tourism there is water rights you can make fishing areas and don't have to check with the State of Texas for that so that's even bigger deal.

-Tried to meet with the person that was supposed to promote Santa Ana with the City of Alamo never met the person looks like that position is coming over here and we should establish it as soon as possible 501 c-3k Pharr ends at Santa Ana make more green for infrastructure I know budget is coming up hopefully we can have a capital improvement plan.

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;

Liberty Middle School would be hosting a Ribbon Cutting event to celebrate mini grants received by teachers to improve their Out Classroom, Discovery Garden and Team Valor Horticulture Learning Center May 30th at 9:00 a.m.

Victor Perez, reported, The Pharr EDC would participate in the Summer Earn and Learn (SEAL) program through the Texas Workforce Commission and host a student with disabilities for five weeks. Through this initiative we are able to provide the student with experience of a real work environment and assist them with the tools necessary to learn employability skills for a successful transition to post-secondary education and employment June 7th to July 12, 2018. The Pharr EDC would be hosting the next Boots to Business Workshop for Veterans and their spouses looking to start or grow their business. The complimentary workshop is presented by the U. S. Small Business Administration and consist of two-step training program with an overview of business ownership, components of a business plan, opportunity recognition and available resources to facilitate their venture June 29, 2018 from 8:00 to 5:00 p. m.

The sales activity for the City of Pharr as of the month of May 2018 (8th month of City's Fiscal year but March's Sales Activity) has shown an overall positive trend in the amount of \$673,853 from this point last year, or an increase of 5.99%. City of Pharr shows an

increase of .12% compared to last May collections, the City ranked No. 10 this month compared to 9 other cities in the Valley in sales collections compared to last period but ranked No. 2 in collections year to date. This is the 6th month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are up 6.33% which equate to \$536,413 from this point of the fiscal year compared to last year.

Commissioner Ricardo Medina mentions; comparing with the .12% we are on the last of the ten cities and not even at one percent and asks is there something that stands out because over the years don't think we had this before. Carla Moya Finance Director stated; I want to say Mr. Perez agrees with me Pharr has a lot of local sales our sale tax has come along with our local buyers like in this particular month or quarter we are seeing we are the last because they are reflecting March sales and if you notice McAllen, Mercedes, Edinburg they are all in the expressway area in the shopping areas and a lot of the people were going to the Island so I 'm assuming there was a lot of shopping Pharr relies a lot on local buyers and local sales. Mr. Medina mentions; It wasn't a business that stood out or anything just over all. Ms. Moya responded; we request to state details to analyze data we haven't receive the main numbers yet, so I don't have that answer but just looking at a glance it seems that is the activity for the March spring break. Mr. Medina replies; is a big number though you are talking about a percentage like that it's a big number it seems like something big happened or else we would have been at least two or three percent but the .12% it's a lot of difference seems like something is going on. Mr. Perez mentions; again, Commissioner we look across and over all is 7.79%. Mr. Medina; I know and understand that is throughout, but it seems like it needs to be some kind of explanation why it doesn't make sense. Juan Guerra City Manager mentions; what normally happens in this case specially since the majority of the cities in the RGV are doing well this kind of tell us we should be doing well what happens is either two things one is that people file late or early which is last month or month coming up and the other thing is potentially there might have been something that took place last year that was a one time thing that's a research that finance does request from state controller office a retail from sale tax per company and see which one grew or didn't grow and that could tell us more or less what the problem is. Commissioner Medina replies; might not be a problem just want to know what happened. Juan Guerra City Manager mentions; these are the two scenarios that would make sense have we request from the controller yet? Ms. Moya answers; yes, we request in a monthly basis since they are recent numbers we have not gotten them yet as soon as we get them will do an analysis will get them back to you. Juan Guerra City Manager mentions: it takes ten days. Mayor Ambrosio Hernandez mentions; so next meeting you will alliance us, just put it in your minutes.

ITEM 5. CONSENT AGENDA:

A) APPROVAL OF MINUTES – May 29, 2018 – REGULAR MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON SPONSERSHIP RGV TO D.C. 2018 IN THE AMOUNT OF \$800.00.

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;

I'm concern about the words that come into the microphone but do not appear in the minutes I want to make sure you all understand that el periodico Spanish language newspaper that listed Transcasas who is receiving PEDC II moneys they say they have twenty-five million dollars investment in Pharr that's good I'm all for business I'm pro-business but I'm still against funny business just want to make sure you all do your diligence. I saw one of the Trancasa truck and trailer being towed in mid-March I submitted a PIR haven't received any information on that, but I did receive on a fatal accident that they had, apparently it was their fault. Also, PEDC money going to other corporations still haven't gotten any information back on Cosco for the 80 full-time equivalence to see if they are in breach of their contract they are certainly not fulfilling or not complying with our Pharr code, we need business here at Pharr, but trucking companies are really special we need to be very careful. Thank you very much for allowing me to speak at this public hearing you don't have to listen is not a public listening is a public hearing nobody has to pay attention, but I do have that right. Juan Guerra City Manager asks, Victor clarify the Cosco situation with the employees have they met requirements, Mr. Perez responded; as far as I am aware of yes Sir.

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 3:18 p. m.

ITEM 9. RECONVENE:

President, Mayor Dr. Ambrosio Hernandez, stated that the time being 3:39 p.m. the board will be resuming meeting, into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

A) CONSIDERATION AND ACTION, IF ANY, TO CONTRACT WITH COGNITIVE DEVELOPMENT AND COMUNICATION SERVICES.

Staff recommended no action.

B) CONSIDERATION AND ACTION, IF ANY, ON PROPOSAL FOR DEBRIS REMOVAL AT STAGING AREA.

Staff recommended approval as discussed in executive session.

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

C) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF COMMITMENT TO BECOME IN KIND OF PARTNER WITH REGION ONE TO PARTICIPATE IN DEPARTMENT OF EDUCATION SCALE-UP GRANT.

Staff recommended approval as discussed in executive session.

Board Member Comm. Ricardo Medina moved to approve. It was seconded by Board Member Reynaldo Perez. Motion carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, TO ENTER INTO AN MOU WITH SOUTH TEXAS BUSINESS INCUBATOR.

Staff recommended no action.

E) CONSIDERATION AND ACTION, IF ANY, ON PROJECT LONG.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Comm. Ricardo Medina.

F) CONSIDERATION AND ACTION, IF ANY, ON PROJECT CAJUN.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Comm. Ricardo Medina.

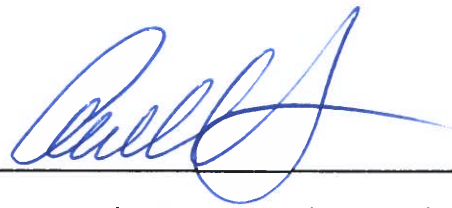
G) CONSIDERATION AND ACTION, IF ANY, ON PROJECT ROPE.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Comm. Ricardo Medina.

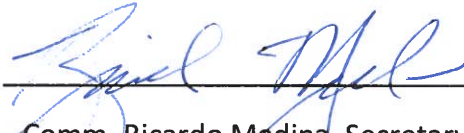
ITEM 10. ADJOURNMENT

There being no further business to come before the board, Commissioner Eleazar Guajardo moved to adjourn. It was seconded by Board Member Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:40 p.m.



Mayor Ambrosio Hernandez President

ATTEST


Comm. Ricardo Medina, Secretary

APPROVED: JUNE 18, 2018