THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, JANUARY 15, 2018

Present:	Board Member Dr. Ambrosio Hernandez Board Member Dr. Ramiro Caballero Board Member Mario Lizcano Board Member Comm. Ricardo Medina Board Member Comm. Eleazar Guajardo Board Member Reynaldo Perez
Absent:	Board Member Danny Smith
Staff Present:	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 (Tardy)

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 3:00 p.m. Roll Call established a quorum.

Board Member Comm. Eleazar Guajardo **moved** to excuse the absence of Board Member Danny Smith. It was seconded by Board Member Mario Lizcano.

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, 504 S. Diplomat, Pharr, signed up for public comments. Dr. Fletcher opened up public comments by stating that Costco continues to be noisy. He moved on by explaining to the Board that he recently received a traffic violation for making a U-turn on a school zone. He further explained that he researched into police cam footage and discovered other individuals making the same U-turn. He states that his ultimate concern is the inconsistency and feeling targeted.

ITEM 4 EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORT

City Manager, Juan Guerra, introduced the item.

A. Events of Interest

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

Winter Texan Expo – Jan. 16 & 17th
McAllen Convention Center
9:00 am – 3:00 pm

The Greater Pharr Chamber of Commerce and the EDC will participate in Welcome Home's Winter Texas Expo once again. The event will allow the City to meet the Winter Texan community and help promote events that the City will be hosting for the remainder of their time here in Pharr and the valley.

TIPA Building Tour & Lunch Symposium – Jan. 24th
Pharr Development & Research Center
11:00 am – 2:00 pm

The Texas International Produce Association (TIPA) and Tippman Innovation will be hosting a symposium to discuss ways to design flexibility into plant and distribution centers and how processors are using shared facilities and services to lower costs. Lunch will be provided and tours of the Index Fresh facility will be taking place. The Pharr Chamber and the EDC will assist in organizing this event and encourage produce businesses to attend.

B. January 2018 Sales Tax Report

Executive Director, Victor Perez, informed the Board that the sales tax activity for the city of Pharr as of the month of January 2018 has shown an overall positive trend in the amount of $306,228 from this point last year, or an increase of 5.60%. Also, the City of Pharr shows an increase of 14.05% compared to last January collections, the City ranked No. 1 this month compared to 9 other cities in the Valley in sales collections compared to last period. Lastly, this is the 2nd month of the fiscal year 2017/2018; to date we are down 6.26% which equates to $42,197 from this point of the fiscal year compared to last year.

C. Loans/Leases Report

Board members are welcome to look at the Loans and Leases Report provided in their packet and ask further questions if needed.

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 - December 4, 2017 - Special Called Meeting.
B. Approval of Minutes - December 20, 2017 - Regular Called Meeting.
C. Consideration and action, if any, on sponsorship for the Basilica of Our Lady of San Juan Annual Mystical Rose Gala 2018 in the amount of $3,000.00.
D. Consideration and action, if any, on Memorandum of Understanding for Sister City Agreement with the City of Zacatecas, Mexico.

Staff recommends approval.

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

City Manager, Juan Guerra, opened the public hearing.

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

Dr. Fletcher addressed the fact that there was no agenda accessible to him for this meeting. He also addressed there not being an agenda accessible to him for the past three Planning & Zoning board meetings. Furthermore, he states that even though he understands the secrecy regarding projects coming to the City of Pharr, he would appreciate a little more transparency.

REGULAR AGENDA – OPEN SESSION:

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

City Manager, Juan Guerra, introduced the item.

City Manager, Juan Guerra, requested to deviate from Regular Agenda and enter into executive 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 3:09 p.m.

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

City Manager, Juan Guerra, stated that the time being 4:09 p.m., the board would be resuming the open meeting.

A. Consideration and action, if any, on Project Mountain Top.

Staff recommends approval as discussed in executive session.

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

B. Consideration and action, if any, on Project Veterans.

Staff recommends approval as discussed in executive session.

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

C. Consideration and action, if any, on authorizing PEDC II Executive Director, Victor Perez, to complete Advance Request and Compliance Certificate for purchase of real property.

Staff recommends approval as discussed in executive session.

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

D. Consideration and action, if any, on lease with Create the Bridge.

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 Project Sophia.

No action

F. Update and discussion on current project(s).

No action

ITEM 10 ADJOURNMENT

There being no further business to come before the board, Board Member 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 4:10 p.m.

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Mayor Ambrosio Hernandez, President

ATTEST______________________________
Comm. Ricardo Medina, Secretary