

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, JUNE 18, 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

PEDC Attorney: Jesse Zambrano

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

Victor Perez, Pharr EDC Director, called the meeting to order at 3:00 p.m.
Roll call established a quorum.

ITEM 2. Pledge of Allegiance & Invocation

Victor Perez, Pharr EDC Director, introduced the item.

ITEM 3. Public Comments.

K.C. Fletcher mentions...

I like to call your attention this is an MLS list and we talk about it before and I think you are all interested is that 27 acres on 500 block of West Ridge Rd which has a primary forest ground and again it would be ideal in my opinion instead of making it into housing or industrial. I think is zoned residential you can to make it into a center for a nature park where just the land will be used to nature and again, I mentioned there is water rights can be irrigated can establish fishing if you want to do that. There is actually a whole set of lots there contiguous the municipal water supply can never be built on, but you can sure build the blinds you know that observe water

founds so again I envision this in the future it be a living legacy to live you know everything is made of concrete and scrambling trees just grow bigger and hopefully more and more birds come to it. It turns out in the Valley we have a narrow it's about 40 miles wide and 120 miles long and follows the river that's the only remembrance of former wood lands that we have the foreign forest so it's our native trees you plant, and you don't have to maintain them after they establish. It turns out is over 110 venues throughout the Valley I'm just hoping that Pharr will add this, and we can make some money of it but is going to benefit all the people that live near by and is all about location this will be better or maybe not as good as central park. The idea it will be assessable to all because is right in the middle of the City, so with that I hope that's under consideration. I was looking at the agenda today and I wanted to learn how to listen to a follow up why the sales tax was low like Commissioner Medina brought out, so I am hoping to learn something I can go back there and listen if that can be brought up.

Dr Ambrosio Hernandez mentions; for the record, we are looking at that piece of property already and explanation for the Sales Tax will be entertained in a minute.

ITEM 4. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Juan Guerra, City Manager, introduced the item.

Victor Perez, Executive Director stated for the record Jerry Muñoz is here Board Member and Dr. Caballero is here so as Mr. Juan Guerra City Manager. Mr. Muñoz mentions, I apologize for being late, but we have beautiful weather outside. Mr. Perez continues, Mayor, Board Members the tax sales report is there for you to review I know that Dr. Fletcher and Commissioner Medina had some questions on the sales tax report from the last time, so I am going to pass it over to Ms. Karla Moya, so she can explain to us.

Ms. Karla Moya, Finance Director explains to the Board how the top five sales tax payers last year the payment was twice as much, and it was a one-time thing compared to this year that affected the percentage and assuming the amount they payed was the average monthly last year the sales tax increase would off be around 4% instead of .1%. That happens once in a while sometimes they pay an additional when they are a little bit behind other years but their average payment on a monthly basis has been the same, it was just last year that was twice as much we were not comparing apples to apples.

Juan Guerra, City Manager asks Karla, if you take away that one payment what would the growth have been for this year? Ms. Moya stated the growth for May would have been 3.6%.

Mr. Victor Perez, Director thanked Ms. Moya for clarifying the sale tax report.

Victor Perez, Executive Director Informs the Board on the True Sales Report over all we have a positive trend in the amount of \$862,862 from this point last year, or an increase of 6.83%.

RGV Sales Tax Comparison, City of Pharr shows an increase of 13.65% compared to last June 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 so we are up there, we have been in the news lately for the growth that's happened in Pharr and the sales tax that we have maintained in the City compared to other cities.

GAAP Basis Report, this is the 7th month (month of actual sales) of the fiscal year 2017/2018 to date we are up 7.36% which equate to \$725,422 from this point of the fiscal year compared to last year.

Another report for you is the Loans and Leases for your consideration

Juan Guerra, City Manager introduced item C) Report on PEDC Quarterly Financial Report for Period Ending March 31, 2018 and stated this is something that Finance Department do in a quarterly basis to match up with the City and will be available on the website, for comparency purposes we like to see where we are in the mid-year report in that sense and EDC is very healthy.

ITEM 5. CONSENT AGENDA:

A) APPROVAL OF MINUTES – June 18, 2018 – REGULAR MEETING.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member 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;

Costco 80 full time equivalents still not satisfied got response by the City within the required time it was at 2013 and sign by Federico Rene Sandoval Jr. want to mention it's aka which is signed by the City documents with because he is unmentionable here but that's not satisfactory and over the years. I've notice that Costco seems to be a little bit caught by the City of Pharr there still not by the proper marking of fire lanes there's even more noise and improperly spring and inadequate buffered please if more attention be payed to that. Also on public hearing refers only back to the minutes I spoke about Transcasa I've attended two hearings is been stretched out for years now where the owner hasn't shown up and if it was me not showing for a violation I'll have an arrest warrant so this is the second time that's happened going to take time off again and hope the court starts at the time it supposed to because there is a hole pile of noncompliance

people and fire department waiting to testify if necessary so it's a waste of City resources and sometimes citizens time specially if you are scheduled to work. I like to thank the court for increasing collections don't think is right that citizens get treated differently than a corporation. I encourage you to look into Transcasa submitting evidence directly to the Court and apparently that's not the way to do it but if the City is not going out there to check on them than what else can you do. I appreciate your attention to that I haven't gotten any information back on the towed-in impawning in mid-March of the Transcasa truck I witness with my own eyes, it may or may not be a picture of the truck sitting impawned.

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 3:33 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, ON MOON BEANS LOAN

Staff recommended approval as discussed in executive session.

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

B) CONSIDERATION AND ACTION, IF ANY, ON DEADLINE CONSTRUCTION FOR PRODUCE DISTRICT LOTS.

Staff recommended 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.

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 Mario Lizcano and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:34 p.m.


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Comm. Eleazar Guajardo, Vice President

ATTEST


A handwritten signature in black ink, appearing to be 'Ricardo Medina', is written over a horizontal line.
Comm. Ricardo Medina, Secretary

APPROVED:

JULY 16, 2018