



**NOTICE THAT A REGULAR CALLED MEETING OF THE
PHARR ECONOMIC DEVELOPMENT CORPORATION II
BOARD OF DIRECTORS
WILL BE HELD AT
CITY HALL 118 SOUTH CAGE, 2ND FLOOR
COMMISSIONERS ROOM
PHARR, TEXAS 78577
COMMENCING AT 3:30 PM
*Monday, September 17, 2018***

If during the meeting, the Board of Directors should determine that a closed, or executive session of the Board is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice. On matters requiring a public hearing all persons desiring to speak during a public hearing shall sign in with the presiding clerk prior to the scheduled public hearing in accordance with O-2015-28.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member of the governing body.

B) Pledge of Allegiance/Invocation.

2. 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.*

3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS -

A) PEDC II Events of Interest

PEDC II AGENDA
Monday, September 17, 2018

B) Sales Tax Report - September 2018

C) Loans/Leases Report

4. CONSENT AGENDA:

A) Approval of Minutes - August 20, 2018 - Regular Called Meeting.

B) Consideration and action, if any, on Ratification of Fishing for Hope Sponsorship in the amount of \$1,500.00.

5. REGULAR AGENDA - OPEN SESSION: *Additional Items on the Agenda:*

A) Consideration and action, if any, on Ratification of Subordination Agreement on loan to Pharr Bridge Investment Company, LP.

B) Consideration and action, if any, on modification to Loan Agreement with Pharr Bridge Investment Company, LP.

C) Consideration and action, if any, on Building Improvements at 201 & 203 West Newcombe Property.

D) Consideration and action, if any, on High Demand Job Training Grant in collaboration with PSJA I.S.D. and Texas Workforce Solutions.

E) Consideration and action, if any, on Approval of the PEDC II Budget for 2018-2019.

6. CLOSED SESSION: *In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below.*

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

PEDC II AGENDA

Monday, September 17, 2018

Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

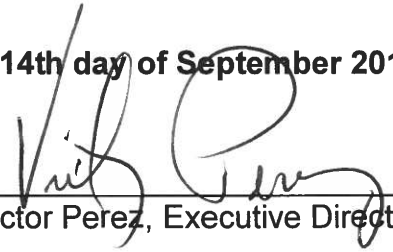
7. RECONVENE: *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

8. ADJOURNMENT:

I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and current copy and that said notice was posted at <http://pharredc.com/events/>, City Hall, 118 South Cage, PEDC, 1215 S. Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **14th day of September 2018 at 3:00 p. m.** and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting in compliance with Chapter 551 Texas Government Code (Opening Meetings Act).

PEDC II AGENDA
Monday, September 17, 2018

WITNESS MY HAND AND SEAL, THIS 14th day of September 2018



Victor Perez, Executive Director

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: PEDC II Events of Interest
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Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No
Reason:

Issue: PEDC II Events of Interest

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

PEDC II EVENTS OF INTEREST

Sept. 18, 2018 @ 4:00 pm

STC Regional for Public Safety Excellence Dedication Ceremony
3901 S. Cage Blvd. Pharr, TX 78577

Sept. 27, 2018 @ 11:00 am

Pepe Salinas Groundbreaking
1011 W. Kelly Ave.
Pharr, TX 78577

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: September
12, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Sales Tax Report - September 2018

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No
Reason:

Issue: Sales Tax Report - September 2018

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/12/2018



MEMORANDUM

DATE: September 12, 2018
TO: Juan Guerra, City Manager
FROM: Karla Moya, Finance Director

SUBJECT: September 2018 Pharr Sales Tax Activity

TRUE SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of September 2018 (12th month of City's Fiscal Year but July's Sales Activity) has shown an OVERALL POSITIVE trend in the amount of \$1,320,511 from this point last year, or an INCREASE of **7.79%**

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **12.45%** compared to last September collections, the City ranked No. 4 this month compared to 9 other cities in the Valley in sales collections compared to last period, AND ranked No. 1 in collections year to date.

GAAP BASIS

This is the 10th month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are UP **8.35%** which equate to **\$1,183,071** from this point of the fiscal year compared to last year.

Please feel free to contact me should the need arise, I am at extension 1907.
THANK YOU

SALES TAX STATE COLLECTION RGV COMPARISON -SEPTEMBER 2018

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2018 Payments To Date	2017 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Brownsville	\$ 3,274,915	\$ 2,748,582	19.15%	\$ 29,065,104	\$ 27,404,240	6.06%
2	Alamo	\$ 296,333	\$ 257,574	15.05%	\$ 2,745,597	\$ 2,589,893	6.01%
3	Weslaco	\$ 1,031,727	\$ 907,271	13.72%	\$ 9,512,243	\$ 9,102,178	4.51%
4	Pharr	\$ 1,538,304	\$ 1,368,050	12.45%	\$ 13,988,787	\$ 12,789,520	9.38%
5	Edinburg	\$ 1,754,346	\$ 1,595,898	9.93%	\$ 16,811,606	\$ 15,688,697	7.16%
6	McAllen	\$ 5,166,724	\$ 4,718,710	9.49%	\$ 47,469,886	\$ 44,520,935	6.62%
7	San Juan	\$ 311,521	\$ 285,243	9.21%	\$ 2,781,381	\$ 2,662,164	4.48%
8	Mission	\$ 1,272,417	\$ 1,181,425	7.70%	\$ 11,548,614	\$ 11,149,900	3.58%
9	Mercedes	\$ 554,900	\$ 525,530	5.59%	\$ 4,723,906	\$ 4,810,957	-1.81%
10	Harlingen	\$ 1,933,790	\$ 1,940,669	-0.35%	\$ 19,163,251	\$ 17,910,197	7.00%

Rank Based on Calendar Year 2018 To Date Activity							
1	Pharr	\$ 1,538,304	\$ 1,368,050	12.45%	\$ 13,988,787	\$ 12,789,520	9.38%
2	Edinburg	\$ 1,754,346	\$ 1,595,898	9.93%	\$ 16,811,606	\$ 15,688,697	7.16%
3	Harlingen	\$ 1,933,790	\$ 1,940,669	-0.35%	\$ 19,163,251	\$ 17,910,197	7.00%
4	McAllen	\$ 5,166,724	\$ 4,718,710	9.49%	\$ 47,469,886	\$ 44,520,935	6.62%
5	Brownsville	\$ 3,274,915	\$ 2,748,582	19.15%	\$ 29,065,104	\$ 27,404,240	6.06%
6	Alamo	\$ 296,333	\$ 257,574	15.05%	\$ 2,745,597	\$ 2,589,893	6.01%
7	Weslaco	\$ 1,031,727	\$ 907,271	13.72%	\$ 9,512,243	\$ 9,102,178	4.51%
8	San Juan	\$ 311,521	\$ 285,243	9.21%	\$ 2,781,381	\$ 2,662,164	4.48%
9	Mission	\$ 1,272,417	\$ 1,181,425	7.70%	\$ 11,548,614	\$ 11,149,900	3.58%
10	Mercedes	\$ 554,900	\$ 525,530	5.59%	\$ 4,723,906	\$ 4,810,957	-1.81%

STATE TOTALS							
		\$ 475,646,117	\$ 436,556,142	8.22%	\$ 4,425,127,830	\$ 4,097,451,903	7.40%

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Loans/Leases Report

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No
Reason:

Issue: Loans/Leases Report

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

RENTAL & LOAN UPDATE SEPTEMBER 2018

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Mayan Capital Marketing (Khan's Grill)	September	\$ 5,628.00	1st	Current
Big River Brewery	September	\$2,647.90	23rd	Current
Create The Bridge	September	\$ 660.00	10th	Current
Rosita's	September	\$ 1,170.00	17th	Current
RGV Careers (APRL Investments)	September	\$ 7,424.59	20th	Current
Eugenio Cortez (American Star)	September	\$ 345.44	1st	Current
Pharr Bridge Business Park	September	\$ 10,390.37	11th	Current
Maria Herrara (Comala)*	September	\$ 375.86	17th	Past Due
Irma's Sweete Shoppe (1)*	September	\$ 554.60	1st	Past Due
Irma's Sweete Shoppe (2)*	September	\$ 277.30	15th	Past Due
Moonbeans**	September	\$ 1,185.81	1st	Lawsuit In Progress
Stormy Colors***	September	\$ 424.26	1st	Lawsuit Filed
* Irma's Sweet Shoppe & Comala are late on their most recent payment. The Borrowers have been notified. Comala is in the process of paying off its loan.				
** Moonbeans' total balance due is \$13,043.91. At this time, \$10,672.29 is considered past due. PEDC has filed a lawsuit.				
*** Stormy Colors is 25 months past due as of September 2018. The total balance due is \$43,834.16.				

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Approval of Minutes - August 20, 2018 - Regular Called Meeting.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Approval of Minutes - August 20, 2018 - Regular Called Meeting.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, AUGUST 20, 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 Reynaldo Perez

Absent Board Member Jerry Muñoz

Staff Present: Juan Guerra, City Manager
Victor Perez, Executive Director
Tony Sandoval, Asst. Director
Jamison Merrick, Finance Manager
Karla Moya, Finance Director
ED Wylie, Asst. City Manager
Maribel Garcia, Executive Administrative Assistant

City Attorney: Jesse Zambrano

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

Mayor, Dr. Ambrosio Hernandez, called the meeting to order at 3:01 p.m.
Roll call established a quorum.

Pledge of Allegiance & Invocation

Board Member Commissioner Ricardo Medina moved to excuse the absence of Commissioner Eleazar Guajardo, Board Member Mario Lizcano and Board Member Jerry Muñoz. It was seconded by Commissioner Dr. Ramiro Caballero. Motion Carried unanimously.

Board Member Mario Lizcano joined the meeting at 3:18pm.

Board Member Commissioner Eleazar Guajardo joined the meeting at 3:35pm.

Juan Guerra, City Manager, introduced the item.

ITEM 2. Public Comments.

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

Good afternoon Dr. Mayor, Board Chairman, Board Members, staff and people at home, I am Kenneth C Fletcher and I am still trying to get along and surviving next to Costco and I really appreciate sort of is causing anxiety if you could please find out from Costco exactly how many employees they have according to the Texas 380 Agreement with the City. Is a contract I believe if they are not reach the contract on that they are not following the laws, the regulations and the ordinance and I got the letter of compliance in one visit to the City Hall in 2013, they came and visit me but consequent to that visit there is an ongoing same-o same-o there. Unfortunately, in the City there is other people that are in the same type of treatment I Feel is my duty to bring it up to your attention. I finally got the information back on due diligence I hope I am not to forward to say , it appears that Trancasa USA has not paid \$1,000.00 dollar fine, I put a PRI and only got 50% of the information it appears to me, I just got this so haven't been able to check on it, the person subpoena didn't show, appeared you know somebody else appeared and didn't appeared with the \$1,000.00 dollars check and this is another situation and Trancasa USA were there in public health and public safety issues you know with that trucking company. Costco, Trancasa USA and later on today in City Commission maybe now you hear some more of another situation in the City, Also I signed up for public hearing any time I see public hearing I want to be involved is really a citizen's duty to communicate and get involved but I just want you to know on line the public hearing is listed is item number five but is not on the current agenda here so that's confusing anyway I am trying to get my citizens duty and communicate and better the City of Pharr, thank you very much.

Mayor, Dr. Ambrosio Hernandez requests an update from Mr. Wylie on Transcasa; how they are doing aren't they supposed to be moving?

Mr. Wylie answers; yes Sir. The subdivision was finalized last week they had a punch list on some coverage of water line and fire hydrant, they should be done by now. They got a permit request last week to move the building from the expressway to this location they should be cleared with that this week also, so we anticipate about two more weeks to completely move over.

Mayor, Dr. Ambrosio Hernandez mentions; so physically out of that location and was there a..... I 've heard that multiple times I know you have address it but to remind the public was there a three-degree agreement with Costco and was it tight to any jobs?

Mr. Wylie responded; yes Sir. there was a three-degree agreement with Costco as I can remember it was tight to jobs but since then the three-degree agreement has expired already they've fulfilled the agreement and so as the agreement service, is gone.

Mayor Dr. Ambrosio Hernandez replies; so, there is no point for us to be discussing a three-degree agreement that no longer exists.

Mr. Wylie responded; Correct

Mayor Dr. Ambrosio Hernandez mentions: just want to make sure people understand that.

ITEM 3. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Juan Guerra, City Manager, introduced the item.

Victor Perez, Executive Director informs the Board about Pharr Family Foundation & Affordable Homes South Texas Inc. Ribbon Cutting, August 22, 2018 at 11:00 am on 7609 S. Oro Ln. Pharr Tx. AHSTI and the City of Pharr have partnered on providing affordable housing opportunities for current or future residents of Pharr. The Greater Pharr Chamber of Commerce hosted a Ribbon Cutting for the City of Pharr to congratulate the family of Ms. Raquel Gonzalez on their new home.

True Sales Report again is very impressive we continue to increase and show very positive numbers. The sales tax activity for the City of Pharr as of the month of August 2018 (11th month of City's Fiscal Year but June's Sales Activity) has shown an overall positive trend in the amount of \$1,150,256 from this point last year, or an increase of 7.36%, so that is great.

RGV Sales Tax Comparison, City of Pharr shows an increase of 1.22% compared to last August collections, the City ranked No. 7 this month compared to 9 other cities in the Valley in sales collections compared to last period, and again ranked No. 1 in collections year to date.

GAAP Basis Report, this is the 9th month (Month of actual sales) of the fiscal year 2017/2018; to date we are up 7.91% which equate to \$1,012,817 from this point of the fiscal year compared to last year so the City of Pharr is driving all aspects of revenues on sales tax and so forth.

Juan Guerra, City Manager mentions that the Loans and Leases report is on the agenda packet for Board Members to review along with the Quarterly Financial Report for period ending July 30, 2018.

ITEM 4. CONSENT AGENDA:

- A) APPROVAL OF MINUTES – July 16, 2018 – REGULAR CALLED MEETING.**
- B) APPROVAL OF MINUTES – July 30, 2018 – SPECIAL CALLED MEETING.**
- C) CONSIDERATION AND ACTION, IF ANY, ON SPONSORSHIP TO EMPTY BOWLS 2018 IN THE AMOUNT OF \$2,500.00.**
- D) CONSIDERATION AND ACTION, IF ANY, ON SPONSORSHIP RGV PARTNERSHIP FOUNDATION'S SCHOLARSHIP PROGRAM IN THE AMOUNT OF \$1,500.00.**

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

ITEM 5. 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 6. 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 3:09 p. m.

ITEM 7. RECONVENE:

President, Mayor Dr. Ambrosio Hernandez, stated that the time being 4:00 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 LOI PROJECT BIRD.

Staff recommended no action as discussed in executive session.

B) CONSIDERATION AND ACTION, IF ANY, ON PHARR LANDING PROJECT.

Staff recommended denied as discussed in executive session.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE AMENDMENT AND RESTATEMENT LOAN AGREEMENT OF THE DECEMBER 2016 PEDC LOAN WITH LONE STAR NATIONAL BANK.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Commissioner Ricardo Medina. Motion carried unanimously.
Mayor Dr. Ambrosio Hernandez Abstained.

D) CONSIDERATION AND ACTION, IF ANY, ON DEFERMENT OF PAYMENT ON LOAN TO PROJECT MAYAN.

Staff recommended approval as discussed in executive session.

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

E) CONSIDERATION AND ACTION, IF ANY, ON ANY CURRENT OR UPCOMING PROJECTS. RMA, PHARR INVESTMENTS PARK.

Staff recommended no action as discussed in executive session.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Commissioner Ricardo Medina **moved** to adjourn. It was seconded by Board Member Commissioner Dr. Ramiro Caballero and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:02 p.m.

Mayor Dr. Ambrosio Hernandez President

ATTEST _____

Comm. Ricardo Medina, Secretary

APPROVED:

DRAFT

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Ratification of Fishing for Hope Sponsorship in the amount of \$1,500.00.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Ratification of Fishing for Hope Sponsorship in the amount of \$1,500.00.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018



June 6, 2018

Dear Friend,

DHR Health is pleased to announce the date for its 13th Annual "Fishing for Hope" Tournament! This year's fishing tournament will take place on Saturday, August 25, 2018 at Louie's Backyard on South Padre Island, Texas. All proceeds from the tournament will once again benefit the Hope Family Health Center of McAllen.

The Hope Family Health Center is a non-profit health clinic that sees over 4,000 patients per year. These patients do not have medical insurance or access to other health care services. The physicians and medical staff at the Hope Family Health Center generously volunteer their time, services, and resources to support the less fortunate members of our community.

Over the past 12 years, DHR Health has raised over \$3,000,000 for the Hope Family Health Center through the "Fishing for Hope" Tournament. In 2017, with the help of our generous sponsors and community members, we surpassed our tournament goal of \$275,000 and were able to raise \$300,000! The monies donated from "Fishing for Hope" have helped the clinic fulfill its mission to ensure that each person that enters their doors reaches maximum health and self-sufficiency.

We invite you to participate in this year's "Fishing for Hope" tournament by becoming one of our event sponsors (see enclosed form for sponsor levels) or by donating an item for our legendary Star Raffle. The sponsorship opportunities will give your company direct exposure to over 1,000 guests at the tournament, as well as mentions on our social media sites and in the local media.

If you have any questions, please call the DHR Health Events Department at (956) 362-3140.

DHR Health and The Hope Family Health Center would like to thank you in advance for your continued support and dedication to this worthy cause.

Sincerely,

Marissa Castañeda
Senior Executive VP, COO
DHR Health

Robert Martinez, M.D.
Chief Medical Officer
DHR Health

Rebecca E. Stocker, LCSW
Executive Director
Hope Family Health Center

Hope Family Health Center
2332 Jordan Rd
McAllen, TX 78503
956-994-3319



June 6, 2018

Dear Friend of Hope Family Health Center,

Community Hope Projects Inc, DBA Hope Family Health Center (HOPE), is a 501 (c)(3) nonprofit organization in McAllen that has provided free medical and counseling care to uninsured families in our community since 1996. Our mission is to provide comprehensive medical services to families and individuals of the Rio Grande Valley who have no insurance and who do not qualify for Medicare, Medicaid, County Indigent or any other form of medical health coverage.

Since the First Annual Fishing for HOPE Tournament in 2006, HOPE has increased the amount of patients served by over 60%. The men, women and children seen at HOPE are extremely low income, with the majority falling at least 200% below the identified federal poverty levels. In 2017, the clinic held over 4,300 medical appointments and 1,600 counseling sessions. Already in 2018 the volunteer providers at HOPE have held over 2,100 appointments and the organization has received over 300 applications for new patients.

HOPE does not and has never had a doctor on staff. Since our founding in 1996, medical providers, physicians, nurses, PAs and phlebotomists have volunteered their services to the uninsured. We also do not charge our patients nor do we run on a 'scale for service fee;' rather, patients are asked to leave a \$5- \$10 donation for medical or counseling visits. We ask patients to pay for third party services such as lab fees and x-rays, but the truth is that they financially cannot carry this burden. Therefore, HOPE assists in the payment of specialized care or medication.

I am proud to say eighty percent (80%) of the volunteers at the clinic and within the community are those from DHR Health (DHR). Many of the doctors at DHR Health cannot see our patients in house but see our patients in their facilities pro bono or at a very low cost.

DHR Health has been the largest local financial donor to date. The First Annual "Fishing for Hope" Tournament was held in 2006 and raised \$75,000 and each year the fundraiser has grown. In twelve years the Fishing for HOPE Tournament has raised over \$3 million to help the uninsured in our community.

We are extremely humbled by the passion DHR Health has for the health of our Valley and for those most in need. DHR's support of Hope Family Health Center directly impacts the health in our community one person at a time. We thank you greatly for partnering with us in our mission of HOPE.

Thank you for your support of the uninsured community of our Lower Rio Grande Valley.

Sincerely,

Rebecca E. Stocker, LCSW
Executive Director/Social Worker
2332 Jordan Rd, McAllen, TX 78503
(956) 994-3319
rramirez.hfhc@gmail.com



Sponsorship Levels

Company/Organization: _____

Contact: _____

Address: _____ City: _____ Zip: _____

Email: _____

Phone Number: (_____) _____ Fax: (_____) _____

Please complete the contact information above, indicate your sponsorship participation below and fax this form to (956) 362-3164. For more information, please contact the DHR Events Department at (956) 362-3140 or Elisa Mares at e.mares@dhr-rgv.com. Thank you for your continued support!

SPONSORSHIP LEVELS

☐ **\$6,000 Platinum Sponsor:**

- 16 Angler registrations w/socials included
- 6 Additional Social Tickets
(Good for Friday and Saturday night's events)
- Reserved VIP table at Awards Dinner Saturday night
- Company logo recognized in The Monitor**
- Company banner displayed at Louie's Backyard
- Company name announced throughout event activities

☐ **\$4,000 Gold Sponsor:**

- 12 Angler registrations w/socials included
- 4 Additional Social Tickets
(Good for Friday and Saturday night's events)
- Company promotional material displayed on event tables
- Company logo recognized in The Monitor**
- Company name announced throughout event activities

☐ **\$2,500 Silver Sponsor:**

- 8 Angler registrations w/socials included
- 2 Additional Social Tickets
(Good for Friday and Saturday night's events)
- Company name recognized in The Monitor
- Company name announced throughout event activities

☐ **\$1,500 Bronze Sponsor:**

- 4 Angler registrations w/socials included
- Company name recognized in The Monitor
- Company name announced throughout event activities

**** Platinum & Gold Sponsors:** DHR must have your corporate logo e-mailed to m.echols@dhr-rgv.com no later than Friday, July 27, 2018. We accept high resolution TIF, EPS Outline, PDF or JPEG formats.

(In-Kind sponsorships/donations are subject to change)

Please make all checks payable to:
Fishing for Hope
118 Paseo Del Prado
Edinburg, TX 78539



Team Registration Form

Team Name: _____ Division: (Circle One): Physicians / Guest

Sponsored By: _____

Contact Name: _____ Phone Number: (_____) _____

Address: _____

Email Address: _____

1. Angler Name: _____ Phone Number: (_____) _____

T-Shirt Size: _____ Male / Female
(Circle one) Child under 12 _____

2. Angler Name: _____ Phone Number: (_____) _____

T-Shirt Size: _____ Male / Female
(Circle one) Child under 12 _____

3. Angler Name: _____ Phone Number: (_____) _____

T-Shirt Size: _____ Male / Female
(Circle one) Child under 12 _____

4. Angler Name: _____ Phone Number: (_____) _____

T-Shirt Size: _____ Male / Female
(Circle one) Child under 12 _____

5. Team Captain/Boat Operator: _____ Phone Number: (_____) _____

**The captain/operator will be contacted if any changes to the tournament date occurs.*



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Ratification of Subordination Agreement on loan to Pharr Bridge Investment Company, LP.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Ratification of Subordination Agreement on loan to Pharr Bridge Investment Company, LP.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on modification to Loan Agreement with Pharr Bridge Investment Company, LP.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on modification to Loan Agreement with Pharr Bridge Investment Company, LP.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Building Improvements at 201 & 203 West Newcombe Property.
--

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Building Improvements at 201 & 203 West Newcombe Property.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on High Demand Job Training Grant in collaboration with PSJA I.S.D. and Texas Workforce Solutions.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on High Demand Job Training Grant in collaboration with PSJA I.S.D. and Texas Workforce Solutions.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: September
14, 2018

MEETING DATE: September 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Approval of the PEDC II Budget for 2018-2019.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Consideration and action, if any, on Approval of the PEDC II Budget for 2018-2019.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 09/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
17, 2018

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Patricia Rigney
Karla Moya

Created -

City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
17, 2018

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
17, 2018

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.074, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
17, 2018

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.076, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
17, 2018

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.084, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
17, 2018

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -