



**TAKE NOTICE THAT A MEETING
OF THE PHFC JACKSON PLACE APARTMENTS CORPORATION
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:15 PM ON
MONDAY, SEPTEMBER 17, 2018**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

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

2. PUBLIC COMMENTS/PUBLIC HEARINGS:

A) 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. ADMINISTRATIVE:

A) Consideration and action, if any, on minutes for January 24, 2018.

B) Consideration and action, if any, on Budget for PHFC Jackson Place Apartments for Fiscal Year 2018-2019.

4. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the PHFC Jackson Place Apartments Corporation hereby gives notice that it may meet in a closed (non-public) executive 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 Corporation 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 Corporation and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information

AGENDA – PHFC JACKSON PLACE APARTMENTS
September 17, 2018

so that such discussion is informative and developed.

Pursuant to Section 551.072, the Corporation 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 Corporation and a third party in an open meeting.** The Corporation 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 Corporation 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 Corporation 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 551.075, the Corporation may convene in a closed, non-public meeting to discuss any matters with any and all **employees to receive information or question the employees.** The Corporation 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 551.076, the Corporation 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 Corporation 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 Corporation 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 Corporation 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 551.086, the Corporation may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Corporation 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.

5. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

6. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

AGENDA – PHFC JACKSON PLACE APARTMENTS
September 17, 2018

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the PHFC Jackson Place Apartments Corporation of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 14th day of September 2018 at 3:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

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

for 

JUAN G. GUERRA, EXECUTIVE DIRECTOR
PHFC JACKSON PLACE APARTMENTS CORPORATION

THE PHFC JACKSON PLACE APARTMENTS CORPORATION
MEETING MINUTES
COMMENCING AT 4:15 P.M.
WEDNESDAY, JANUARY 24, 2018

PHFC Board Members Present: President Mayor Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Comm. Roberto Carrillo
Board Member Comm. Daniel Chavez
Board Member Comm. Mario Bracamontes

Absent: Board Member Comm. Ricardo Medina
Board Member Comm. Ramiro Caballero

Staff Present: Juan G. Guerra, Executive Director
Ed Wylie, Deputy City Manager
Hilda Pedraza, City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Boggus Ford Events Center Dir.
Karla Moya, Finance Director
Anali Alanis, HR Director
Jose Luengo, Police Chief
Melanie Cano, Development Services Dir.
Rick Pedraza, Public Works Dir.
Jose Villescas, Public Utilities Dir.
Raul Garza, CDBG Director
Luis Bazan, Bridge Director

City Attorney: Patricia Rigney, City Attorney

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

President Mayor Hernandez called the meeting to order at 4:26 pm. Roll call established a quorum.

Board Member Comm. Carrillo **moved** to excuse the absent members. Board Member Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

ITEM 2 PUBLIC COMMENTS

KC Fletcher spoke about the \$23.1 million concessions that Costco received from the City of Pharr and stated they should confirm to the rules and laws. Mr. Fletcher mentioned he went in person to the Jackson Place Apartments and stated it was hard to see people in front. He also voiced his concern about the public health safety detention area and stated the construction manager did not complete the job because he did not report the detention issue. Lastly, he thanked the city for more housing and for monitoring the project.

**ITEM 3 CONSIDERATION AND ACTION, IF ANY, ON MINUTES FOR
SEPTEMBER 18, 2017**

Juan G. Guerra, Executive Director, introduced the item and recommended approval.

Board Member Comm. Guajardo **moved** to approve minutes as submitted. Board Member Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

**ITEM 4 CONSULTATION AND POSSIBLE ACTION CONCERNING FINAL PAYMENT
TO FJW CONSTRUCTION COMPANY, LLC FOR JACKSON PLACE
APARTMENTS**

Juan G. Guerra, Executive Director, introduced the item and recommended approval as per Pharr Housing Corporation.

Board Member Comm. Guajardo **moved** to approve. Board Member Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

**ITEM 5 CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS
GOV'T. CODE, THE PHARR HOUSING FINANCE CORPORATION HEREBY
GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE
SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF
THE MEETING AGENDA**

None.

**ITEM 6 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF
NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION**

None.

ITEM 7 ADJOURNMENT

There being no further business to come before the board, Board Member Comm. Carrillo **moved** to adjourn. Board Member Comm. Guajardo seconded and when put to a vote the motion carried unanimously. Meeting adjourned at 4:30 p.m.

PHARR HOUSING FINANCE CORPORATION

President Mayor Ambrosio Hernandez

ATTEST:

Comm. Eleazar Guajardo, Secretary

Approved: _____

CITY OF PHARR, TX
 BLENDED COMPONENT UNIT
 PHFC/JACKSON PLACE APARTMENTS CORPORATION
 SUMMARY OF REVENUES AND EXPENSES

	ACTUAL 2016-2017	ORIGINAL BUDGET 2017-2018	AMENDED BUDGET 2017-2018	PROJECTED ACTUAL 2017-2018	PROPOSED BUDGET 2018-2019
REVENUES					
Rental Income	\$ 53,500	\$ 931,600	\$ 931,600	\$ 1,299,153	\$ 1,818,900
Total	53,500	931,600	931,600	1,299,153	1,818,900
EXPENSES					
Personnel	-	-	-	249,252	249,300
Supplies	-	-	-	6,000	10,000
Miantenace	-	-	-	60,510	62,400
Building Costs	19,245,167	2,615,600	2,615,600	3,269,712	-
Other Services	-	-	-	321,242	331,000
Debt Service	1,134,309	1,876,000	1,876,000	2,131,015	2,250,100
Other Fees	629,036	1,587,100	1,587,100	185,513	-
Total	21,008,512	6,078,700	6,078,700	6,223,244	2,902,800
Net Revenues Over/(Under) Expenses	\$ (20,955,012)	\$ (5,147,100)	\$ (5,147,100)	\$ (4,924,091)	\$ (1,083,900)