



**TAKE NOTICE THAT A MEETING
OF THE BOARD OF DIRECTORS
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:05 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 Tax Increment Reinvestment Zone No. 2 for Fiscal Year 2018-2019.

4. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Board of Directors 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 Board 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 City 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 551.072, the Board 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 City 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 Board 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 City 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 Board 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 City 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 Board 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 City 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 Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City 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 item(s) discussed in closed session.*

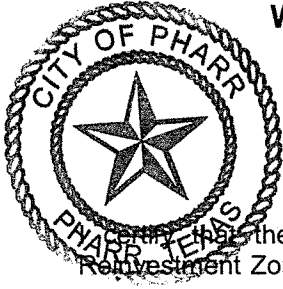
6. ADJOURNMENT:

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.

TIRZ NO. 2 MEETING
September 17, 2018

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Tax Increment Reinvestment Zone Number Two 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.


HILDA PEDRAZA, TRMC
CITY CLERK

I hereby certify that the attached notice and agenda of items to be considered by the Tax Increment Reinvestment Zone Number Two was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Title: _____

**THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
MEETING MINUTES
COMMENCING AT 4:25 PM
WEDNESDAY, JANUARY 24, 2018**

TIRZ #2 BOARD MEMBERS PRESENT: Board Member Mayor Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Comm. Mario Bracamontes

ABSENT: Board Member Comm. Ricardo Medina
Board Member Michael Leo, County Representative

STAFF PRESENT: Juan Guerra, City Manager
Edward Wylie, Deputy City Manager
Hilda Pedraza, City Clerk
Omar Anzaldúa, City Engineer
Gary Rodriguez, Events Center Dir.
Karla Moya, Finance Director
Anali Alanis, HR Director
Jose Luengo, Police Chief
Melanie Cano, Development Services Dir.
Rick Pedraza, Public Works Director
Jose Villescas, Public Utilities Dir.
Raul Garza, CDBG Director
Luis Bazan, Bridge Director

CITY ATTORNEY Patricia A. Rigney, City Attorney

ITEM 1 ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBERS OF THE GOVERNING BODY

Chairperson Mayor Hernandez called the meeting to order at 4:32 pm. Roll call established a quorum.

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

ITEM 2 PUBLIC COMMENTS

KC Fletcher stated his neighborhood and himself were still receiving excessive light, noise, and vibration from Costco due to the lack of adequate proper buffering. He also stated they have an illegal irrigation of the sidewalks because they lack drip irrigation within 10 feet of the right-of-way. Mr. Fletcher further voiced his concern with complaint forms not having login numbers and stated there was an inefficiency in the inter-departmental process. Lastly, he stated as a taxpayer he has a legal right to see how his money is spent and feels he should be heard whenever there is a public hearing.

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

Juan G. Guerra, City Manager, introduced the item and recommended approval.

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

ITEM 4 CONSIDERATION AND ACTION, IF ANY, AUTHORIZING INCENTIVE AGREEMENT WITH TOPGOLF

Juan G. Guerra, City Manager, introduced the item and recommended approval.

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

ITEM 5 CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE HEREBY GIVES NOTICE THAT IT MAY MEET IN EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA

None.

ITEM 6 RECONVENE into Open Session, and consider action if necessary, on item(s) discussed in executive session.

None.

ITEM 7 ADJOURNMENT

There being no further business to come before the Board, Board Member Comm. Guajardo **moved** to adjourn. Board Member Comm. Bracamontes seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:35 pm.

TAX INCREMENT REINVESTMENT ZONE #2

Board Member Mayor Hernandez
Chairperson

ATTEST:

Board Member Comm. Mario Bracamontes
Secretary

Approved: _____

CITY OF PHARR, TX
 BLENDED COMPONENT UNIT
 TAX INCREMENT REINVESTMENT ZONE #2 FUND
 SUMMARY OF REVENUES AND EXPENSES

	ACTUAL 2016-2017	ORIGINAL BUDGET 2017-2018	AMENDED BUDGET 2017-2018	PROJECTED ACTUAL 2017-2018	PROPOSED BUDGET 2018-2019
<u>REVENUES</u>					
Property Tax	\$ -	\$ 549,000	\$ 549,000	\$ 549,000	\$ 530,900
Total	-	549,000	549,000	549,000	530,900
<u>EXPENSES</u>					
Incentives	-	-	-	-	-
Total	-	-	-	-	-
Net Revenues Over/(Under) Expenses	\$ -	\$ 549,000	\$ 549,000	\$ 549,000	\$ 530,900