



**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 3:00 PM
*Monday, November 19, 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, November 19, 2018

B) Sales Tax Report - November 2018

C) Loans/Leases Report

D) PEDC Quarterly Financial Report for period ending September 30, 2018.

4. CONSENT AGENDA:

A) Approval of Minutes - October 15, 2018 - Regular Meeting.

B) Consideration and action, if any, on Ratification of UTRGV Sponsorship in the amount of \$1,000.00.

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

A) Consideration and action, if any, on Create the Bridge Lease Agreement.

B) Consideration and action, if any, on Staging Area.

C) Consideration and action, if any, on Project VAC.

D) Consideration and action, if any, on Project MAD.

E) Consideration and action, if any, on LOI Project Fruit.

F) Updates on upcoming Project SUN, HAM.

G) Consideration and action, if any, on Budget Amendment for The Greater Pharr Chamber of Commerce.

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**

PEDC II AGENDA

Monday, November 19, 2018

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.

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:

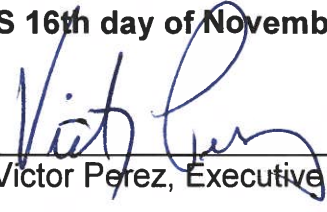
I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and current copy and that said

PEDC II AGENDA
Monday, November 19, 2018

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 **16th day of November 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).

WITNESS MY HAND AND SEAL, THIS 16th day of November 2018





Victor Perez, Executive Director

PEDC II EVENTS OF INTEREST

Smokin Moon BBQ & Beer Garden Ribbon Cutting

November 20, 2018 @ 11:00 am
1617 W. Polk Ave. Pharr, TX 78577

The Greater Pharr Chamber of Commerce will celebrate the Grand Opening of Smokin' Moon on November 20th. Sister restaurant to Copper Moon, this BBQ joint serves top-of-the-line BBQ which can be enjoyed inside their charming restaurant or outside on their beautiful patio. Live music entertainment is also provided on Fridays and Saturdays!

City of Pharr & Pct. 2 Groundbreaking Ceremony for Safety Tunnels

November 28, 2018 @ 11:00 am
Veterans Rd./ I. Rd.

The City of Pharr and Hidalgo County Pct. 2 will celebrate the groundbreaking of unique tunnel infrastructures being built on the Regional Hike & Bike Trail. Safety is crucial when providing recreational amenities for our citizens. The construction of the trail will provide enhanced connectivity through extension of a major trail system and will also allow for a safer environment for pedestrian traffic accessing schools, public buildings, parks, and other recreational facilities in the area.

Zacatecas Mision Comercial 2018

November 29, 2018/ 9:00 a.m.
Hotel International Bridge

PEDC along with the Mexican Consulate welcome a delegation from the Mexican State of Zacatecas, they will like to learn the process of exporting their product and their options to invest in the city of Pharr.

2nd Annual Welcome Back Winter Texan Golf Tournament

December 10, 2018 @ 9:00 am
Tierra del Sol Golf Tournament

The Greater Pharr Chamber of Commerce will host their 2nd Annual Welcome Back Winter Texan Golf Tournament on Dec. 10, 2018. This tournament is to welcome and celebrate our Winter Texan community, and thank them for choosing the Rio Grande Valley as their home during the winter.

PEDC 3rd Annual Tamalada

December 12, 2018 | 11:00 a.m. - 1:00p.m.

1215 S. Cage Blvd. | Pharr EDC

We invite all local businesses to stop by and celebrate the holidays with us by enjoying some delicious tamales and sweet treats at our Annual Tamalada set for Wednesday, December 12th between the hours of 11am-1pm.

2nd Annual Caminata de la Paz

December 15, 2018/ 9:00 a.m.

505 S. Ironwood St. Pharr

We will have the 2nd annual Caminata de la Paz, walking together to promote peace, acceptance and unity among our community, is a family event for its citizens to enjoy.



MEMORANDUM

DATE: November 7, 2018

TO: Edward Wylie, Interim City Manager

FROM: Karla Moya, Finance Director

SUBJECT: November 2018 Pharr Sales Tax Activity

TRUE SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of November 2018 (2nd month of City's Fiscal Year 2018-2019 but September's Sales Activity for FY 2017-2018) has shown an OVERALL POSITIVE trend in the amount of \$494,932 from this point last year, or an INCREASE of **14.59%**

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **15.21%** compared to last November collections, the City ranked No. 3 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 12th month (Month of Actual Sales) of the fiscal year 2017/2018; to date we are UP **9.41%** which equate to **\$1,608,003** 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 - NOVEMBER 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	San Juan	\$ 395,886	\$ 322,897	22.60%	\$ 3,495,639	\$ 3,272,131	6.83%
2	McAllen	\$ 5,990,676	\$ 5,070,916	18.14%	\$ 58,685,550	\$ 54,226,623	8.22%
3	Pharr	\$ 1,771,783	\$ 1,537,813	15.21%	\$ 17,325,875	\$ 15,701,675	10.34%
4	Weslaco	\$ 1,231,205	\$ 1,069,109	15.16%	\$ 11,751,013	\$ 11,063,678	6.21%
5	Mission	\$ 1,491,192	\$ 1,307,604	14.04%	\$ 14,284,139	\$ 13,581,297	5.18%
6	Edinburg	\$ 2,154,846	\$ 1,963,990	9.72%	\$ 20,787,422	\$ 19,310,277	7.65%
7	Brownsville	\$ 3,357,354	\$ 3,061,164	9.68%	\$ 35,528,137	\$ 33,617,438	5.68%
8	Mercedes	\$ 478,527	\$ 449,283	6.51%	\$ 5,714,511	\$ 5,779,269	-1.12%
9	Alamo	\$ 312,010	\$ 307,942	1.32%	\$ 3,335,763	\$ 3,173,541	5.11%
10	Harlingen	\$ 2,170,781	\$ 2,187,153	-0.75%	\$ 23,271,541	\$ 22,056,637	5.51%

Rank Based on Calendar Year 2018 To Date Activity							
1	Pharr	\$ 1,771,783	\$ 1,537,813	15.21%	\$ 17,325,875	\$ 15,701,675	10.34%
2	McAllen	\$ 5,990,676	\$ 5,070,916	18.14%	\$ 58,685,550	\$ 54,226,623	8.22%
3	Edinburg	\$ 2,154,846	\$ 1,963,990	9.72%	\$ 20,787,422	\$ 19,310,277	7.65%
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10	Mercedes	\$ 478,527	\$ 449,283	6.51%	\$ 5,714,511	\$ 5,779,269	-1.12%
STATE TOTALS		\$ 535,777,817	\$ 507,455,209	5.29%	\$ 5,435,587,977	\$ 5,035,357,586	7.36%

RENTAL & LOAN UPDATE

NOVEMBER 2018

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Mayan Capital Marketing (Khan's Grill)	November	\$ 5,628.00	1st	Current
Big River Brewery	November	\$2,647.90	23rd	Current
Create The Bridge	November	\$ 660.00	10th	Current
Rosita's	November	\$ 1,170.00	17th	Current
RGV Careers (APRL Investments)	November	\$ 7,424.59	20th	Current
Eugenio Cortez (American Star)	November	\$ 345.44	1st	Current
Pharr Bridge Business Park	November	\$ 10,390.37	11th	Current
Maria Herrara (Comala)*	November	\$ 375.86	17th	Past Due
Irma's Sweete Shoppe (1)*	November	\$ 554.60	1st	Past Due
Irma's Sweete Shoppe (2)*	November	\$ 277.30	15th	Past Due
Moonbeans**	November	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors***	November	\$ 424.26	1st	Lawsuit Filed
* Irma's Sweet Shoppe and Comala are late on their most recent payment and have been notified. Comala is in the process of paying off its loan.				
** Moonbeans' total balance due is \$15,415.53. PEDC has filed a lawsuit.				
*** Stormy Colors is 25 months past due as of September 2018. The total balance due is \$43,834.16.				

City of Pharr
Pharr Economic Development Corp.
Comprehensive QUARTERLY Financial
Report

4th QUARTER - SEPTEMBER 2018

**Reliable, Timely, Transparent, Budgets, Trends,
Revenues, Expenditures, Resources, Debts**



PREPARED BY: KARLA MOYA-FINANCE DIRECTOR & FINANCE DEPARTMENT





Pharr



MAYOR Ambrosio Hernández, MD | INTERIM CITY MANAGER Edward Wylie, EMC
COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Mario Bracamontes

November 19, 2018

Mayor
PEDC Board members
Citizens of Pharr

The comprehensive quarterly financial report was compiled for the purpose of updating the PEDC Board members and executive staff on the fiscal health of the Pharr Economic Development Center.

This is the Finance Department's effort to provide timely, reliable, and transparent fiscal information so that decision makers will have up to date data to base their decisions on.

This report has been updated and prepared by the Finance Department. The figures in this report, based on the cost/benefit principle, are accurate. This report could not have been compiled without the cooperation of all of the City's Directors and City Manager. This is truly a team effort.

Should you have any questions concerning this matter, please feel free to contact me at (956) 402-4150 ext. 1907 or via email at karla.moya@pharr-tx.gov.

Respectfully,

A handwritten signature in blue ink, appearing to be "K. Moya", written over a faint circular stamp.

Karla Moya, CGFO
Finance Director

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DETAIL OF CHANGES & TRENDS



Pharr
Economic Development
Corporation





CITY OF PHARR
PHARR ECONOMIC DEVELOPMENT CORP.
DETAIL OF CHANGES AND TRENDS

September 30, 2018

FINANCIAL STATEMENTS – GOVERNMENTAL FUND:

Unaudited Balance Sheet:

At the end of this quarter, PEDC had a fund balance of \$7.4 million.

Unaudited Statement of Revenues, Expenditures, and changes in Fund balance:

PEDC expenses exceed revenues by \$7.3 million, which includes \$4.4 million in land purchases.

PEDC FUND:

Revenues:

At the end of this quarter Sales Tax were collected at 108% of total budget. Sales Tax collections are higher by 8% compared to last year.

Expenses:

At the end of the quarter, total expenses overall were on budget.

Comparison from last year:

Personnel expenses are higher by 38% due to Director Position vacancy, compared with last year.

Summary:

Expenses must continue to be positively managed.

STATEMENT OF AVAILABLE RESOURCES

PEDC FUND:

PEDC fund available resources are \$2.4 million.

ANNUAL SALES TAX ACTIVITY ANALYSIS – FY 17/18

This activity is based on cash basis. The difference is two months of collections. To date, PEDC's sales tax is 8% HIGHER than last year (roughly \$330,128).

SALES TAX STATE RGV COMPARISON

In the sales tax comparison to 10 other Rio Grande Valley cities, the City of Pharr ranked 1st place in calendar year collections and 5th place in prior year activity.

DEBT: ISSUED & STATUS-QUARTERLY UPDATE

OUTSTANDING DEBT ISSUANCES

PEDC: Certificates of Obligations 2012 was issued in the name of the City but is being paid by PEDC. All activity is normal. The outstanding balance is \$4,735,000, this issuance will be completed in 2022. Currently another \$8.4 million is outstanding which includes a \$5,209,296 line of credit and a \$3,227,588 loan with Lonestar National Bank LN#257622.

FISCAL ACTIVITY



Pharr
Economic Development
C o r p o r a t i o n





CITY OF PHARR, TEXAS
BALANCE SHEET - UNAUDITED, UNADJUSTED, AND PRELIMINARY
GOVERNMENTAL FUNDS
FOR QUARTER ENDING SEPTEMBER, 2018

	<u>Pharr Economic Development Corporation, Inc.</u>
<u>ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</u>	
Cash	\$ 2,605,549
Receivables (net of allowance for uncollectible):	
Notes	2,089,338
Accounts	46,807
Sales Tax	834,272
Other	107,600
Land Available for Sale	3,567,500
Due from General Fund	215,000
Restricted assets:	
Cash	312,605
Total assets	<u>\$ 9,778,671</u>
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</u>	
Liabilities:	
Accounts payable	\$ 128,120
Due to other funds	83,263
Total liabilities	<u>211,383</u>
Deferred Inflows of Resources:	
Deferred notes	2,089,338
Total deferred inflow of resources	<u>2,089,338</u>
Fund balances:	
Nonspendable:	
Inventory	3,567,500
Restricted:	
Economic development	3,910,448
Total fund balances	<u>7,477,948</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 9,778,671</u>

CITY OF PHARR, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND IN FUND BALANCE
GOVERNMENTAL FUNDS - UNADITED, UNADJUSTED, AND PRELIMINARY
FOR QUARTER ENDING SEPTEMBER 30, 2018

	Pharr Economic Development Corporation, Inc.
REVENUES	
Taxes:	
Sales	\$ 4,672,379
Interest income	89,135
Other	885,653
	<u>5,642,587</u>
EXPENDITURES	
Current:	
Economic development	3,515,140
Land purchase	4,463,951
Site Improvement	43,484
Debt service:	
Principal	4,595,485
Interest	378,005
Total expenditures	<u>12,996,065</u>
Excess (deficiency) of revenues over (under) expenditures	(7,353,479)
OTHER FINANCING SOURCES (USES)	
Transfers in	1,229,500
Transfers (out)	(1,697,200)
Issuance of debt	2,841,028
Total other financing sources and uses	<u>2,373,328</u>
SPECIAL ITEMS	
Loss on land available for sale valuation	(373,042)
Total special items	<u>(373,042)</u>
Net change in fund balance	(5,353,193)
Fund balance - beginning	12,869,141
Prior period adjustment	(38,000)
Fund balance - ending	<u><u>\$ 7,477,948</u></u>

CITY OF PHARR
GENERAL LEDGER STATUS REPORT
NON AUDITED BUDGET VS. ACTUAL
FOR PERIOD ENDING SEPTEMBER 30, 2018

PEDC II	FY 17/18				FY 16/17		--Variance--	
	ANNUAL BUDGET	Y-T-D ACTUAL	PERCENT OF BUDGET	BALANCE	Y-T-D ACTUAL	Prior FY Y-T-D Actual	Amount	Percent
REVENUES								
SALES TAX	\$ 4,235,000	\$ 4,566,145	108%	\$ 331,145	\$ 4,566,145	\$ 4,236,017	\$ 330,128	8%
RENTAL INCOME	65,600	8,420	13%	(57,180)	8,420	15,294	(6,874)	-45%
INTEREST EARNED	10,000	89,135	891%	79,135	89,135	87,138	1,997	2%
MISC. INCOME	-	60,444	0%	60,444	60,444	846	59,598	7048%
GAIN OF SALE OF LAND	-	275,581	0%	275,581	275,581	-	275,581	0%
FINANCING / DEBT PROCEEDS	639,000	600,000	94%	(39,000)	600,000	10,230,006	(9,630,006)	-94%
LOAN REVENUE	331,000	249,792	75%	(81,209)	249,792	266,362	(16,571)	-6%
SALE OF LAND/PROPERTY	800,000	234,271	29%	(565,729)	234,271	-	234,271	0%
DEBT PROCEEDS TRUCKING STATION	1,573,000	1,100,000	70%	(473,000)	1,100,000	-	1,100,000	0%
DEBT PROCEEDS S. JACKSON RD.	-	1,141,028	0%	1,141,028	1,141,028	-	1,141,028	0%
TRANSFER IN - GENERAL FUND	1,361,100	1,161,100	85%	(200,000)	1,161,100	869,327	291,773	34%
TRANSFER IN - HOTEL / MOTEL	68,400	68,400	100%	-	68,400	51,200	17,200	34%
TOTAL REVENUES	9,083,100	9,554,316	105%	471,216	9,554,316	15,756,190	(6,201,875)	-39%
EXPENDITURES								
PERSONNEL	879,100	769,841	88%	109,259	769,841	558,674	(211,167)	-38%
SUPPLIES & MATERIALS	23,000	21,634	94%	1,366	21,634	22,414	780	3%
BUILDING & EQUIPMENT	42,000	40,908	97%	1,092	40,908	44,704	3,796	8%
EQUIPMENT RENTALS	5,000	3,252	65%	1,748	3,252	2,893	(359)	-12%
UTILITIES	12,500	11,846	95%	654	11,846	12,486	640	5%
ELECTRICITY	7,000	4,737	68%	2,263	4,737	9,404	4,667	50%
AUTOMOTIVE	7,000	7,202	103%	(202)	7,202	4,848	(2,355)	-49%
GAS & OIL	1,500	650	43%	850	650	822	172	21%
INSURANCE	5,400	5,964	110%	(564)	5,964	5,387	(577)	-11%
CONTRACTUAL SERVICES	395,000	405,630	103%	(10,630)	405,630	397,076	(8,555)	-2%
CLOSING COST	-	438,821	0%	(438,821)	438,821	64,729	(374,092)	-578%
OTHER CONTRACTUAL & SPECIAL SERVICES	626,300	582,234	93%	44,066	582,234	622,794	53,927	9%
DEBT SERVICE	4,986,100	4,973,490	100%	12,610	4,973,490	3,120,737	(1,852,753)	-59%
LAND PURCHASE	3,500,000	4,488,952	128%	(988,952)	4,488,952	-	(4,488,952)	0%
CITY B-DAY PARTY	20,000	16,945	85%	3,055	16,945	10,317	(6,628)	-64%
NATIONAL DAY OF PRAYER EVENT	-	21,166	0%	(21,166)	21,166	-	(21,166)	0%
EARNEST MONEY EXPENSE	-	30,000	0%	(30,000)	30,000	-	(30,000)	0%
PROGRAM DEVELOPMENT	3,551,000	1,348,763	38%	2,202,237	1,348,763	669,010	(679,752)	-102%
TRANSFERS OUT OTHER-GENERAL FUND CIP	-	-	0%	-	-	33,417	33,417	0%
TRANSFERS OUT	2,292,200	2,070,242	90%	221,958	2,070,242	11,998,743	10,286,743	86%
TOTAL EXPENDITURES	16,353,100	15,242,276	93%	1,110,824	15,221,110	17,513,723	7,621,996	44%
REVENUE OVER/(UNDER) EXPENDITURES	<u>\$ (7,270,000)</u>	<u>\$ (5,687,961)</u>		<u>\$ 1,582,039</u>	<u>\$ (5,666,795)</u>	<u>\$ (1,757,533)</u>	<u>\$ 1,420,121</u>	

PHARR ECONOMIC DEVELOPMENT CORPORATION
STATEMENT OF AVAILABLE RESOURCES
FOR PERIOD ENDING SEPTEMBER 30, 2018

	<u>PEDC FUND</u>
CASH	
OPERATING CASH	\$ 2,182,788
CLAIM ON CASH	<u>392,681</u>
TOTAL CASH	2,575,469
 LIABILITIES	
ACCOUNTS PAYABLES	29,205
DUE TO OTHER FUNDS	<u>83,263</u>
TOTAL LIABILITIES	<u>112,468</u>
TOTAL AVAILABLE RESOURCES	<u><u>\$ 2,463,001</u></u>

City of Pharr
Sales Tax Analysis - PEDC Portion (.5%) - Cash Basis

MONTH	FY 06/07	FY 08/09	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	Difference FY 17/18 - FY 16/17
OCT.	\$ 704,485	\$ 697,020	\$ 238,632	\$ 273,939	\$ 273,850	\$ 293,783	\$ 320,317	\$ 329,320	\$ 343,586	\$ 14,265
NOV.	707,613	724,840	256,421	252,437	266,123	318,230	341,903	364,359	384,453	20,094
DEC.	616,083	773,417	228,548	266,419	287,766	313,900	326,723	344,959	340,910	(4,049)
JAN.	683,086	634,330	232,266	266,251	291,663	307,901	306,164	329,266	375,512	46,246
FEB.	755,650	672,782	303,614	283,050	325,317	350,872	377,046	392,500	428,129	35,629
MAR.	632,778	660,698	239,794	253,710	272,665	311,123	312,607	325,054	351,481	26,426
APR.	694,856	620,894	244,810	258,320	280,209	298,958	331,225	315,986	345,333	29,347
MAY	829,198	737,033	312,687	301,769	333,052	364,355	406,461	411,237	411,741	504
JUN.	680,903	654,026	274,558	268,893	309,955	356,099	357,287	346,078	393,330	47,252
JUL.	725,607	609,918	285,596	271,963	309,757	328,740	334,107	350,719	417,884	67,165
AUG.	751,093	732,364	306,704	300,865	321,026	358,427	402,251	384,526	389,210	4,684
SEP.	655,848	613,229	282,797	258,543	295,843	339,062	332,616	342,012	384,576	42,564
TOTAL	\$ 8,437,200	\$ 8,130,552	\$ 3,206,427	\$ 3,256,158	\$ 3,567,225	\$ 3,941,450	\$ 4,148,706	\$ 4,236,018	\$ 4,566,145	\$ 330,128
AVERAGE PER MONTH										
	\$ 703,100	\$ 677,546	\$ 267,202	\$ 271,347	\$ 297,269	\$ 328,454	\$ 345,726	\$ 353,001	\$ 380,512	
INCREASE/(DECREASE) IN SALES TAX COLLECTION				\$ 49,732	\$ 311,066	\$ 374,225	\$ 207,256	\$ 87,311	\$ 330,128	
INCREASE FROM PREVIOUS YEAR				1.55%	9.55%	10.49%	5.26%	2.10%	7.79%	
BUDGET VS. ACTUAL VARIANCE ANALYSIS										
	Budget - YTD	\$ 2,899,733	\$ 3,360,875	\$ 3,360,875	\$ 3,745,000	\$ 4,075,250	\$ 4,211,425	\$ 4,235,000		
	Bud vs. Actual	\$ 306,693	\$ (104,717)	\$ 206,350	\$ 196,450	\$ 73,456	\$ 24,593	\$ 331,145		
	% Difference	9.56%	-3.22%	5.78%	4.98%	1.77%	0.58%	7.25%		

SALES TAX STATE COLLECTION RGV COMPARISON -SEPTEMBER 2018*CITY'S TOTALS

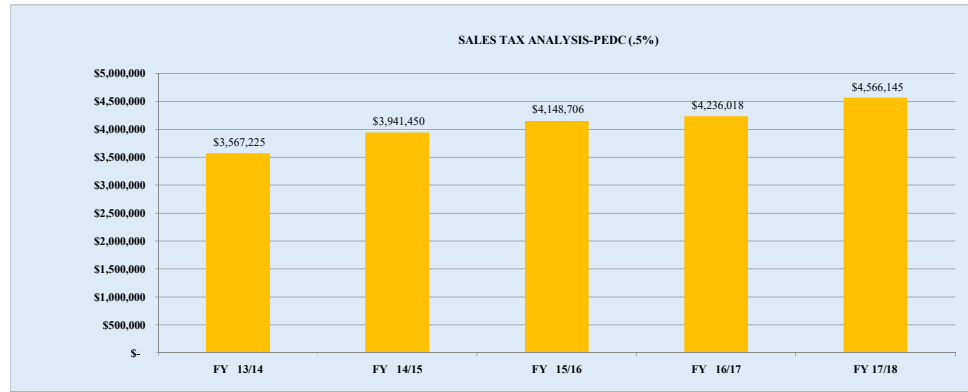
Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2018 Payments To Date	2017 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Mcallen	5,166,724	4,718,710	9.49%	47,469,886	44,520,935	6.62%
2	Brownsville	3,274,915	2,748,582	19.15%	29,065,104	27,404,240	6.06%
3	Harlingen	1,933,790	1,940,669	-0.35%	19,163,251	17,910,197	7.00%
4	Edinburg	1,754,346	1,595,898	9.93%	16,811,606	15,688,697	7.16%
5	Pharr	1,538,304	1,368,050	12.45%	13,988,787	12,789,520	9.38%
6	Mission	1,272,417	1,181,425	7.70%	11,548,614	11,149,900	3.58%
7	Weslaco	1,031,727	907,271	13.72%	9,512,243	9,102,178	4.51%
8	Mercedes	554,900	525,530	5.59%	4,723,906	4,810,957	-1.81%
9	South Padre Island	523,677	496,833	5.40%	2,618,332	2,517,234	4.02%
10	San Benito	359,619	365,324	-1.56%	3,442,842	3,396,354	1.37%

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	Weslaco	1,031,727	907,271	13.72%	9,512,243	9,102,178	4.51%
7	South Padre Island	523,677	496,833	5.40%	2,618,332	2,517,234	4.02%
8	Mission	1,272,417	1,181,425	7.70%	11,548,614	11,149,900	3.58%
9	San Benito	359,619	365,324	-1.56%	3,442,842	3,396,354	1.37%
10	Mercedes	554,900	525,530	5.59%	4,723,906	4,810,957	-1.81%

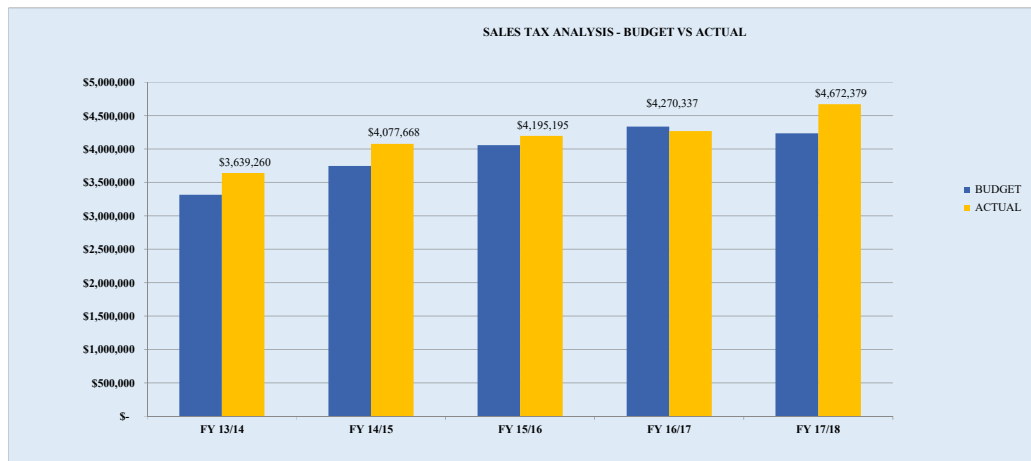
STATE TOTALS	475,646,117.48	436,566,142.05	8.22%	4,425,127,830.45	4,097,451,902.76	7.40%
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**Pharr Economic Development Corporation
Current Sales Tax Analysis - Cash Collections**

-The following graph shows the trend of total sales tax over the last five fiscal years:



-The following graph shows the comparison of total sales taxes over the last five fiscal years:



-The following is the net favorable/ (unfavorable) change in sales taxes for the quarter ending in September 2018 compared to last fiscal year:

SALES TAX-PEDC (.5%) -CASH BASIS			
	Difference		
MONTH	FY 17/18	FY 16/17	FY 16/17-FY 17/18
OCTOBER	\$ 343,586	\$ 329,320	\$ 14,265
NOVEMBER	384,453	364,359	20,094
DECEMBER	340,910	344,959	(4,049)
JANUARY	375,512	329,266	46,246
FEBRUARY	428,129	392,500	35,629
MARCH	351,481	325,054	26,426
APRIL	345,333	315,986	29,347
MAY	411,741	411,237	504
JUNE	393,330	346,078	47,252
JULY	417,884	350,719	67,165
AUGUST	389,210	384,526	4,684
SEPTEMBER	384,576	342,012	42,564
TOTAL	\$ 4,566,145	\$ 4,236,018	\$ 330,128

↑
8%



QUARTERLY UPDATES



Pharr
Economic Development
C o r p o r a t i o n





Pharr Economic Development Corporation
Land Purchases
Activity for FY 2017-2018-4th Quarter

	Property Location	Final Price
Trucking Station	10200 South Juniper Rd.	\$ 1,100,000
Holiday Village***	1501 N. Cage Blvd.	2,222,924
164 AC Property***	4517 S. Jackson Rd.	1,141,027
		<u>\$ 4,463,951</u>

***Paid through PEDC LOC

Pharr Economic Development Corporation
Land Available for Sale -Total
Activity for FY 2017-2018-4th Quarter

	NRV Recorded 06.30.2018	Added/ Removed	Remaining Balance 09.30.2018
Jackson Development Project	\$ 1,240,000	\$ -	\$ 1,240,000
Produce Park	2,327,500	-	2,327,500
	<u>\$ 3,567,500</u>	<u>\$ -</u>	<u>\$ 3,567,500</u>

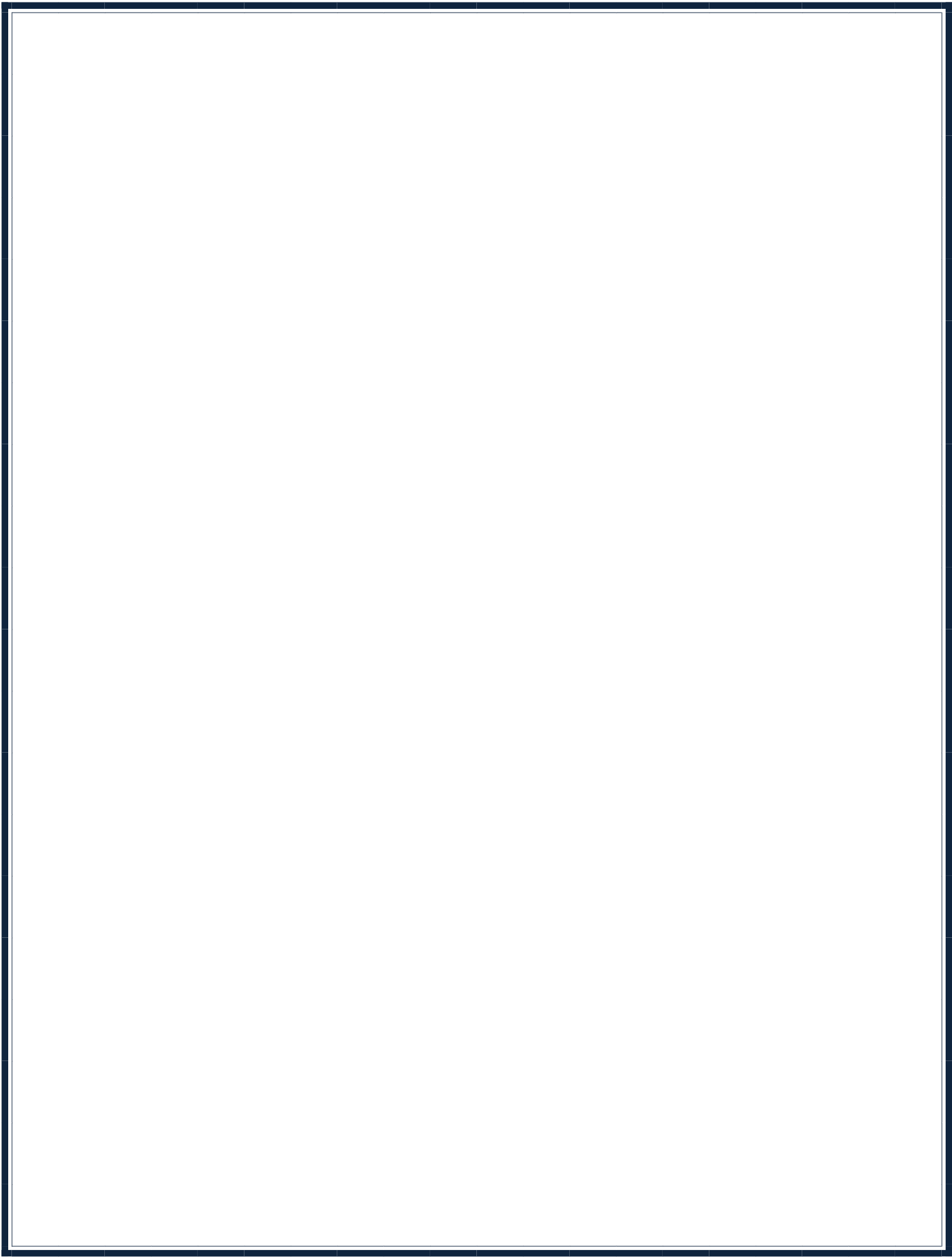
**PHARR ECONOMIC DEVELOPMENT CORPORATION
OUTSTANDING DEBT ISSUANCES
AS OF SEPTEMBER 30, 2018**

<u>Debt Type</u>	<u>Series</u>	<u>Interest Rate(s)</u>	<u>Date of Maturity</u>	<u>Original Issuance</u>	<u>Total Outstanding As of September, 2018</u>
<u>PEDC</u>					
Certificates of Obligation***	2012	4.00%	8/15/2022	\$ 7,625,000	\$ 4,735,000
PEDC LSNB #257622	2016	4.00%	12/5/2021	9,913,006	5,209,296
PEDC Line of Credit	2016	4.50%	6/20/2021	5,000,000	3,227,588
				\$ <u>22,538,006</u>	\$ <u>13,171,883</u>
		Total		\$ <u>22,538,006</u>	\$ <u>13,171,883</u>

***Issued by the City of Pharr but paid by PEDC.

PHARR ECONOMIC DEVELOPMENT CORPORATION
OUTSTANDING RECEIVABLES
AS OF SEPTEMBER 30, 2018

Loan/Incentives Receivable Balances		Balance
	<u>Loan Amount</u>	<u>9/30/2018</u>
American Star/Eugenio Cortez	\$ 15,000	\$ 6,616
Reyes Garza	27,022	18,418
Stormy Colors	40,000	40,000
Irma's 1	100,000	90,522
Pharr Bridge Investment	900,000	300,351
Moonbeans	117,123	92,889
Total	<u>1,199,145</u>	<u>548,796</u>
 LOC Funded Loan Balances		
Maria Herrera	20,000	16,013
RGV Careers (APRL)	700,000	576,481
Mayan Capital Marketing (Khan's Grill)	185,000	81,139
Irma's 2	50,000	47,675
Rosita's	62,000	44,996
Trancasa Logistics Park (PBBP)	600,000	600,000
Big River Brewery	181,200	174,238
Total	<u>\$ 1,798,200</u>	<u>\$ 1,540,542</u>
 Total Notes Receivable	 <u><u>\$ 2,997,345</u></u>	 <u><u>\$ 2,089,338</u></u>



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

Present: Board Member Comm. Ricardo Medina
Board Member Mario Lizcano
Board Member Comm. Dr. Ramiro Caballero
Board Member Jerry Muñoz
Board Member Reynaldo Perez

Absent Board Member Dr. Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo

Staff Present: Ed Wylie, Ass. City Manager
Victor Perez, Executive Director
Tony Sandoval, Asst. Director
Maribel Garcia, Executive Administrative Assistant

City Attorney: Jesse Zambrano

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

Commissioner Ricardo Medina, called the meeting to order at 3:01 p.m.
Roll call established a quorum.

Pledge of Allegiance & Invocation

Board Member Commissioner Ramiro Caballero moved to excuse the absence of Mayor Dr. Ambrosio Hernandez and Commissioner Eleazar Guajardo, it was seconded by Board Member Mario Lizcano. Motion Carried unanimously.

Commissioner Ricardo Medina introduced the item.

ITEM 2. Public Comments.

Dr. Fletcher spoke about; Good afternoon Chairman, members of the PEDC II Board. I am Kenneth C. Fletcher, I live here in Pharr, we are at the slack of funnel for migrating bird life is coming throw here so I encourage you all to supply again the information for South Texas Nature, is a membership that actually promotes Pharr as far as Japan and to Europe to go Eco Tourist here and again the review is like five hundred million dollars and growing. Eco Tourism industry and we should get our size of the pie is not a pie in the sky thing is a naturality right now. Talking

about that if you want more birds more burgers you need more trees so my opinion we should start a 501c3 in the City of Pharr and have a closer relationship as for ends that's Pharr I. N. D. of Santa Ana wildlife for the United Fishing wildlife service and grow more trees either start our own native tree nursery or contribute money and time and personnel to them, we are starting to have more formal relationship with United Fishing Wildlife we are going to have a half time person that's coming as staff so thank the City staff for getting that done and the renewal we have a sponsorship for the South Texas Nature it's really an industry that goes up to the costal bend and if you are on your way from here to Weslaco you pass a billboard sign that says to visit Beaumont Texas for birding that's the same organization, so you can see with that we have more heads for Pharr hotel motel hospitality industry and its approving tax maker for the local entity. My opinion we should change the PEDC to Head Quarters and call it the Mayor's Monarch Mansion and when we have these people visiting to look at the pretty butterflies hopefully humming birds attracted to the flowers still need to be planted there you can hit them up to maybe open business here as always there has to be public comments. I like to tell you all I live in the neighborhood of Top Golf it's extremely painful it's like getting hit in the eye every time you pass by Top Golf is unscreened properly, and inadequacy when you go down the street el casa street I don't know how the people are going to tolerate living there the people there are getting Costco run off.

ITEM 3. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Commissioner Ricardo Medina introduced the item.

Victor Perez, Executive Director informs the Board about; There is no Event of Interest at this time, we do have the sales tax report and as you can see we continue to strive Pharr is way ahead of the rest of the cities in the sales tax growth. The sales tax activity for the City of Pharr as of the month of October 2018 1st month of the City's fiscal year 2018-2019 but August's sales activity for fiscal year 2017-2018 has shown an over all positive trend in the amount of \$190,192 from this point last year, or an increase of 13.89%. On the RGV sales tax comparison City of Pharr shows an increase of 12.89% compared to last October collections, the City ranked No. 1 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 11th month of actual sales of the fiscal year 2017-2018 to date we are up 8.84% which equate to \$1,374,033 from this point to the fiscal year compared to last year. So, you can see that's going to comments of PEDC, remember PEDC brings jobs, brings sales tax growth and we bring new businesses. We are proud to say that we are part of this growth as well as the City. Loans and leases reports, Commissioner and Board members reports are there for your review.

ITEM 4. CONSENT AGENDA:

- A) APPROVAL OF MINUTES – SEPTEMBER 17, 2018 – REGULAR CALLED MEETING.**
- B) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION OF JAVELINA THUNDER TOURNAMENT SPONSORSHIP IN THE AMOUNT OF \$500.00.**
- C) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION OF RGV GROWERS SPONSORSHIP IN THE AMOUNT OF \$2,000.00.**
- D) CONSIDERATION AND ACTION, IF ANY, ON SPONSORSHIP FRIENDS FOR HOPE HEROES AND OUTLAWS IN THE AMOUNT OF \$1,500.00.**

Board Member Mario Lizcano moved to approve. It was seconded by Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

ITEM 5. REGULAR AGENDA - OPEN SESSION:

Commissioner Ricardo Medina requested to deviate from the agenda and enter into a close session. There was no objection.

ITEM 6. CLOSED SESSION:

IN ACCORDANCE WITH CHAPTER 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.

Commissioner Ricardo Medina 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 3:10 p. m.

ITEM 7. RECONVENE:

Commissioner Ricardo Medina stated that the time being 3:18 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 RATIFICATION OF CONTRACT WITH DE SARO RODRIGUEZ L.L.C. FOR SERVICES RELATED TO TRUCKING EXPO EVENT.**

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Reynaldo Perez. Motion carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION OF CONTRACT WITH DE SARO RODRIGUEZ L.L.C. FOR SERVICES RELATED TO THE STATE OF THE CITY ADDRESS.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano moved to approve. It was seconded by Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON SALE OF PHARR PRODUCE LOTS 4, 5, AND 12.

Staff recommended approval as discussed in executive session.

Board Member Commissioner Dr. Ramiro Caballero moved to approve. It was seconded by Board Member Reynaldo Perez. Motion carried unanimously.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Commissioner Dr. Ramiro Caballero moved to adjourn. It was seconded by Board Member Jerry Muñoz and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:19 p.m.

Commissioner Ricardo Medina, Secretary

ATTEST _____

APPROVED:

DRAFT

THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY
DEPARTMENT OF INTERCOLLEGIATE ATHLETICS

HALL OF FAME & HALL OF HONOR
• HONORING •

LON & BARBARA KRUGER

THURSDAY, NOVEMBER 8, 2018
VALENCIA EVENT CENTER
3012 SOUTH JACKSON ROAD, MCALLEN, TX 78503

TICKETS - \$100
TABLES OF 10 - \$1,000

- ❖ COCKTAIL RECEPTION ❖
- ❖ DINNER ❖
- ❖ LIVE AUCTION ❖
- ❖ INDUCTION ❖

ALL PROCEEDS WILL BENEFIT
STUDENT-ATHLETE SUCCESS
INITIATIVES AND SCHOLARSHIPS
THROUGH THE VCLUB.



THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY
DEPARTMENT OF INTERCOLLEGIATE ATHLETICS

HALL OF FAME & HALL OF HONOR • HONORING •

LON & BARBARA KRUGER

THURSDAY, NOVEMBER 8, 2018

VALENCIA EVENT CENTER

3012 SOUTH JACKSON ROAD, MCALLEN, TX 78503

\$10,000 GOLD SPONSOR

- Corporate sponsorship press release announcement opportunity
- Corporate sponsor logo included in pre-event advertisement in Social Life Magazine
- Corporate sponsor logo included on website posting and social media postings
- Corporate sponsor logo displayed on video screen at event at all times
- Corporate sponsor logo displayed on all tables at event
- Recognition at 2018 Hall of Fame and Hall of Honor Event
- Corporate sponsor logo displayed prominently in event program
- Three preferred reserved sponsorship tables for a total of 30 guests
- Corporate sponsor logo included in post-event advertisement in Social Life Magazine
- Ten reserved seats to UTRGV Men's Basketball vs. Oklahoma
- On-court corporate sponsorship recognition at UTRGV Men's Basketball vs. Oklahoma*
- Video board recognition at UTRGV Men's Basketball vs. Oklahoma*
- Corporate sponsor commercial included in live broadcast of UTRGV Men's Basketball vs. Oklahoma*
- Broadcast interview opportunity during halftime of UTRGV Men's Basketball vs. Oklahoma*

\$5,000 SILVER SPONSOR

- Corporate sponsor logo displayed on video screen at event
- Recognition at 2018 Hall of Fame and Hall of Honor Event
- Recognition as sponsor in event program
- Two reserved sponsorship tables for a total of 20 guests
- Six reserved seats to UTRGV Men's Basketball vs. Oklahoma*
- Video board recognition at UTRGV Men's Basketball vs. Oklahoma*
- Corporate sponsor commercial included in live broadcast of UTRGV Men's Basketball vs. Oklahoma*
- Corporate sponsor logo included in post-event advertisement in Social Life Magazine

\$2,500 BRONZE SPONSOR

- Corporate sponsor logo displayed on video screen at event
- Recognition at 2018 Hall of Fame and Hall of Honor Event
- Recognition as sponsor in event program
- One reserved sponsorship tables for a total of 10 guests
- Four reserved seats to UTRGV Men's Basketball vs. Oklahoma*
- Video board recognition at UTRGV Men's Basketball vs. Oklahoma*

*UTRGV Men's Basketball Oklahoma game will be played Friday, November 9 at 7:00 p.m. in the UTRGV Fieldhouse.

For more information, or to become a sponsor, contact Tony Forina
at (956) 665-4069 or tony.forina@utrgv.edu.

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: November
14, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Create the Bridge Lease Agreement.
--

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 Create the Bridge Lease Agreement.

Financial Consideration: To be discussed in Executive Session.

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/14/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: November
14, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Staging Area.
--

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 Staging Area.

Financial Consideration: To be discussed in Executive Session.

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: November
14, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project VAC.
--

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 Project VAC.

Financial Consideration: To be discussed in Executive Session.

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/14/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: November
14, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project MAD.

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 Project MAD.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: November
14, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on LOI Project Fruit.

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 LOI Project Fruit.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED: November
15, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Updates on upcoming Project SUN, HAM.

Classification: Closed Session

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

Exclude Material from Public Packet? No
Reason:

Issue: Updates on upcoming Project SUN, HAM.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/15/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.G.

DATE SUBMITTED: November
14, 2018

MEETING DATE: November 19,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Budget Amendment for The Greater Pharr Chamber of Commerce.

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 Budget Amendment for The Greater Pharr Chamber of Commerce.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 11/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 19,
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
Sandra Zamora

Created -

Karla Moya
City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 19,
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
Sandra Zamora
Karla Moya

Created -

City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 19,
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
Sandra Zamora
Karla Moya

Created -

City Management Office



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 19,
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
Sandra Zamora
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 19,
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
Sandra Zamora
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 19,
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
Sandra Zamora
Karla Moya
City Management Office

Created -