

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:30 PM
MONDAY, SEPTEMBER 17, 2018**

Present: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Mario Lizcano
Board Member Comm. Dr. Ramiro Caballero
Board Member Jerry Muñoz
Board Member Reynaldo Perez

Absent Board Member Comm. Ricardo Medina

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
Karina Lopez, BRE 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 3:42 p.m.
Roll call established a quorum.

Pledge of Allegiance & Invocation

Board Member Mario Lizcano moved to excuse the absence of Commissioner Ricardo Medina, it was seconded by Board Member Jerry Muñoz. Motion Carried unanimously.

Juan Guerra, City Manager, introduced the item.

ITEM 2. Public Comments.

Dr. Fletcher spoke about; Good afternoon Dr. Mayor, Commissioners, Board Members, public and staff. For the record I am Kenneth C. Fletcher I live in 504 S. Diplomat. First of all, I would like to express the surprise that there is no more public hearing on PEDC but any way the nature of it you know I 'll maneuvering economically that new business magnet McAllen I can understand

for secrecy in such is legal too according to the state law but on the one of the two last meetings I forgot which one sorry I'm old I made a mistake because I was told that the owner of Trancasa didn't show up in court which indeed did and he was accompanied by a second person so when I finally got the information after the full ten business days I always get the business on the business days. I believe 2015 departments introduced you have the documents you know cough it up right away that's okay I can wait and Trancasa I am finding more and more is very important business is already listed as the ninth most company that crosses trucks so very important to our economy and we are all very business family and everything but not the funny business. If you look at the random side that they have is under contract to them is own by utility out of Houston utility trailers you know is a mess the same mess they got fined five hundred dollars and one thousand dollars but I found out in municipal court is in the ordinance it's one thousand dollars per day fine if it keeps up and it kept up. There is no more dust blowing by the trucks it's just blowing from the empty lot, so I encourage you all I'm pretty sure you all have plans to put a... I would preferred to see a higher buffer there eight feet of dirt that you can plant native plants and sun proof wall cause is to protect the kids at the park and of course the neighbor Mr. Garcia will be back in about two weeks so I was fortunate to be able to call him and tell him after three years Trancasa was finally moved so you know Pharr with business planning we rely on trucks but don't truck up the whole city. Thank you very much.

ITEM 3. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Juan Guerra, City Manager, introduced the item.

Victor Perez, Executive Director informs the Board about PEDC Events; Good afternoon Mayor, Board Members we have a couple of events, tomorrow of course we are very excited about this one STC Regional for Public Safety Excellence Dedication Ceremony at 3901 S. Cage Blvd. as you all know, and the public knows the Governor is going to be there to help us celebrate this ceremony. On September 27, 2018 at 11:00 am we have Pepe Salinas Groundbreaking 1011 W. Kelly Ave. so again there is another beautiful building that the City, Mayor you all renovated so looks pretty nice.

Again, very excited to share this with the public and you all, the True Sales Tax Growth. The sales tax activity for the city of Pharr as of the month of September 2018 (12th month of the 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% so that's great the 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, so kudos to City of Pharr and you Mayor and City Counsel. GAAP Basis Report, 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.

Juan Guerra, City Manager mentions; this is some great news just to summarize the great work everyone has done and have set a foundation for the economy to grow at this month was over 12% and year to date of 7.79% so that's great growth.

Mayor Dr. Ambrosio Hernandez mentions; outstanding, good policies.

Juan Guerra, City Manager mentions that the Loans and Leases report Mayor, Board members that's in your agenda packet as part of your back up if you have any questions Mr. Perez is here.

ITEM 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

Board Member Comm. Eleazar Guajardo moved to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

Mayor Dr. Ambrosio Hernandez Abstained.

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 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.

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 3:49 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 RATIFICATION OF SUBORDINATION AGREEMENT ON LOAN TO PHARR BRIDGE INVESTMENT PARK.

Staff recommended approval as discussed in executive session.

Board Member Commissioner Eleazar Guajardo moved to approve. It was seconded by Board Member Mario Lizcano. Motion carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON MODIFICATION TO LOAN AGREEMENT WITH PHARR BRIDGE INVESTMENT COMPANY, LP.

Staff recommended approval as discussed in executive session.

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

C) CONSIDERATION AND ACTION, IF ANY, ON BUILDING IMPROVEMENTS AT 201 & 203 WEST NEWCOMBE PROPERTY.

Staff recommended approval as discussed in executive session.

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

D) CONSIDERATION AND ACTION, IF ANY, ON HIGH DEMAND JOB TRAINING GRANT IN COLLABORATION WITH PSJA I.S.D. AND TEXAS WORKFORCE SOLUTIONS.

Staff recommended approval as discussed in executive session.

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

E) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF THE PEDC II BUDGET FOR 2018-2019.

Staff recommended approval as discussed in executive session.

Board Member Commissioner Eleazar Guajardo moved to approve. It was seconded by Board Member Mario Lizcano. 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 Mario Lizcano and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:01 p.m.



Mayor, Dr. Ambrosio Hernandez President

ATTEST


Comm. Ricardo Medina, Secretary

APPROVED:

11-19-18