



**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, December 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. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS -

A) Sales Tax Report - December 2018.

B) Loans/Leases Report.

3. CONSENT AGENDA:

A) Approval of minutes - November 19, 2018 - Regular Meeting.

B) Consideration and action, if any, on membership dues for the Texas Border Coalition in the amount of \$7,040.00.

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

A) Election of Officers for year 2019.

B) Consideration and action, if any, on update and discussion on State of The City (Edna De Saro).

C) Consideration and action, if any, on Resolution for Texas Leverage Fund.

D) Consideration and action, if any, on LOI for Project Ranch.

E) Consideration and action, if any, on offer from TxDOT Project Holiday.

5. 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.

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

PEDC II AGENDA
Monday, December 17, 2018

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.

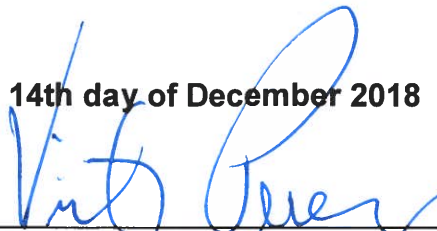
6. RECONVENE: *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

7. 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 December 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 14th day of December 2018




Victor Perez, Executive Director

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 2.A.

DATE SUBMITTED: December
13, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Sales Tax Report - December 2018.

Classification: Consent

(* 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
Victor Perez

Created/Initiated - 12/13/2018
Final Approval - 12/14/2018



MEMORANDUM

DATE: December 12, 2018

TO: Alex Meade-City Manager

FROM: Karla Moya, Finance Director

SUBJECT: December 2018 Pharr Sales Tax Activity

TRUE SALES TAX GROWTH

The sales tax activity for the City of Pharr as of the month of December 2018 (3rd month of City's Fiscal Year 2018-2019 but October's Sales Activity) has shown an OVERALL POSITIVE trend in the amount of \$694,981 from this point last year, or an INCREASE of **16.25%**

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **19.80%** compared to last December collections, the City ranked No. 7 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 1st month (Month of Actual Sales) of the fiscal year 2018/2019; we are UP **19.80%** or \$270,048 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 - DECEMBER 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	Mercedes	\$ 584,061	\$ 389,815	49.83%	\$ 6,298,572	\$ 6,169,085	2.10%
2	San Juan	\$ 354,590	\$ 284,214	24.76%	\$ 3,850,229	\$ 3,556,346	8.26%
3	McAllen	\$ 5,472,359	\$ 4,390,341	24.65%	\$ 64,157,909	\$ 58,616,965	9.45%
4	Mission	\$ 1,375,842	\$ 1,111,736	23.76%	\$ 15,659,981	\$ 14,693,033	6.58%
5	Edinburg	\$ 2,007,037	\$ 1,624,491	23.55%	\$ 22,794,459	\$ 20,934,767	8.88%
6	Brownsville	\$ 3,322,888	\$ 2,765,731	20.15%	\$ 38,851,026	\$ 36,383,170	6.78%
7	Pharr	\$ 1,633,688	\$ 1,363,639	19.80%	\$ 18,959,562	\$ 17,065,315	11.10%
8	Weslaco	\$ 1,051,260	\$ 886,379	18.60%	\$ 12,802,273	\$ 11,950,057	7.13%
9	Alamo	\$ 295,543	\$ 263,313	12.24%	\$ 3,631,306	\$ 3,436,854	5.66%
10	Harlingen	\$ 2,022,327	\$ 1,950,731	3.67%	\$ 25,293,869	\$ 24,007,368	5.36%
Rank Based on Calendar Year 2018 To Date Activity							
1	Pharr	\$ 1,633,688	\$ 1,363,639	19.80%	\$ 18,959,562	\$ 17,065,315	11.10%
2	McAllen	\$ 5,472,359	\$ 4,390,341	24.65%	\$ 64,157,909	\$ 58,616,965	9.45%
3	Edinburg	\$ 2,007,037	\$ 1,624,491	23.55%	\$ 22,794,459	\$ 20,934,767	8.88%
4	San Juan	\$ 354,590	\$ 284,214	24.76%	\$ 3,850,229	\$ 3,556,346	8.26%
5	Weslaco	\$ 1,051,260	\$ 886,379	18.60%	\$ 12,802,273	\$ 11,950,057	7.13%
6	Brownsville	\$ 3,322,888	\$ 2,765,731	20.15%	\$ 38,851,026	\$ 36,383,170	6.78%
7	Mission	\$ 1,375,842	\$ 1,111,736	23.76%	\$ 15,659,981	\$ 14,693,033	6.58%
8	Alamo	\$ 295,543	\$ 263,313	12.24%	\$ 3,631,306	\$ 3,436,854	5.66%
9	Harlingen	\$ 2,022,327	\$ 1,950,731	3.67%	\$ 25,293,869	\$ 24,007,368	5.36%
10	Mercedes	\$ 584,061	\$ 389,815	49.83%	\$ 6,298,572	\$ 6,169,085	2.10%
STATE TOTALS							
		\$ 488,147,145	\$ 443,537,427	9.14%	\$ 5,923,734,121	\$ 5,478,895,014	7.51%

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 2.B.

DATE SUBMITTED: December
13, 2018

MEETING DATE: December 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:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 12/13/2018
Final Approval - 12/14/2018

RENTAL & LOAN UPDATE

December 2018

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Mayan Capital Marketing (Khan's Grill)	December	\$ 5,628.00	1st	Current
Big River Brewery	December	\$2,647.90	23rd	Current
Create The Bridge	December	\$ 660.00	10th	Current
Rosita's	December	\$ 1,170.00	17th	Current
RGV Careers (APRL Investments)	December	\$ 7,424.59	20th	Current
Eugenio Cortez (American Star)	December	\$ 345.44	1st	Current
Pharr Bridge Business Park*	December	\$ 10,390.37	11th	Past Due
Maria Herrera (Comala)**	December	\$ 375.86	17th	Past Due / Paying Off
Irma's Sweete Shoppe (1)***	December	\$ 554.60	1st	Past Due
Irma's Sweete Shoppe (2)***	December	\$ 277.30	15th	Past Due
Moonbeans****	December	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors*****	December	\$ 424.26	1st	Lawsuit Filed
*Pharr Bridge Business Park is late on their most recent loan payment. Borrower has been notified.				
** Comala has submitted payment for her loan, we are in the process of completing the payoff.				
*** Irma's Sweet Shoppe Loans #1 and #2 are past due. The borrower has been notified, and a demand letter is being drafted.				
**** Moonbeans' total balance due is \$16,601.34. PEDC has filed a lawsuit.				
***** Stormy Colors is 25 months past due as of September 2018. The total balance due is \$44,258.42.				

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Approval of minutes - November 19, 2018 - Regular Meeting.
--

Classification: Consent

(* 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
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, NOVEMBER 19, 2018**

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

Absent Board Member Mario Lizcano

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

City Attorney: Jesse Zambrano

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

Commissioner Eleazar Guajardo, called the meeting to order at 3:00 p.m.
Roll call established a quorum.

Pledge of Allegiance & Invocation

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

Mayor Dr. Ambrosio Hernandez joined the meeting at 3:03 p. m.

Ed Wylie Asst. City Manager introduced the item.

ITEM 2. Public Comments.

Dr. Fletcher spoke about; Good afternoon, for the record I am Kenneth C Fletcher I am still living at 504 South Diplomat Pharr. Chairman and Guajardo Happy Thanksgiving to everybody here and at house, staff and Board of Commissioners. I like to comment a little bit I am a little bit disappointed I've been made aware of the fact that there is fifty thousand dollars just sitting at

the bank account is in the old account for the chamber of Commerce so The Greater Pharr Chamber of Commerce I think that's available to them, but you have to contact Marty he is the one that I think is the key to the vault there and also I was looking at the agenda I have been advocating for nature tourism and it seems like it is not on the agenda might be because South Texas Nature hasn't bill the PEDC II again we were a member last year want to be a full time member this year there is a percentage of how much every PEDC II funds for that so I don't know how much it is. It's worth every penny my opinion. Also Talking about nature might not know it but our neighbor Santa Ana the jewel of the National Fish and Wild Life Services seventy-five anniversary is coming up December 1st and again if we were the Pharr ends of Santa Ana 501c3 we could help them better they were invited to this, but they are shorthanded, so I think at Santa Ana they are taking care of that. In the past City of Pharr participated in planting trees and provided numerous of benefits like a tent for shade and again we are having native shade but first the shade has to be made hope that one day the PEDC II could be used 501c3 and have a native tree nursery so we can tract more birds more tourism more money more heads in the bed for the hospitality industry eminently the organization of friends and wild life corridor participated in the annual bird even in Harlingen and it was a three million dollar event so if we could move that to this side of the valley that's source of revenue I am hoping people are thinking about. I still missed the public hearing portion of the PEDC II because in my opinion is very important the citizen has a legally recognizable right to have some input in decision. Thank you

ITEM 3. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Ed Wylie Asst. City Manager introduced the item.

Victor Perez, Executive Director informs the Board about; First and foremost, we like to wish Dr. Ambrosio Hernandez our Mayor a happy birthday I hope so far you had a good one. We have several events, Smoking Moon BBQ & Beer Garden ribbon cutting November 20, 2018 at 11:00 am 1617 W. Polk Ave. Pharr. The Greater Pharr Chamber of Commerce will celebrate the grand opening of Smokin Moon on November 20th. Sister restaurant to Cooper Moon, this BBQ joint services top-of-the-line BBQ which can be enjoyed inside their charming restaurant or outside their beautiful patio. Live music entertainment is also provided on Fridays and Saturdays. City of Pharr and Pct. 2 Groundbreaking Ceremony for Safety Tunnels November 28, 2018 at 11:00 am. Veterans Rd./I. Rd. The City of Pharr and Hidalgo County Pct. 2 will celebrate the groundbreaking of a 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 at 9:00 am. Hotel International Bridge. PEDC along with the Mexican Consulate welcome a delegation from the Mexican State 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 18, 2018 at 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 December 18, 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 at 11:00 to 1:00 pm. 1215 S. Cage Blvd.. Pharr. 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 to 1pm. 2nd Annual Caminata de la Paz December 15, 2018 at 9:00am. 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.

Now to the Sales Tax Report Mayor some more good news, we continue to celebrate True Sales Tax Growth. The sales tax activity for the City of Pharr as of the month of November 2018 2nd month of the City's fiscal year 2018-2019 but September's sales activity for fiscal year 2017-2018 has shown an over all positive trend in the amount of \$494,932 from this point last year, or an increase of 14.59%. On the 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 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 to the fiscal year compared to last year. Again, very good news for the City of Pharr we continue to do well in our Sales Tax. The rest of the reports and the PEDC Financial Report is there for your review.

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES – NOVEMBER 19, 2018 – REGULAR CALLED MEETING.

B) CONSIDERATION AND ACTOION, IF ANY, ON RATIFICATION OF UTRGV SPONSORSHIP IN THE AMOUNT OF \$1,000.00.

Commissioner Eleazar Guajardo moved to approve. It was seconded by Board member Jerry Muñoz. 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.

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 3:10 p. m.

ITEM 7. RECONVENE:

Mayor Dr. Ambrosio Hernandez stated that the time being 3:54 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 CREATE THE BRIDGE LEASE AGREEMENT.

Staff recommended approval as discussed in executive session.

Commissioner Ricardo Medina moved to approve. It was seconded by Board Member Jerry Muñoz. Motion carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON STAGING AREA.

Staff recommended approval as discussed in executive session.

Commissioner Eleazar Guajardo moved to approve. It was seconded by Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON PROJECT VAC.

Staff recommended approval as discussed in executive session.

Board Member Jerry Muñoz moved to approve. It was seconded by Board Member Rey Perez. Motion carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT MAD.

Staff recommended no action as discussed in executive session.

E) CONSIDERATION AND ACTION, IF ANY, ON LOI PROJECT FRUIT.

Staff recommended no action as discussed in executive session.

F) UPDATES ON UPCOMING PROJECT SUN, HAM.

Staff recommended no action as discussed in executive session.

G) CONSIDERATION AND ACTION, IF ANY, ON BUDGET AMENDMENT FOR THE GREATER PHARR CHAMBER OF COMMERCE.

Staff recommended to table item as discussed in executive session.

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

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Commissioner Eleazar Guajardo **moved** to adjourn. It was seconded by Board Member Jerry Muñoz and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:55 p.m.

Mayor, Dr. Ambrosio Hernandez

ATTEST _____
Commissioner Ricardo Medina, Secretary

APPROVED:

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on membership dues for the Texas Border Coalition in the amount of \$7,040.00.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018

Chairman

Mayor Pete Saenz
City of Laredo

Vice Chairman

Sergio Contreras
Rio Grande Valley
Partnership

Chairman-elect

Judge Eddie Treviño, Jr.
Cameron County

Treasurer

Henry Sauvignet
IBC Bank

Immediate Past Chairman

J.D. Salinas, III
AT&T

Executive Committee

Mayor Ralph Lozano
City of Del Rio

Mayor Ramsey Cantu
City of Eagle Pass

Mayor Fito Salinas
City of La Joya

Mayor Jim Darling
City of McAllen

Mayor Armando O'Caña
City of Mission

Mayor Amos Hernandez
City of Pharr

Judge Cinderella Guevara
Presidio County

Mayor Roberto Salinas
City of Roma

Mayor Dennis Stahl
City of South Padre Island

Ben Petty, Sr.
TaxFree Shopping

Judge Aurelio Guerra
Willacy County

Committee Chairs

Carolyn Petty & Alex
Meade
Economic Development

Dr. Hector F. Gonzalez
Healthcare

Monica Weisberg-Stewart
Immigration &
Border Security

Cynthia Garza Reyes
Transportation

Michael E. Gonzalez
Education & Workforce
Development

Mission:

To make legislative
recommendations to
help the Texas Border
Region grow and prosper
economically.



November 9, 2018

The Honorable Ambrosio "Amos" Hernandez
Mayor, City of Pharr
118 S. Cage Blvd
Pharr, TX 78577

In re: TBC membership for 2018-19

Dear Mayor Hernandez:

This fall, the Texas Border Coalition held another successful meeting, in coordination with the US-Mexico Border Mayors Summit in San Antonio. I am enthusiastic about our collective effort to address the many issues that challenge our border communities. We have a solid, productive team of leaders and advocates who have stepped up to defy the conventional wisdom and help improve our communities.

We have made steady progress in Washington and Austin on issues ranging from the NAFTA-USMCA free trade negotiations, Ports of Entry, workforce training, transportation, healthcare and economic development. Our relationships with US Senator John Cornyn; Congressmen Henry Cuellar and Will Hurd; the Texas Delegation and congressional delegations from across the country; and our Border Delegation and allies in the Texas Legislature are strong and growing.

Over the last several months, our TBC issue committees (Education & Workforce Development, Transportation, Healthcare, Immigration & Border Security and Economic Development) have engaged in the process of reviewing and updating TBC's public policy priorities, as we do in preparation for each Texas legislative session. TBC members and experts have reviewed each committee's current priorities, shared information about issues and challenges in their own communities and industries, and identified the issues that are the most widespread and crucial. Through this border-wide discussion of the most pressing issues for our communities, TBC will move forward with a strategic vision for our priority issues and a strong positive message.

The Texas Border Coalition's advocacy of the border's value has helped turn an unfavorable outlook on NAFTA into one of opportunity. We have raised awareness in Congress and the Texas Legislature on the true nature of border security, and our efforts have fostered widespread support for improvements to infrastructure, technology and staffing of our Ports of Entry. Our advocacy for border priorities in the congressional and Texas appropriations process has yielded positive results in a hostile budget environment.

While the past is often prologue, the challenges to border communities are profound. Our past success faces continuing efforts by the Administration and Congress to build the border wall and cut funding for workforce training, healthcare, transportation and economic development. The 2019 legislative session in Austin portends more trouble for the border.

To maintain our momentum, TBC needs your help. Please renew your dues as detailed in the attached invoice and join us in keeping the voice of the Texas border unified and strong – and making a difference where it counts.

Sincerely,

A handwritten signature in dark ink, reading "Pete Saenz". The signature is fluid and cursive, with the first name "Pete" and last name "Saenz" clearly distinguishable.

Pete Saenz, Chairman
Texas Border Coalition

About the Texas Border Coalition

The Texas Border Coalition (TBC) is a collective voice of border mayors, county judges, economic development commissions focused on issues that affect 2.5 million people along the Texas-Mexico border region and economically disadvantaged counties from El Paso to Brownsville. TBC is working closely with the state and federal government to educate, advocate, and secure funding for transportation, immigration and border security, workforce development, economic development and health care. For more information, visit the coalition website at www.texasbordercoalition.org. Follow TBC on [Facebook](#) and [Twitter](#) [#TXBorderCoalition] to keep up to date on all of the latest news about the coalition and its activities.

Texas Border Coalition
327 Congress Ave, Suite 450
Austin, TX 78701
(512)744-0044
spence@vianovo.com
www.texasbordercoalition.org



INVOICE

BILL TO

City of Pharr
Ambrosio "Amos" Hernandez
118 S. Cage Blvd
Pharr, TX 78577 USA

INVOICE # 1149

DATE 11/09/2018

TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
City Membership Dues for 2018-2019	70,400	0.10	7,040.00

The Texas Border Coalition (TBC) estimates a portion of your membership dues are allocable to lobbying expenses which are not deductible for federal tax purposes under IRC 162(e). If actual non-deductible lobbying expenses in any calendar year are greater than estimated non-deductible lobbying expenses, TBC will carryover the excess into the subsequent calendar year estimate as allowed under IRC 6033(e)(2). TBC estimates that 20% of your membership dues will be allocable to non-deductible lobbying expenses.

BALANCE DUE

\$7,040.00

TBC dues are calculated based on population. Cities are ten cents per capita, capped at \$45,000. Counties are five cents per capita, capped at \$30,000. Economic Development Entities and Chambers of Commerce are \$1,000 for entities with operating areas serving less than 25,000 people, \$2,000 for areas serving 25,000-50,000 and \$3,000 for areas serving over 50,000.

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Election of Officers for year 2019.

Classification: Consent

(* 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
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on update and discussion on State of The City (Edna De Saro).

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 update and discussion on State of The City (Edan De Saro).

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Resolution for Texas Leverage Fund.

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 Resolution for Texas Leverage Fund.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018

§ STATE OF TEXAS

RESOLUTION NO. 2018-002

§ COUNTY OF HIDALGO

§ CITY OF PHARR

A resolution in support of legislation in particular SB 132 filed on 11/12/18 by State Senator Juan “Chuy” Hinojosa and HB 31 filed by State Representative Oscar Longoria and any other actions to reestablish the Texas Leverage Fund as previously administered for the benefit of economic development in communities across the State of Texas

WHEREAS, The Texas Leverage Fund was established by the September 9, 1992, master resolution of the Texas Department of Commerce under specified provisions; and

WHEREAS, The Texas Leverage Fund has been successful in being held as a trust fund outside the state treasury, making loans to economic development corporations for eligible projects as authorized by the Development Corporation Act and Local Government Code provisions relating to Type A corporations and Type B corporations; paying the bank's necessary and reasonable costs of administering the Texas leverage fund program; paying the principal of and interest on revenue-based bonds; paying reasonable fees and other costs incurred by the bank in administering the fund. This fund has allowed many cities across the State of Texas to focus on economic development, providing the development of projects that the cities could not otherwise finance; and

WHEREAS, The President of the Pharr EDC, Dr. Ambrosio Hernandez, has signed a resolution in support of legislation and other actions to reestablish the Texas Leverage Fund as previously administered for the benefit of economic development in communities across the State of Texas:

NOW, THEREFORE, BE IT RESOLVED by the Pharr EDC Board that the Pharr EDC Board encourages the Governor, the Attorney General, the State Comptroller, and State Legislators: in particular our South Texas Delegation: Senator Eddie Lucio,

Senator Juan “Chuy” Hinojosa, and Representatives Longoria, Martinez, Lucio III, Guillen, Guerra, Munoz, Canales, and Olivera to develop and/or support legislation to reestablish the Texas Leverage Fund as previously administered and instituted.

READ, PASSED AND APPROVED ON THIS THE 17TH DAY OF DECEMBER 2018 BY A MAJORITY OF THE PHARR EDC BOARD OF DIRECTORS AT A MEETING AT WHICH A QUORUM WAS PRESENT.

ATTEST:

_____	_____	_____	_____
Dr. Ambrosio Hernandez, President	Date	Victor Perez, Executive Director	Date

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.D.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on LOI for Project Ranch.
--

Classification: Closed Session

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

Exclude Material from Public Packet? No
Reason:

Issue: To be discussed in executive session.

Financial Consideration: To be discussed in executive session.

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.E.

DATE SUBMITTED: December
14, 2018

MEETING DATE: December 17,
2018

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on offer from TxDOT Project Holiday.

Classification: Closed Session

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

Exclude Material from Public Packet? No
Reason:

Issue: To be discussed in executive session.

Financial Consideration: To be discussed in executive session.

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 12/14/2018
Final Approval - 12/14/2018



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: December 17, 2018

FROM: Hilda Pedraza, City Clerk

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:

Hilda Pedraza
Patricia Rigney
Sandra Zamora
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: December 17, 2018

FROM: Hilda Pedraza, City Clerk

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:

Hilda Pedraza
Patricia Rigney
Sandra Zamora
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: December 17, 2018

FROM: Hilda Pedraza, City Clerk

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:

Hilda Pedraza
Patricia Rigney
Sandra Zamora
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: December 17, 2018

FROM: Hilda Pedraza, City Clerk

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:

Hilda Pedraza
Patricia Rigney
Sandra Zamora
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: December 17, 2018

FROM: Hilda Pedraza, City Clerk

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:

Hilda Pedraza
Patricia Rigney
Sandra Zamora
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: December 17, 2018

FROM: Hilda Pedraza, City Clerk

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:

Hilda Pedraza
Patricia Rigney
Sandra Zamora
Karla Moya
City Management Office

Created -