



**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, June 17, 2019***

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-2018-45.

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) PEDC II Events of Interest.
- B) Sales Tax Report - June 2019.
- C) Loans/Leases Report.

3. CONSENT AGENDA:

A) Approval of minutes - April 15, 2019 Regular Called Meeting and May 13, 2019 Special Called Meeting.

B) Consideration and action, if any, on Hope Family Health Center Sponsorship in the amount of \$1,500.00.

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

A) Consideration and action, if any, on Pharr Produce Park Lot 6.

B) Consideration and action, if any, on Pharr Produce Park Lot 11.

C) Consideration and action, if any, on Pharr Produce Park Lot 27.

D) Consideration and action, if any, on Pharr Produce Park Lot 9 & 10.

E) Consideration and action, if any, on Project Go North.

F) Consideration and action, if any, on LOI Pharr Produce Park Lots 16 & 21.

G) Consideration and action, if any, on LOI Pharr Produce Park Lot 11 & 12.

H) Consideration and action, if any, on Pathfinder Public Affairs Contract Proposal.

I) Consideration and action, if any, on LOI Project Polk.

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

PEDC II AGENDA
Monday, June 17, 2019

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.

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

7. ADJOURNMENT:

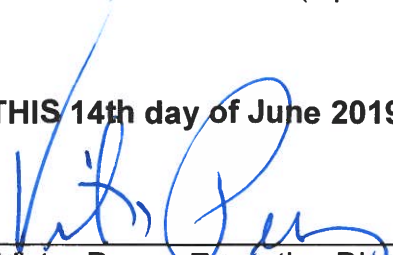
I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and current copy and that said notice was posted at <http://pharredc.com/events/>, City Hall, 118 South Cage, PEDC, 1215 S. Cage at a place convenient and readily accessible to the general public, at all

PEDC II AGENDA
Monday, June 17, 2019

times, and said notice was posted on the **14th day of June 2019 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 June 2019




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 2.A.

DATE SUBMITTED: June 12,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: PEDC II Events of Interest.

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

Created/Initiated - 6/12/2019

PEDC II EVENTS OF INTEREST

- **SBDC Smart Start Seminar en Español**

June 20, 2019 | 2:00 p.m. – 4:00p.m.
1215 S. Cage Blvd. | Pharr EDC

The [Pharr EDC](#) in partnership with UTRGV's Small Business Development Center are hosting this complimentary seminar for aspiring entrepreneurs in Spanish. The session will highlight business idea brainstorming, potential customers, and business startup overview for a concrete plan of action. Attendees will have an opportunity to receive one-to-one business advisement for ongoing assistance at no cost.

- **Resume Writing Workshop**

July 9, 2019 | 10:00 a.m. – 12:00p.m.
121 E. Cherokee | Pharr Memorial Library, North Star Room

The [Pharr EDC](#) in partnership with Workforce Solutions is hosting a Resume Writing Workshop in anticipation of the upcoming RGV Job Fair. This workshop is FREE and patrons will be advised on writing a targeted resume, what employers look for, and proper resume etiquette.

- **Interview Skills Workshop**

July 11, 2019 | 10:00 a.m. – 12:00p.m.
121 E. Cherokee | Pharr Memorial Library, North Star Room

The [Pharr EDC](#) in partnership with Workforce Solutions is hosting an Interview Skills Workshop in anticipation of the upcoming RGV Job Fair. This workshop is FREE and patrons will be advised on how to conduct themselves effectively during an interview, what to expect, common interview questions, and how to improve.

- **5th Annual RGV Job Fair**

July 18, 2019 | 9:00 a.m. – 1:00p.m.
3000 N. Cage | Pharr Events Center

The [Pharr EDC](#) in partnership with Workforce Solutions are hosting the 4th Annual RGV Job Fair. Employers will be seeking qualified candidates for vacancies in the following industries: Banking, healthcare, education, government, retail, and more. The event is free and open to the public.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 2.B.

DATE SUBMITTED: June 12,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - June 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

Created/Initiated - 6/12/2019



MEMORANDUM

DATE: June 12, 2019

TO: Alex Meade, City Manager

FROM: Karla Moya, Finance Director

SUBJECT: June 2019 Pharr Sales Tax Activity

SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of June 2019 (9th month of City's Fiscal Year 2018-2019 but April's Sales Activity for FY 2018-2019) has shown an OVERALL POSITIVE trend in the amount of \$2,195,293 from this point last year, or an INCREASE of **16.26%**

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **16.27%** compared to last June 2018 collections, the City ranked No. 9 this month compared to 9 other cities in the Valley in sales collections compared to last period, however; ranked No. 1 in collections year to date.

GAAP BASIS

This is the 7th month (Month of Actual Sales) of the fiscal year 2018-2019, to date we are UP **16.72%** which equate to \$1,770,361 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 - JUNE 2019

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2019 Payments To Date	2018 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Mercedes	\$ 519,336	\$ 418,414	24.12%	\$ 3,312,947	\$ 3,291,971	0.64%
2	Brownsville	\$ 3,395,562	\$ 2,777,202	22.27%	\$ 20,175,356	\$ 19,326,028	4.39%
3	McAllen	\$ 5,463,329	\$ 4,513,525	21.04%	\$ 34,777,783	\$ 31,436,247	10.63%
4	Edinburg	\$ 2,135,276	\$ 1,770,866	20.58%	\$ 12,640,327	\$ 11,200,365	12.86%
5	Mission	\$ 1,395,033	\$ 1,165,253	19.72%	\$ 8,261,389	\$ 7,694,093	7.37%
6	San Benito	\$ 398,438	\$ 339,753	17.27%	\$ 2,386,062	\$ 2,316,245	3.01%
7	Weslaco	\$ 1,114,349	\$ 982,428	13.43%	\$ 6,705,677	\$ 6,375,452	5.18%
8	San Juan	\$ 324,330	\$ 293,456	10.52%	\$ 1,920,244	\$ 1,816,319	5.72%
9	Pharr	\$ 1,669,298	\$ 1,573,321	6.10%	\$ 10,722,418	\$ 9,222,106	16.27%
10	Harlingen	\$ 2,030,358	\$ 2,009,433	1.04%	\$ 13,044,504	\$ 13,015,738	0.22%

Rank Based on Calendar Year 2019 To Date Activity							
1	Pharr	\$ 1,669,298	\$ 1,573,321	6.10%	\$ 10,722,418	\$ 9,222,106	16.27%
2	Edinburg	\$ 2,135,276	\$ 1,770,866	20.58%	\$ 12,640,327	\$ 11,200,365	12.86%
3	McAllen	\$ 5,463,329	\$ 4,513,525	21.04%	\$ 34,777,783	\$ 31,436,247	10.63%
4	Mission	\$ 1,395,033	\$ 1,165,253	19.72%	\$ 8,261,389	\$ 7,694,093	7.37%
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6	Weslaco	\$ 1,114,349	\$ 982,428	13.43%	\$ 6,705,677	\$ 6,375,452	5.18%
7	Brownsville	\$ 3,395,562	\$ 2,777,202	22.27%	\$ 20,175,356	\$ 19,326,028	4.39%
8	San Benito	\$ 398,438	\$ 339,753	17.27%	\$ 2,386,062	\$ 2,316,245	3.01%
9	Mercedes	\$ 519,336	\$ 418,414	24.12%	\$ 3,312,947	\$ 3,291,971	0.64%
10	Harlingen	\$ 2,030,358	\$ 2,009,433	1.04%	\$ 13,044,504	\$ 13,015,738	0.22%

STATE TOTALS	\$ 498,994,881	\$ 456,955,590	9.20%	\$ 3,058,458,281	\$ 2,915,377,408	4.91%
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AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 2.C.

DATE SUBMITTED: June 13,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Loans/Leases Report.
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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

Created/Initiated - 6/13/2019



RENTAL & LOAN UPDATE

June 2019

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Mayan Capital Marketing (Khan's Grill)	June	\$ 5,628.00	1st	Current
Big River Brewery	June	\$2,647.90	23rd	Current
RGV Careers (APRL Investments)	June	\$ 7,424.59	20th	Current
Pharr Bridge Business Park	June	\$ 11,686.84	15th	Past Due
Pharr Bridge Investment Company	June	\$ 10,390.37	11th	Past Due
Eugenio Cortez (American Star)*	June	\$ 345.44	1st	Past Due
Rosita's*	June	\$ 1,170.00	17th	Past Due
Moonbeans**	June	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors***	June	\$ 424.26	1st	Lawsuit Filed
*PBBP and Rosita's are behind payments. Rosita's has been contacted and is expected to make payments this week.				
*PBIC and American Star are late on their most recent payment (one payment behind). Borrowers have been notified, and are expected to catch up.				
**PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.				
*** Stormy Colors is 34 months past due as of June 2019. The loan, plus interest, is due in full.				



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Approval of minutes - April 15, 2019 Regular Called Meeting and May 13, 2019 Special Called 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

Created/Initiated - 6/14/2019

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, APRIL 15, 2019**

Present: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Comm. Ricardo Medina
Board Member Comm. Dr. Ramiro Caballero
Board Member Reynaldo Perez
Board Member Mario Lizcano
Board Member Efrain Matamoros

Absent

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

PEDC Attorney: Jaime Muñoz

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

Vice President Mr. Mario Lizcano, called the meeting to order at 3:00 p.m.
Roll call established a quorum.

Mayor Dr. Ambrosio Hernandez joined the meeting at 3:06 p. m.

Pledge of Allegiance & Invocation

ITEM 2. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS

Vice President Mr. Mario Lizcano introduced the item.

Victor Perez, Executive Director informs the Board about; PEDC II Events of Interest, PSJA Tri-City Pedestrian Sidewalks Project we are going to reschedule that one. Pharr Recycling Center Ribbon Cutting April 22, 2019 at 11:00 am. 1900 S. Cage Blvd. Pharr, the City of Pharr will be celebrating the Grand opening of a new recycling center. This center will recycle cardboard, paper, plastics,

tin and aluminum so please stop by to visit the new location. Portus Freight Forwarding Services Groundbreaking April 23, 2019 at 11:00am. 10724 S. Sugar Rd. Pharr, a Portus freight forwarding services, LLC is an import and export company covering Canada, US and Mexico. Their team is composed of committed professionals that bring their clients experience while guaranteeing the handling of their products in a secure and reliable way. Join us in breaking ground for another great addition to the City of Pharr. Livewell Medical Center Ribbon Cutting April 23, 2019 at 4:00pm (tentative) 216 E. Interstate 2 Suite G Pharr, Livewell medical center's primary medical provider is Monica E. Gonzalez., MPAS, PA-C. Ms. Gonzalez has over 10 years of experience in family and internal medicine, as well as treating patients in the home setting. Join us as we celebrate their grand opening. Javelina Rd. Dedication Renaming Ceremony Ribbon Cutting April 30, 2019 at 5:30pm. 300 E. El Rancho Blanco Rd. Pharr. The City of Pharr and PSJA have renamed El Rancho Blanco to Javelina Rd. the mascot of PSJA Southwest EC High School, join us as we celebrate this historic occasion for the City of Pharr and PSJA. National Day of Prayer, which you all have tickets on the white envelope, May 2, 2019 Luncheon at 11:30 am. Sponsorships available and Festival of Faith evening community event at 6:00 pm Pharr Events Center 3000 N. Cage Blvd. Pharr. The theme for the 2019 National Day of Prayer is "Love One Another". Come celebrate our love for one another by joining us for a prayerful luncheon with Keynote Speaker, Milton Gonzalez, followed by an evening Festival of Faith with spiritual entertainment from our community. Unimex Logistics LLC Ribbon Cutting May 8, 2019 at 12:00 pm. 700 W. Anaya Pharr. Unimex Logistics USA was founded in 2006 with offices in Pharr, Texas and Laredo, Texas. They have more than 25 years of experience in the Transportation industry and have grown in the area because of their services in the Maquiladora Industry. Unimex Logistics is committed to quality and efficiency and has all the requirements, certifications and compliance to transport all types of products both in Mexico and the United States. Join the Greater Pharr Chamber of Commerce as we celebrate their Ribbon Cutting.

Sales Tax Report is in your packets, we have Ms. Karla Moya here incase you have questions that I cannot answer. The sales tax activity for the City of Pharr as of the month of April 2019 7th month of City's Fiscal Year 2018-2019 but February's Sales Activity for FY 2018-2019 has shown an overall positive trend in the amount of \$1,974,690 from this point last year, or an increase of 19.21%. RGV Sales Comparison, City of Pharr shows an increase of 16.45% compared to April 2018 collections, this month the City ranked No. 3 in net sales collections in comparison with other 9 cities in the Valley and ranked No. 1 in collections year to date. GAAP Basis, this is the 5th month, month of actual sales of the fiscal year 2018-2019, to date we are up 22.10 % which equate to \$774,879 from this point of the fiscal year compared to last year.

ITEM 3. CONSENT AGENDA:

A) APPROVAL OF MINUTES – MARCH 18, 2019 – REGULAR CALLED MEETING.

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

ITEM 4. REGULAR AGENDA - OPEN SESSION:

Victor Perez Executive Director requested to deviate from the agenda and enter into a close session. There was no objection.

ITEM 5. CLOSED SESSION:

IN ACCORDANCE WITH CGAPTER 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.

Vice President Mario Lizcano 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 3:06 p. m.

ITEM 6. RECONVENE:

Mayor Dr. Ambrosio Hernandez stated that the time being 3:25 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 LOI PROJECT POLK.

Staff recommended no action as discussed in executive session.

B) CONSIDERATION AND ACTION, IF ANY, ON CTB CONTRACT.

Staff recommended approval as discussed in executive session.

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

C) CONSIDERATION AND ACTION, IF ANY, ON PEDC PROMOTION SERVICES.

Staff recommended approval as discussed on executive session.

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

D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT L & J.

Staff recommended approval as discussed in executive session.

Commissioner Ricardo Medina **moved** to approve. It was seconded by Commissioner Ramiro Caballero. Motion carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, TO AUTHORIZE PEDC II EXECUTIVE DIRECTOR TO COMPLETE ADVANCE REQUEST AND COMPLIANCE CERTIFICATE.

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano **moved** to approve. It was seconded by Commissioner Ricardo Medina. Motion carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, ON LOI PROJECT PANE.

Staff recommended no action as discussed in executive session.

ITEM 7. ADJOURNMENT

There being no further business to come before the board, Commissioner Ramiro Caballero **moved** to adjourn. It was seconded by Board Member Reynaldo Perez and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:27 p.m.

Mayor, Dr. Ambrosio Hernandez

ATTEST _____

Reynaldo Perez, Secretary

APPROVED:

DRAFT

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
SPECIAL CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, MAY 13, 2019**

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

Absent Board Member Efrain Matamoros

Staff Present: Victor Perez, Executive Director
Alex Meade, City Manager
Ed Wylie, Ass. City Manager
Jamison Merrick, Finance Manager
Maribel Garcia, Executive Administrative Assistant

PEDC Attorney: Jaime Muñoz

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

President Mayor Dr. Ambrosio Hernandez, called the meeting to order at 3:00 p.m.
Roll call established a quorum.

Pledge of Allegiance & Invocation

Board Member Commissioner Eleazar Guajardo moved to excuse the absence of Board Member Efrain Matamoros, it was seconded by Board Member Mario Lizcano. Motion Carried unanimously.

ITEM 2. REGULAR AGENDA - OPEN SESSION:

Victor Perez Executive Director requested to deviate from the agenda and enter into a close session. There was no objection.

ITEM 3. CLOSED SESSION:

IN ACCORDANCE WITH CGAPTER 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 3:02 p. m.

ITEM 4. RECONVENE:

Mayor Dr. Ambrosio Hernandez stated that the time being 3:28 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 PHARR PRODUCE LOT 6.

Staff recommended approval as discussed in executive session.

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

B) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE LOT 11.

Staff recommended approval as discussed in executive session.

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

C) CONSIDERATION AND ACTION, IF ANY, ON CAMPERO AGREEMENT.

Staff recommended approval as discussed on executive session.

Commissioner Eleazar Guajardo moved to approve. It was seconded Commissioner Ricardo Medina. Motion carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE PARK LOI LOT 12.

Staff recommended approval as discussed in executive session.

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

ITEM 5. ADJOURNMENT

There being no further business to come before the board, Board Member Mario Lizcano **moved** to adjourn. It was seconded by Commissioner Ramiro Caballero and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:29 p.m.

Mayor, Dr. Ambrosio Hernandez

ATTEST _____
Reynaldo Perez, Secretary

APPROVED:



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: June 13,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Hope Family Health Center Sponsorship in the amount of \$1,500.00.
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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

Created/Initiated - 6/13/2019



SAVE THE DATE

ART
AND
WINE

FESTIVAL

FRIDAY, JUNE 28TH

6:30 PM TO 10:00 PM

EDINBURG CONFERENCE CENTER AT RENAISSANCE

EDINBURG, TEXAS 78539

PROCEEDS BENEFIT HOPE FAMILY HEALTH CENTER

FOR MORE INFORMATION, CALL (956) 994-3319



April 28, 2019

Dear Friend,

HOPE Family Health Center is pleased to announce our 2nd Annual Art & Wine Festival. The event will take place on Friday, June 28, 2019 at the Edinburg Conference Center at Renaissance. All proceeds from this event will benefit HOPE Family Health Center and the uninsured members of our Rio Grande Valley Community.

The Hope Family Health Center is a non-profit health clinic that sees over 4,000 patients per year. These patients do not have medical insurance or access to other primary and preventative medical or behavioral health care services. The physicians and medical staff at the Hope Family Health Center generously volunteer their time, services, and resources to support the less fortunate members of our community. Grant funded therapists provide individualized and group therapy. In addition, HOPE offers Peer Support Services, nutritional assessment and classes, preventative health and wellness interventions, Integrative Behavioral Health, case management, and care coordination.

HOPE was founded in 1996 as a way to help the community by providing much needed care to the working poor and those who do not qualify for medical coverage. Now, 23 years later, HOPE continues to work towards our mission of ensuring our neighbors receive much needed services. Over the past three years appointments at the clinic have increased by 41% percent. Despite the increase in appointments, HOPE continues to rely solely on donations and does not bill Medicaid, Medicare, private insurance, or any other form of medical coverage. HOPE asks patients for a \$5-\$10 donation and requests patients help with the payment of their lab work or specialty care. Many times patients are unable to leave a donation and do not have the funds to increase their health and work towards self-sufficiency. HOPE is proud to be able to assist patients with care through our fundraising efforts.

We hope you will join us at the 2nd Annual Art & Wine Festival. Enclosed are our Sponsorship opportunities as well as information on the event itself. We look forward to making this a wonderful event to help our community.

Sincerely,

Rebecca E. Ramirez-Stocker
Hope Family Health Center
Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item:

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

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Produce Park Lot 6.

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Produce Park Lot 11.

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Produce Park Lot 27.
--

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.D.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Produce Park Lot 9 & 10.
--

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.E.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.F.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on LOI Pharr Produce Park Lots 16 & 21.

Classification: Closed Session

(* 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

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.G.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on LOI Pharr Produce Park Lot 11 & 12.

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.H.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pathfinder Public Affairs Contract Proposal.
--

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.I.

DATE SUBMITTED: June 14,
2019

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

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:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 6/14/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:
MEETING DATE: June 17,
2019

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
Karla Moya

Created -

City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:
MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administrati
on

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
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:
MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administrati
on

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
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:
MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administrati
on

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
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:
MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administrati
on

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
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: June 17,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administrati
on

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
Karla Moya
City Management Office

Created -