



**NOTICE THAT A SPECIAL 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, September 18, 2017***

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. Roll Call and possible action on the excusing of any absent board member:

2. Public Hearing.: *Notice that this is the Public Hearing portion of the Pharr Economic Development Corporation II for all eligible items listed in section 5.*

3. Executive Director's Administrative Reports:

- A) PEDC Events of Interest
- B) Submission of September 2017 Sales Tax Report
- C) Loans and Leases Report

4. CONSENT AGENDA:

- A) Consideration and action, if any, on sponsorship for South Texas Tourism in the amount of \$1,500.
- B) Consideration and action, if any, on sponsorship for the RGV Partnership Foundation 30th Annual Fundraiser Tournament in the amount of \$1,500.

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

- A) Consideration and action, if any, on proposed PEDC II budget for FY 2017-2018.
- B) Consideration and action, if any, on authorizing PEDC II Executive Director, Victor Perez, to contract a real estate broker.
- C) Consideration and action, if any, on Hiline/Anaya Project Roads.
- D) Reconsideration and action, if any, on Incentive Agreement with Pharr Bridge Business Park.
- E) Consideration and action, if any, on LOI for Project Auto.
- F) Consideration and action, if any, on extension of time to commence construction for Zeppelin Group, LLC.
- G) Consideration and action, if any, on the sale of Lot 11 at the Pharr Produce District.
- H) Consideration and action, if any, on the sale of Lot 12 at the Pharr Produce District.
- I) Consideration and action, if any, on LOI for Novus Polaris, Inc.

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, including items 4-5 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 authorizing **Executive Director, Victor Perez, to contract a real estate broker, on extension of time to commence construction for Zeppelin Group, LLC, the sale of Lot 11 at the Pharr Produce District, the sale of Lot 12 at the Pharr Produce District, 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.

PEDC II AGENDA
Monday, September 18, 2017

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 **PEDC II budget for FY 2017-2018, Project Roads, Incentive Agreement with Pharr Bridge Business Park, LOI for Project Auto, LOI for Novus Polaris, 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.

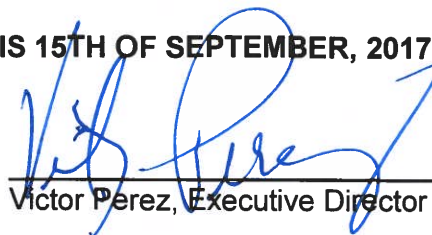
7. RECONVENE:

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 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 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 15TH OF SEPTEMBER, 2017




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: PEDC Events of Interest

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: Events of Interest for the month of September.

Financial Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

PEDC II EVENTS OF INTEREST

- Sweet Pastry By Liz
September 27, 2017 | 3:30 p.m.
1536 S. Cage, Pharr, TX 78577

The Pharr Economic Development Corporation is hosting a ribbon cutting for the grand opening of Sweet Pastry By Liz.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Submission of September 2017 Sales Tax Report

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Sales Tax Activity Report - September 2017

Financial Consideration: N/A

Staff Recommendation: N/A

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -



MEMORANDUM

DATE: September 11, 2017
TO: Juan Guerra, City Manager
FROM: Karla Moya, Finance Director

SUBJECT: September 2017 Pharr Sales Tax Activity

TRUE SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of September 2017 (July 2017 actual activity) has shown an OVERALL POSITIVE trend in the amount of \$349,244 from this point last year, or an INCREASE of 2.10%.

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **2.83%** compared to last September collections, the City still ranks No. 4 compared to 9 other cities in the Valley in annual sales collections.

GAAP BASIS

This is the 10th month (Month of Actual Sales) of the fiscal year 2016/2017; to date we are up 1%, which equate to \$163,292 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 -SEPTEMBER 2017

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2017 Payments To Date	2016 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Harlingen	1,940,668.60	1,734,335.23	11.90%	17,910,196.76	17,097,793.76	4.75%
2	McAllen	4,718,709.69	4,504,511.90	4.76%	44,520,935.33	45,964,932.25	-3.14%
3	Pharr	1,368,049.52	1,330,463.35	2.83%	12,789,520.37	12,699,170.22	0.71%
4	San Juan	285,243.19	281,808.51	1.22%	2,662,164.33	2,602,865.94	2.28%
5	Weslaco	907,271.03	896,762.21	1.17%	9,102,178.32	8,905,468.13	2.21%
6	Edinburg	1,595,898.10	1,601,962.79	-0.38%	15,688,696.62	15,890,309.11	-1.27%
7	Mission	1,181,424.93	1,187,554.48	-0.52%	11,149,900.26	11,419,149.21	-2.36%
8	Alamo	257,573.98	269,180.35	-4.31%	2,589,892.79	2,671,825.26	-3.07%
9	Brownsville	2,748,582.42	2,928,998.49	-6.16%	27,404,239.77	28,120,290.55	-2.55%
10	Mercedes	525,530.20	610,180.81	-13.87%	4,810,956.75	5,491,850.19	-12.40%

Rank Based on Calendar Year 2017 To Date Activity							
1	Harlingen	1,940,668.60	1,734,335.23	11.90%	17,910,196.76	17,097,793.76	4.75%
2	San Juan	285,243.19	281,808.51	1.22%	2,662,164.33	2,602,865.94	2.28%
3	Weslaco	907,271.03	896,762.21	1.17%	9,102,178.32	8,905,468.13	2.21%
4	Pharr	1,368,049.52	1,330,463.35	2.83%	12,789,520.37	12,699,170.22	0.71%
5	Edinburg	1,595,898.10	1,601,962.79	-0.38%	15,688,696.62	15,890,309.11	-1.27%
6	Mission	1,181,424.93	1,187,554.48	-0.52%	11,149,900.26	11,419,149.21	-2.36%
7	Brownsville	2,748,582.42	2,928,998.49	-6.16%	27,404,239.77	28,120,290.55	-2.55%
8	Alamo	257,573.98	269,180.35	-4.31%	2,589,892.79	2,671,825.26	-3.07%
9	McAllen	4,718,709.69	4,504,511.90	4.76%	44,520,935.33	45,964,932.25	-3.14%
10	Mercedes	525,530.20	610,180.81	-13.87%	4,810,956.75	5,491,850.19	-12.40%

STATE TOTALS	436,566,142.05	411,280,868.04	5.79%	4,097,451,902.76	3,972,253,122.69	3.06%
--------------	----------------	----------------	-------	------------------	------------------	-------



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Loans and Leases Report

Classification: Regular

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

Exclude Material from Public Packet? No

Reason:

Issue: Loans and Leases Report

Financial Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -



RENTAL & LOAN UPDATE

September 2017

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Moonbeans*	September	\$ 1,185.81	1st	4 Months Past Due
Gridiron Burgers	Bankruptcy	\$ -	25th	Motion to Dismiss
Create The Bridge**	September	\$ 660.00	10th	4 Months Past Due
Pharr Bridge Business Park	September	\$ 10,281.62	11th	Current
Mayan Captial Marketing (Khan's Grill)	September	\$ 5,628.00	1st	Current
Eugenio Cortez (American Star)	September	\$ 345.44	1st	Current
Stormy Colors***	September	\$ 424.26	1st	Lawsuit Filed
Rosita's	September	\$ 1,170.00	17th	Current
Irma's Sweete Shoppe (1)	September	\$ 554.60	1st	Current
Irma's Sweete Shoppe (2)	September	\$ 277.30	15th	Current
RGV Careers (APRL Investments)	September	\$ 7,424.59	20th	Current
Maria Herrera****	September	\$ 375.86	17th	2 Months Past Due
* Moonbeans is 4 months past due as of Sept 2017. The total balance due is \$4,743.24.				
**Create the Bridge is 4 months past due as of Sept 2017. The total balance due is \$2,640.00.				
*** Stormy Colors is 13 months past due as of Sept 2017. The total balance due is \$5,515.38.				
**** Maria Herrera is 2 months past due as of Sept 2017. The total balance due is \$751.72.				

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sponsorship for South Texas
Tourism in the amount of \$1,500.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: Sponsorship for South Texas Tourism in the amount of \$1,500.

Financial Consideration: \$1,500.00

Staff Recommendation: N/A

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

South Texas & the Gulf Coast Tourism Marketing Coops

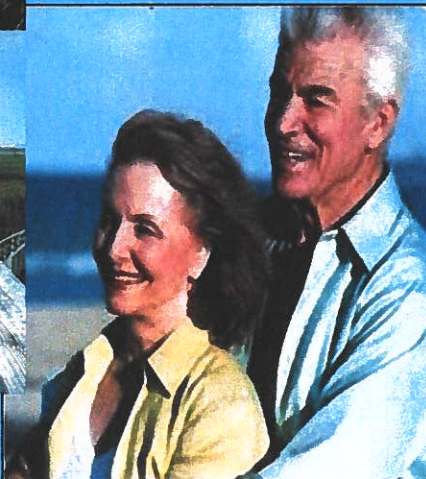
South Texas Nature is a non-profit 501 c6 organization that presents *two regional* tourism marketing cooperatives: South Texas Nature & South Texas Tourism.

The board is composed of representatives of the region's chambers of commerce, convention & visitors bureaus, cities and counties.

The main goal is to develop a unified tourism vision targeting two specific market sectors: 1) birding & nature 2) seniors & retirees.

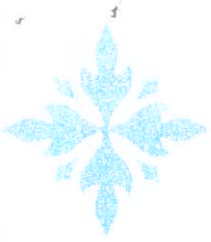
The group believes it is imperative to work together as a coalition in order to position our destination at a competitive level among global destination markets.

The organization strongly believes the region has all the resources to compete with major popular



Together for South Texas
& the Gulf Coast





South Texas Nature

Member Benefits & Fees

Meetings – Partner Members attend monthly meetings for the opportunity to be part of the planning and reviewing of the co-op's marketing strategies.

Website – Members will be listed on the co-ops main website with a direct link to their own website (s), in addition to unlimited promotion of events on main website.*

Facebook Page – Members will have administrative rights to the Facebook page with full ability to add information related to their business / events following the cooperatives guidelines.

Journalist Hosting- Though opportunities cannot be guaranteed, every attempt will be made to include members in journalist hosting. Members will have access to journalists during their visits.

International Birding Fairs – Members will have access to promote their destinations at American and International birding shows scheduled every year.

Media and Sales Missions – Members will also receive full partnership exposure during international media/sales missions.

Legislation—Access to legislative information pertaining to nature tourism.

Resources— Access to the area's economic impact reports and published material.

Partner Membership annual fees for Destination Management Organizations are based on budget totals provided in the bylaws. For information please contact Nydia Tapia—Gonzales at Nydia@rgvtourism.com or by phone at (956) 202-1392.

Sponsorships are available for non-profit organizations, local businesses and individuals at an annual cost of **\$ 250.00** **Benefits include:**

- A) Categorical listing on STN website with direct link to own website.
- B) Promotion of business and events on the South Texas Nature social media sites.
- C) Representation during Trade Shows through collateral materials printed by STN.**
- D) Distribution of promotional material during trade shows and media missions. **
- E) Opportunity to host nature writers and journalists

** Additional costs may apply.

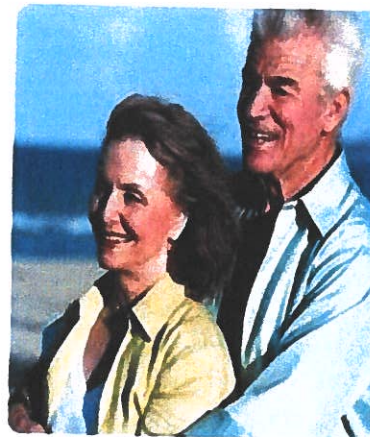


Member Benefits & Fees:

- A) Participation in quarterly meetings where strategies are planned and discussed.
- B) Categorical listing on main website with direct link to your website.
- C) Unlimited promotion of your destination and events on the coop's social media sites.
- D) Opportunity to host quarterly networking events.
- E) Representation during national and international industry related shows and events in and outside of Texas.
- F) Access to legislative information.
- G) Access to the area's economic impact report by UTPA
- H) Networking opportunities with travel writers and media hosted by the South Texas Tourism Cooperative.
- I) Opportunity to be featured in major national & international

Membership annual fee for Chambers of Commerce, Convention & Visitor Bureaus, Economic Development Corporations, counties and cities is based on tourism promotion budget totals. See below:

Budget	Dues (Annual)
\$0-\$50,000	\$550
\$50,000—\$100,000	\$1,500
\$100,001- \$200,000	\$2,200
\$200,001-\$300,000	\$3,300
\$300,001-\$400,000	\$4,400
\$400,001– and up	\$5,500



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sponsorship for the RGV Partnership Foundation 30th Annual Fundraiser Tournament in the amount of \$1,500.

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 sponsorship for the RGV Partnership Foundation 30th Annual Fundraiser Tournament in the amount of \$1,500.

Financial Consideration: \$1,500.00

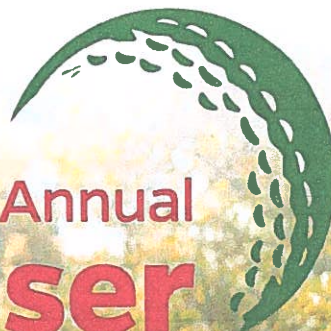
Staff Recommendation: N/A

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -



30th Annual **Fundraiser** Tournament

Benefiting the
RGV Partnership Foundation's Scholarship Program

Friday, November 3rd 2017

Registration: 7:00 a.m. • **Tee-Off:** 8:00 a.m.

2 Mulligans - \$20

Teams of 4 - \$500

Includes:

- Course Fees
- Golf Cart
- Gift Bags
- Breakfast
- Lunch

To Pre-Register or for Sponsorship Opportunities

 **956.968.3141**
 **events@valleychamber.com**





Dear Partner:

CITY MANAGERS OFFICE

It's that time of year again! The Rio Grande Valley Partnership Foundation's **30th Annual Golf Tournament** is right around the corner. All proceeds will benefit our Scholarship Program, founded in 2013. This is a profound opportunity to support local college students, many of whom will lead the Rio Grande Valley in the future.

Our scholarship will benefit students from one of the region's four counties - Starr, Hidalgo, Willacy, and Cameron - who will be attending one of our local higher education institutions. Scholarship assistance is critical for student success and we rely on sponsors, like yourself, to help grow the amount of scholarships we award.

This year's tournament will be held on **Friday, November 3rd**, at Los Lagos Golf Course in Edinburg. With over 100 participants every year, this is a great opportunity to promote your business and reach the RGV's top business and community leaders.

We are offering a wide range of sponsorship opportunities for this year's golf tournament. These opportunities include sponsorships for teams, door prizes, goodie bags, shirts and caps, as well as, flags and tee boxes.

Your participation helps the RGV Partnership Foundation continue its work by making a difference in students' lives and, ultimately, the Rio Grande Valley.

Let's make a difference together and invest in our future!

Best regards,

Anabell C. Cardona
Chairwoman

A handwritten signature in black ink, appearing to read "Anabell Cardona".

Atanacio Hinojosa
Golf Committee Chair

A handwritten signature in black ink, appearing to read "A. Hinojosa".

To Pre-Register or for Sponsorship Opportunities Contact Us
Phone: 956.968.3141 Fax: 956.968.0210
Email: Events@ValleyChamber.com . Mail: P.O. Box 1499 Weslaco, TX 78599

Sponsorship Opportunities

The Rio Grande Valley Partnership Foundation's 30th Annual Golf Tournament to support our Scholarship Program

Title Sponsor \$5,000



Platinum Sponsor \$3,500

- Two 4-man golf teams
- 4 seats at Scholarship Banquet
- 4 seats at the Valley Proud Honors Banquet
- Recognition in promotional materials, including social media
- Banner recognition at Golf Tournament and Scholarship Banquet
- One prominent flag sponsorship
- Promotional items in goodie bag
- Hole sponsorship

Gold Sponsor \$2,500

- One 4-man golf team
- 2 seats at Scholarship Banquet
- 2 seats at Valley Proud Honors Banquet
- Recognition in promotional materials, including social media
- Banner recognition at Golf Tournament and Scholarship Banquet
- Flag sponsorship
- Promotional items in goodie bag
- Hole sponsorship

Silver Sponsor \$1,500

- One 4-man golf team
- 2 seats at Scholarship Banquet
- Recognition in promotional materials, including social media
- Banner recognition at Golf Tournament and Scholarship Banquet
- Promotional items in goodie bag
- Hole sponsorship

Team sponsor \$500

- One 4-man golf team
- Promotional items in goodie bag

Cap Sponsor \$1,500

- Your logo displayed on cap distributed to over 100 Players
- Opportunity to include promotional items in goodie bag

Goodie Bag Sponsor \$1,000

- Your logo displayed on goodie bags distributed to over 100 Players
- Opportunity to include promotional items in goodie bag

Food Sponsor \$1,000

- Logo displayed at registration tables and on each table provided by Golf Course

Shirt Sponsor \$1,000

- Your logo displayed on shirt distributed to over 100 Players
- Opportunity to include promotional items in goodie bag

Flag Sponsor \$250

- Company Logo on Flag
- Opportunity to include promotional items in goodie bag

Hole Sponsor \$150

- Promotion on tee-box

Registration Form

Company name

Contact name

Address

City

State

Zip

Phone

Email Address

☐ Platinum Sponsor

☐ Gold Sponsor

☐ Silver Sponsor

☐ Team Sponsor

☐ Cap Sponsor

☐ Goodie Bag Sponsor

☐ Food Sponsor

☐ Shirt Sponsor

☐ Flag Sponsor

☐ Hole Sponsor

Payment Information

☐ Check Enclosed: Made payable to Rio Grande Valley Partnership Foundation

☐ Bill my credit card \$
(Visa, MC, & Amex)

Amount

Signature

Credit Card #

Expiration Date

Security Code

Billing Zip Code

Player 1

Email Address

Phone #

Handicap

Player 2

Email Address

Phone #

Handicap

Player 3

Email Address

Phone #

Handicap

Player 4

Email Address

Phone #

Handicap

Please Return Form By:

Phone: 956.968.3141 Fax: 956.968.0210

Email: Events@ValleyChamber.com • Mail: P.O. Box 1499 Weslaco, TX 78599

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on proposed PEDC II budget for FY 2017-2018.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on proposed PEDC II budget for FY 2017-2018.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on authorizing PEDC II Executive Director, Victor Perez, to contract a real estate broker.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on authorizing PEDC II Executive Director, Victor Perez, to contract a real estate broker.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Hiline/Anaya Project Roads.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on Hiline/Anaya Project Roads.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Reconsideration and action, if any, on Incentive Agreement with Pharr Bridge Business Park.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Reconsideration and action, if any, on Incentive Agreement with Pharr Bridge Business Park.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on LOI for Project Auto.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on extension of time to commence construction for Zeppelin Group, LLC.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on extension of time to commence construction for Zeppelin Group, LLC.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.G.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on the sale of Lot 11 at the Pharr Produce District.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on the sale of Lot 11 at the Pharr Produce District.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.H.

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on the sale of Lot 12 at the Pharr Produce District.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on the sale of Lot 12 at the Pharr Produce District.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.I.

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Pere

Agenda Item: Consideration and action, if any, on LOI for Novus Polaris, Inc.

Classification: Closed Session

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

Exclude Material from Public Packet? Yes

Reason: Executive Session Item

Issue: Consideration and action, if any, on LOI for Novus Polaris, Inc.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, 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:

Marcela Beas
Karla Moya
Patricia Rigney

Created/Initiated - 09/15/2017
New -

City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, 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 authorizing **Executive Director, Victor Perez, to contract a real estate broker, on extension of time to commence construction for Zeppelin Group, LLC, the sale of Lot 11 at the Pharr Produce District, the sale of Lot 12 at the Pharr Produce District, 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:

Marcela Beas

Created/Initiated - 09/15/2017

Karla Moya
Patricia Rigney
City Management Office

New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, 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:

Marcela Beas
Karla Moya
Patricia Rigney
City Management Office

Created/Initiated - 09/15/2017
New -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, 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:

Marcela Beas
Karla Moya
Patricia Rigney
City Management Office

Created/Initiated - 09/15/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 15,
2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, 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:

Marcela Beas
Karla Moya
Patricia Rigney
City Management Office

Created/Initiated - 09/15/2017
New -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 15, 2017

MEETING DATE: September 18, 2017

FROM: Marcela Beas, 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 **PEDC II budget for FY 2017-2018, Project Roads, Incentive Agreement with Pharr Bridge Business Park, LOI for Project Auto, LOI for Novus Polaris, 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:

Marcela Beas
Karla Moya
Patricia Rigney
City Management Office

Created/Initiated - 09/15/2017
New -

