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, October 2, 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 it the Public Hearing portion of the Pharr Economic Development Corporation II for all eligible items listed in section 4.*

3. CONSENT AGENDA:

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

A) Consideration and action, if any, on advertising contract with De Saro/Rodriguez Advertising Agency.

B) Consideration and action, if any, on authorization for Executive Director, Victor Perez, to negotiate a rental agreement with Dragon Warrior Noodles.

C) Consideration and action, if any, on LOI for Project Auto.

D) Consideration and action, if any, on LOI for Pharr Landing Project DBA Rubiano Commercial.

E) Consideration and action, if any, on LOI's for Lot 6A at the Pharr Commercial Plaza.

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, including items 4-7 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, **on advertising contract with De Saro/Rodriguez Advertising Agency, on authorization for Executive Director, Victor Perez, 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 **negotiate a rental agreement with Dragon Warrior Noodles, 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 **LOI for Project Auto, LOI for Pharr Landing Project DBA Rubiano Commercial, LOI's for Lot 6A at the Pharr Commercial Plaza, 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 **29th of September at 3:00pm** 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 ANS SEAL, THIS

_____
Victor Perez, Executive Director

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on advertising contract with De Saro/Rodriguez Advertising Agency.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: Advertising contract with De Saro

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas	Created/Initiated - 09/28/2017
Victor Perez	Final Approval - 09/28/2017

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on authorization for Executive Director, Victor Perez, to negotiate a rental agreement with Dragon Warrior Noodles.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: Rental agreement with Dragon Warrior Noodles.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas	Created/Initiated - 09/28/2017
Victor Perez	Final Approval - 09/28/2017

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 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? No

Reason:

Issue: LOI for Project Auto

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas	Created/Initiated - 09/28/2017
Victor Perez	Final Approval - 09/28/2017

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.D.

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on LOI for Pharr Landing Project DBA Rubiano Commercial.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: LOI with Rubiano Commercial

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas	Created/Initiated - 09/28/2017
Victor Perez	Final Approval - 09/28/2017

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.E.

DATE SUBMITTED: September 29, 2017

MEETING DATE: October 2, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on LOI's for Lot 6A at the Pharr Commercial Plaza.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: LOI's for Lot 6A

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approvals.

Alternatives:

ROUTING:

Marcela Beas	Created/Initiated - 09/29/2017
Victor Perez	Final Approval - 09/29/2017

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 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, **on advertising contract with De Saro/Rodriguez Advertising Agency, on authorization for Executive Director, Victor Perez, 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 Created/Initiated - 09/28/2017

Karla Moya	Approved - 09/29/2017
Patricia Rigney	New -
City Management Office	

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 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 **negotiate a rental agreement with Dragon Warrior Noodles, 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 - 09/28/2017
Karla Moya	Approved - 09/29/2017
Patricia Rigney	New -

City Management Office

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 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	Created/Initiated - 09/28/2017
Karla Moya	Approved - 09/29/2017
Patricia Rigney	New -
City Management Office	

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: October 2, 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 — Created -

Karla Moya

Patricia Rigney

City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 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	Created/Initiated - 09/28/2017
Karla Moya	Approved - 09/29/2017
Patricia Rigney	New -
City Management Office	

Pharr Economic Development Corporation

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: September 28, 2017

MEETING DATE: October 2, 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 **LOI for Project Auto, LOI for Pharr Landing Project DBA Rubiano Commercial, LOI's for Lot 6A at the Pharr Commercial Plaza, 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	Created/Initiated - 09/28/2017
Karla Moya	Approved - 09/29/2017
Patricia Rigney	New -
City Management Office	