



**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, November 6, 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. Pledge of Allegiance & Invocation.
3. **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.*
4. **CONSENT AGENDA:**
 - A) Consideration and action, if any, on sponsorship for PSJA ECHS "Our Community, Our Veterans and Our Law Enforcement" thanksgiving meals in the amount of \$250.00.
 - B) Consideration and action, if any, on sponsorship for Renaissance Cancer Foundation Gala in the amount of \$1,000.00.
5. **REGULAR AGENDA - OPEN SESSION:** *Additional Items on the Agenda:*

PEDC II AGENDA
Monday, November 6, 2017

- A) Consideration and action, if any, on revised Letter of Intent (LOI) for Project Auto.
- B) Consideration and action, if any, on authorizing PEDC II Executive Director, Victor Perez, to complete Advance Request and Compliance Certificate for purchase of real property.
- C) Consideration and action, if any, on the sale of Lots 3, 4 and 5 at the Pharr Produce District.
- D) Consideration and action, if any, on the sale of Lot 3 at the Pharr Produce District.
- E) Consideration and action, if any, on the sale of Lot 11 at the Pharr Produce District.
- F) Consideration and action, if any, on contract renewal with Jesse Zambrano Law Firm.
- G) Consideration and action, if any, on Pharr Bridge Business Park.
- H) Consideration and action, if any, on 380 Stimulus Agreement with TOPGOLF USA PHARR, LLC.
- I) Consideration and action, if any, on Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements on the Pharr Commercial Park Phase 2.

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 **approval of Declaration of Covenants, Restrictions, and Reciprocal Easements, 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 PEDC II Executive Director, Victor Perez, to complete Advance Request and Compliance Certificate for purchase of real property, on the sale of Lot 3 at the Pharr Produce District, on the sale of Lot 11 at the Pharr Produce District, on the sale of Lot 3, 4 and 5 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, November 6, 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 **LOI for Project Auto, 380 Stimulus Agreement with Topgolf USA Pharr, Pharr Bridge Business Park, 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.

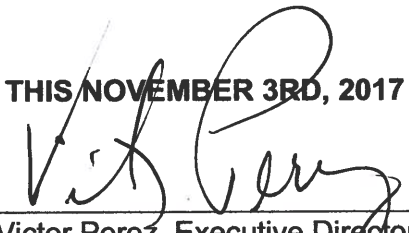
7. RECONVENE: *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

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 November 3rd, 2017 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 NOVEMBER 3RD, 2017




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sponsorship for PSJA ECHS "Our Community, Our Veterans and Our Law Enforcement" thanksgiving meals in the amount of \$250.00.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: PSJA ECHS Sponsorship for Thanksgiving Meals

Financial Consideration: \$750.00

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -



PSJA Early College High School

Pharr-San Juan-Alamo ISD
Alejandro Elias, Principal

October 9, 2017

Dear Esteemed Community Member:

PSJA ECHS is making plans to share a thanksgiving meal to serve, **"Our Community, Our Veterans and Our Law Enforcement,"** this November 11, 2017 from 11:00 a.m. to 2:00 p.m. at PSJA ECHS located at 805 West Ridge Road in San Juan, Texas.

Last year, over 700 individuals received a blessed meal with the help of our sponsors. This year, we are opening our doors again to share a meal with our Bear community expecting to serve over 1200 individuals. Bears Care Thanksgiving Feast relies on generous donations from caring people like you. You have a cordial invitation to this community event and you are welcomed to be one of our sponsors. Below are our sponsorship levels for this event:

Gold Sponsor- \$1,000
Silver Sponsor- \$750
Bronze Sponsor- \$500
Bear Partner-\$250
In-Kind Donation Friend

For more information please contact: Rey Perez at 956-457-1524, Myriam Sanchez (956) 533-2151, Benny Gonzalez (956) 227-2112 or Alejandro Elias at (956) 354-2300.

Again, thank you in advance for your kind tax deductible sponsorship. Please make all checks payable to *PSJA ECHS Bears Care Thanksgiving Feast*.

Blessings to you and your family.

Sincerely,

Alejandro Elias, Principal

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sponsorship for Renaissance Cancer Foundation Gala in the amount of \$1,000.00.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: Sponsorship for Cancer Foundation Gala

Financial Consideration: \$1,000.00

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

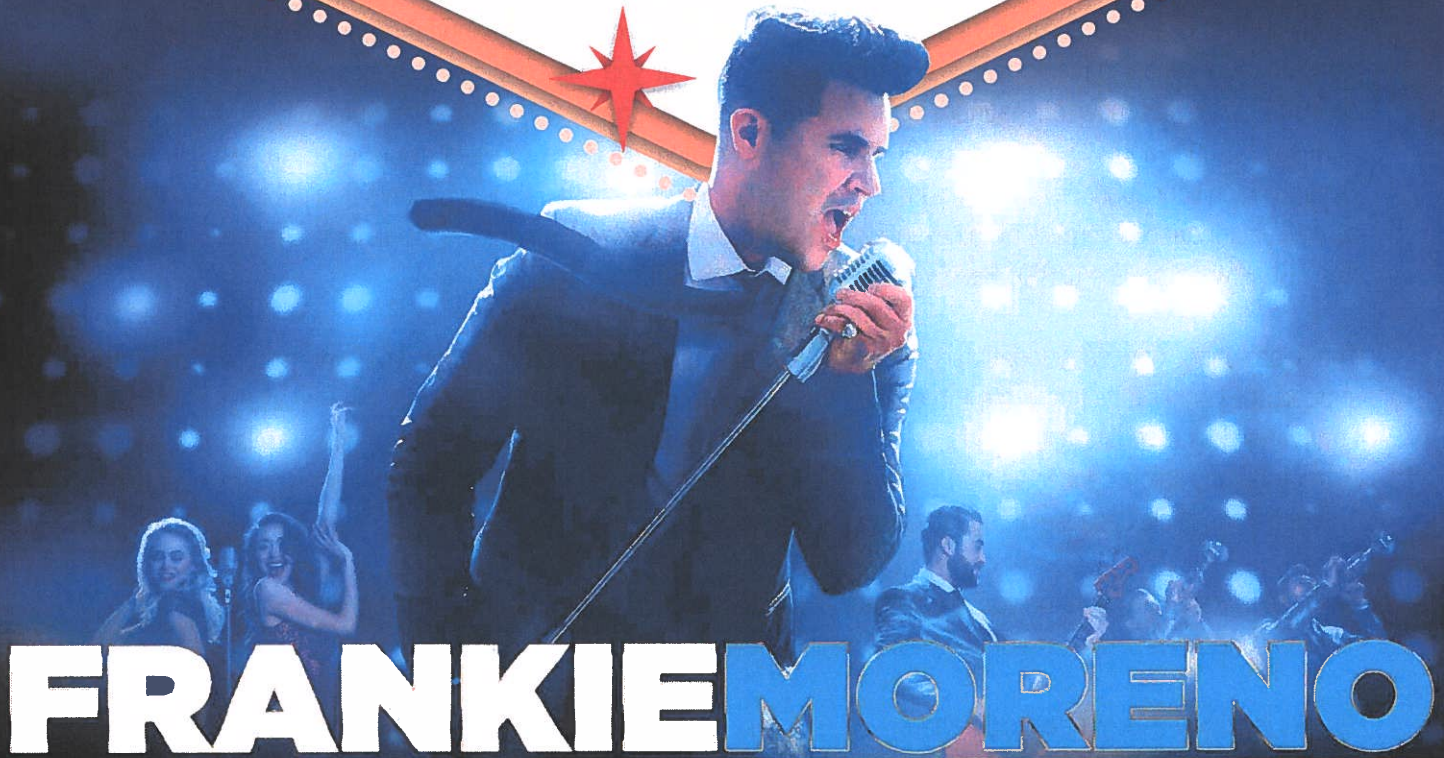
Created/Initiated - 11/01/2017
New -

RENAISSANCE CANCER FOUNDATION GALA

P R E S E N T S

Viva **LAS VEGAS**

FEATURING TWICE VOTED LAS VEGAS
HEADLINER OF THE YEAR



FRANKIE MORENO

SUNDAY, DECEMBER 3, 2017

6:00 PM DOORS / 7:30 PM SHOW

**EDINBURG CONFERENCE CENTER
AT RENAISSANCE**

118 PASEO DEL PRADO / EDINBURG, TX 78539

SPONSORED BY



DHRHealth



BERT OGDEN
Rio Grande Valley



LOVE YOUR CHA CHAS



Lone Star
National Bank

For information, please call (956) 362-2191.



Dear Friend,

Our annual **Renaissance Cancer Foundation Gala** will take place on **Sunday, December 3, 2017 at the Edinburg Conference Center at Renaissance**. This year's theme is **Viva Las Vegas**. Our goal is to raise **\$275,000.00** that will be used for cancer patients in the Rio Grande Valley. In order to meet this goal, we are asking for sponsorships from businesses and individuals such as yourself.

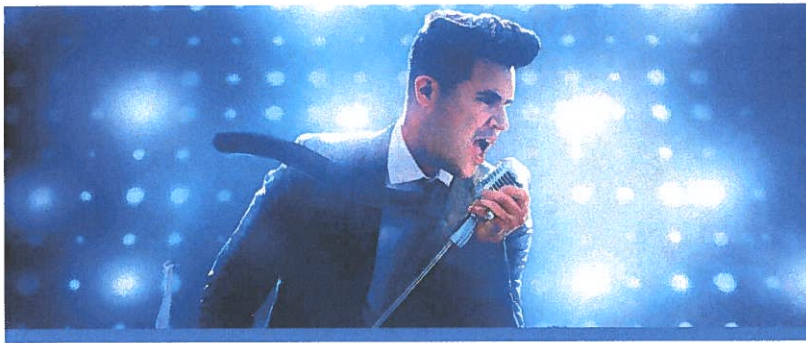
By giving to this annual event you'll be supporting the **Renaissance Cancer Foundation** and helping us provide assistance to cancer patients in our community. We ask that you will consider a sponsorship donation. Our sponsorship levels consist of: Platinum Sponsor (\$25,000), Gold Sponsor (\$10,000), Silver Sponsor (\$5,000), Bronze Sponsor (\$3,000) and Patron Sponsor (\$1,000). Your donation will be recognized at our event in several ways. Depending on your sponsorship level, your name will be placed on all materials and banners that publicize the event as well as announced verbally at the event itself and you will receive tickets for the event. Individual tickets range from: General Admission (\$100), Reserved (\$200) and VIP (\$250).

The Renaissance Cancer Foundation is a 501 (c) (3) tax exempt non-profit organization whose purpose is to provide support for cancer patients in the Rio Grande Valley. Since its establishment in 2008, the Renaissance Cancer Foundation has committed its efforts to build community awareness through seminars, onsite dietician, massage therapy, beauty salon, cancer support groups, and financial assistance, free health screenings, just to name a few. This is only possible because of thoughtful contributions from people like you.

We hope that we can count on you to help support our cause. You will be contacted in the next several days. If you have any questions or concerns in the meantime, please feel free to call (956) 362-2191.

Thanks in advance for your consideration!

Make Check Payable to:
Renaissance Cancer Foundation Inc.
5501 S. McColl
Edinburg, TX 78539
Tax ID #: 26-3342668



PATRON SPONSORSHIP

SPONSORSHIP DONATION INCLUDES:

2 VIP Tickets to the show valued at \$250 each

Recognition in Playbill/ Event (\$250)

Recognition in On-Site Signage / Event (\$500)

VIP TICKET INCLUDES:

Heavy hors d'oeuvres and cocktail reception prior to show

Open champagne and wine bar, margaritas and more

Dessert and artist meet and greet opportunity after show

SPONSOR DONATION: \$1,000

*All sponsorship/ donations are tax deductible



DONATION FORM

- ☐ Platinum Sponsorship: \$25,000
- ☐ Gold Sponsorship: \$10,000
- ☐ Silver Sponsorship: \$5,000

- ☐ Bronze Sponsorship: \$3,000
- ☐ Patron Sponsorship: \$1,000

.....

Your Name / Company Name: _____

Contact Person: _____

Address: _____ City/State/Zip: _____

Phone: _____ Mobile: _____ Fax: _____

Email Address: _____

Payment Method

- ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover ☐ Check

Account Number: _____ Expiration Date: _____

Name as it Appears on Card: _____

Billing Address: _____ City/State/Zip: _____

Enclosed is my check for \$ _____ made payable to the Renaissance Cancer Foundation.

PROGRAM ADS: _____	
☐ Back Cover: \$2,250	☐ Half Page: \$750
☐ Full Page: \$1,500	☐ Quarter Page: \$500

Mail To:
Doctors Hospital at Renaissance Cancer Center
Attn.: Renaissance Cancer Foundation
2717 Michael Angelo Drive
Edinburg, TX 78539

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on sponsorship for LRGV Learning Landscapes in the amount of \$750.00.

Classification: Consent

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

Exclude Material from Public Packet? No

Reason:

Issue: Sponsorship for Learning Landscapes Luncheon

Financial Consideration: \$750.00

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -

LOWER RIO GRANDE VALLEY
LEARNING LANDSCAPES
INVITES YOU TO A LUNCHEON WITH

Former First Lady Laura Bush
Founder of Texan by Nature

WEDNESDAY, NOVEMBER 8, 2017
12:00 PM - 1:30 PM
QUINTA MAZATLAN
600 Sunset Drive - McAllen, TX

JOIN US IN
Creating Learning Landscapes
AT OUR SCHOOLS

SEATING IS LIMITED
RSVP REQUIRED BY
OCTOBER 27, 2017

LRGV LEARNING LANDSCAPES
Texan by Nature
City of McAllen - Quinta Mazatlan
PSJA Independent School District
USEWS - Friends of the Wildlife Corridor

LEARNING LANDSCAPES LUNCHEON FOR LRGV SCHOOLS

☐ **YES, I am pleased to be a Sponsor**

- ☐ Learning Landscapes Partner \$5,000
- ☐ Monarch Butterfly Partner \$2,500
- ☐ Queen Butterfly Partner \$1,500

*Thank you
for your support!* 

LUNCHEON TICKET

_____ @ \$125 Per Person \$ _____

SPECIAL CONTRIBUTION

- ☐ I am unable to attend. Enclosed is my contribution of \$ _____

CONTACT INFORMATION

Contact Name: _____

Business Name: _____

Address: _____

City/State/Zip: _____

Phone/Email: _____

PAYMENT INFORMATION

- ☐ Check enclosed to "Friends of the Wildlife Corridor"

The 501(c)3 non-profit organization will distribute plant grants to LRGV schools.
Your contribution may be tax-deductible less the value of goods and services;
please consult your tax advisor for details.

IF MAILED, send to: 3325 Green Jay, Alamo, TX 78516

- ☐ Please send me an invoice

☐ Charge my ☐ VISA ☐ MasterCard Card #: _____

Exp: _____ Security Code: _____ Total Charge Amount: \$ _____

Name on Card: _____

Billing Address: _____

Signature: _____ Date: _____

LEARNING LANDSCAPES LUNCHEON FOR LRGV SCHOOLS

Wednesday, November 8, 2017 • 12:00 pm - 1:30 pm

☐ **Learning Landscapes Partner \$5,000**

- Presenting sponsor
- Special recognition during luncheon
- Private reception & photo opportunity for eight guests prior to luncheon
- Premier seating for eight during luncheon
- Eight signed copies of *Our Great Big Backyard*
- Name/logo on all event materials as presenting sponsor
- Print and electronic media recognition as presenting sponsor

☐ **Monarch Butterfly Partner \$2,500**

- Special recognition during luncheon
- Private reception & photo opportunity for four guests prior to luncheon
- Premier seating for four during luncheon
- Four signed copies of *Our Great Big Backyard*
- Name/logo on all event materials
- Print and electronic media recognition

☐ **Queen Butterfly Partner \$1,500**

- Private reception & photo opportunity for two guests prior to luncheon
- Premier seating for two during luncheon
- Two signed copies of *Our Great Big Backyard*
- Name/logo on all event materials
- Print and electronic media recognition

SEATING IS LIMITED • RSVP REQUIRED BY OCTOBER 27, 2017
FOR MORE INFORMATION, CALL QUINTA MAZATLÁN (956) 681-3370

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on revised Letter of Intent (LOI) for Project Auto.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: Revised LOI for Project Auto

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 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 complete Advance Request and Compliance Certificate for purchase of real property.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: Advance Request and Compliance Certificate authorization.

Financial Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: November 1, 2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on the sale of Lots 3, 4 and 5 at the Pharr Produce District.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: Sale of Lots 3,4 and 5.

Financial Consideration:

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on the sale of Lot 3 at the Pharr Produce District.

Classification: Closed Session

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

Exclude Material from Public Packet? No
Reason:

Issue: Sale of Lot 3.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 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? No

Reason:

Issue: Sale of Lot 11.

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED:

MEETING DATE: November 6,
2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on contract renewal with Jesse Zambrano Law Firm.

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:

Marcela Beas
Victor Perez

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.G.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Bridge Business Park.
--

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: Pharr Bridge Business Park (Trancasa)

Financial Consideration: To be discussed in executive session.

Staff Recommendation: To be discussed in executive session.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.H.

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on 380 Stimulus Agreement with
TOPGOLF USA PHARR, LLC.

Classification: Closed Session

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

Exclude Material from Public Packet? No

Reason:

Issue: 380 Agreement with Topgolf

Financial Consideration: To be discussed in executive session.

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Marcela Beas
Victor Perez

Created/Initiated - 11/01/2017
New -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.I.

DATE SUBMITTED:

MEETING DATE: November 6,
2017

FROM: Marcela Beas, Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements on the Pharr Commercial Park Phase 2.

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:

Marcela Beas
Victor Perez

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: November 1, 2017

MEETING DATE: November 6, 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 **approval of Declaration of Covenants, Restrictions, and Reciprocal Easements, 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 - 11/01/2017



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: November 1, 2017

MEETING DATE: November 6, 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 PEDC II Executive Director, Victor Perez, to complete Advance Request and Compliance Certificate for purchase of real property, on the sale of Lot 3 at the Pharr Produce District, on the sale of Lot 11 at the Pharr Produce District, on the sale of Lot 3, 4 and 5 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 - 11/01/2017

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 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 - 11/01/2017

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED: November 1, 2017

MEETING DATE: November 6, 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/Initiated - 11/01/2017

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 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 - 11/01/2017

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED: November 1,
2017

MEETING DATE: November 6, 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, 380 Stimulus Agreement with Topgolf USA Pharr, Pharr Bridge Business Park, 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 - 11/01/2017