



**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, July 15, 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 - July 2019.

C) Loans/Leases Report.

3. CONSENT AGENDA:

- A) Approval of minutes - June 17, 2019 - Regular Called Meeting.
- B) Consideration and action, if any, on Ratification for PEDC AC System.
- C) Consideration and action, if any, on Mycivic-311 App Purchase.

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

- A) Consideration and action, if any, on Lone Star National Bank Line of Credit Renewal.
- B) Consideration and action, if any, on LOI's Pharr Produce Park Lots 9 and 27.
- C) Consideration and action, if any, on Project Apple.
- D) Consideration and action, if any, on VIDA Contract Renewal.
- E) Consideration and action, if any, on Project Ranch.
- F) Update Report on Pharr Produce Park Lots 6, 9, 10, 11, 12 and 27.
- G) Consideration and action, if any, on PEDC Legal Counsel Agreement.

5. CLOSED SESSION: *In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below.*

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and

PEDC II AGENDA
Monday, July 15, 2019

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.

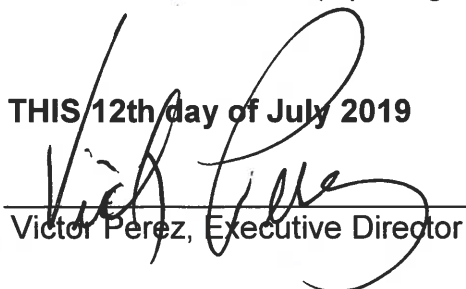
6. RECONVENE: *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

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 times, and said notice was posted on the **12th day of July 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 12th day of July 2019




Victor Perez, Executive Director

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 2.A.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
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 - 7/12/2019

PEDC II EVENTS OF INTEREST

REMINDER

- 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: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - July 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 - 7/12/2019



MEMORANDUM

DATE: July 11, 2019

TO: Alex Meade, City Manager

FROM: Karla Moya, Finance Director

SUBJECT: July 2019 Pharr Sales Tax Activity

SALES TAX GROWTH

The sales tax activity for the city of Pharr as of the month of July 2019 (10th month of City's Fiscal Year 2018-2019 but May'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 **15.06%**

RGV SALES TAX COMPARISON

City of Pharr shows an INCREASE of **5.33%** compared to last July 2018 collections, the City ranked No. 7 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 8th month (Month of Actual Sales) of the fiscal year 2018-2019, to date we are UP **15.17%** which equate to **\$1,859,501** 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 - JULY 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	Mission	\$ 1,400,774	\$ 1,191,591	17.55%	\$ 9,662,163	\$ 8,885,684	8.74%
2	San Benito	\$ 415,190	\$ 366,088	13.41%	\$ 2,801,252	\$ 2,682,333	4.43%
3	Edinburg	\$ 2,048,194	\$ 1,813,133	12.96%	\$ 14,688,521	\$ 13,013,498	12.87%
4	Mcallen	\$ 5,526,208	\$ 5,100,261	8.35%	\$ 40,303,991	\$ 36,536,508	10.31%
5	Weslaco	\$ 1,035,420	\$ 971,935	6.53%	\$ 7,741,097	\$ 7,347,387	5.36%
6	San Juan	\$ 344,559	\$ 324,031	6.34%	\$ 2,264,803	\$ 2,140,350	5.81%
7	Pharr	\$ 1,760,677	\$ 1,671,537	5.33%	\$ 12,843,094	\$ 10,893,643	17.90%
8	Mercedes	\$ 416,790	\$ 434,566	-4.09%	\$ 3,729,738	\$ 3,726,508	0.09%
9	Harlingen	\$ 1,955,356	\$ 2,045,371	-4.40%	\$ 14,999,860	\$ 15,061,109	-0.41%
10	Brownsville	\$ 2,994,619	\$ 3,137,467	-4.55%	\$ 23,169,976	\$ 22,463,495	3.15%

Rank Based on Calendar Year 2019 To Date Activity							
1	Pharr	\$ 1,760,677	\$ 1,671,537	5.33%	\$ 12,843,094	\$ 10,893,643	17.90%
2	Edinburg	\$ 2,048,194	\$ 1,813,133	12.96%	\$ 14,688,521	\$ 13,013,498	12.87%
3	Mcallen	\$ 5,526,208	\$ 5,100,261	8.35%	\$ 40,303,991	\$ 36,536,508	10.31%
4	Mission	\$ 1,400,774	\$ 1,191,591	17.55%	\$ 9,662,163	\$ 8,885,684	8.74%
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8	Brownsville	\$ 2,994,619	\$ 3,137,467	-4.55%	\$ 23,169,976	\$ 22,463,495	3.15%
9	Mercedes	\$ 416,790	\$ 434,566	-4.09%	\$ 3,729,738	\$ 3,726,508	0.09%
10	Harlingen	\$ 1,955,356	\$ 2,045,371	-4.40%	\$ 14,999,860	\$ 15,061,109	-0.41%

STATE TOTALS		\$ 488,918,357	\$ 487,067,014	0.38%	\$ 3,547,376,638	\$ 3,402,444,423	4.26%
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AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 2.C.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
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 - 7/12/2019

RENTAL & LOAN UPDATE

July 2019

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Mayan Capital Marketing (Khan's Grill)	July	\$ 5,628.00	1st	Current
Big River Brewery	July	\$2,647.90	23rd	Current
RGV Careers (APRL Investments)	July	\$ 7,424.59	20th	Current
Eugenio Cortez (American Star)	July	\$ 345.44	1st	Current
Pharr Bridge Business Park*	July	\$ 11,686.84	15th	Past Due
Pharr Bridge Investment Company*	July	\$ 10,390.37	11th	Past Due
Rosita's**	July	\$ 1,170.00	17th	Past Due
Moonbeans***	July	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors****	July	\$ 424.26	1st	Lawsuit Filed
*PBIC and PBBP are late on their most recent payment (one payment behind). Borrowers have been notified, and are expected to catch up.				
**Rosita's is two payments behind. Rosita's has been contacted and is expected to make payments this week.				
***PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.				
**** Stormy Colors is 35 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: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Approval of minutes - June 17, 2019 - Regular 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 - 7/12/2019

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, JUNE 17, 2019**

Present: 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 Board Member Dr. Ambrosio Hernandez

Staff Present: Victor Perez, Executive Director
Alex Meade, City Manager
Karla Moya, Finance Director
Jameson 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.

Board Member Commissioner Eleazar Guajardo moved to excuse the absence of Board member Mayor, Dr. Ambrosio Hernandez, it was seconded by Board member Commissioner Ricardo Medina. Motion Carried unanimously.

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, SBDC Smart Start en español June 20, 2019, 2:00 to 4:00 pm 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 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 to 12:00 pm 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 to 12:00 pm 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 to 1:00 pm 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.

Sales Tax Growth, the sales tax activity for the City of Pharr as for the month of June 2019, 9th month of City's fiscal year 2018 – 2019 but April's sales activity for fiscal year 2018-2019 has shown an overall positive trend in the amount of \$2,195,293 from this point last year, of 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 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.

ITEM 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.

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

ITEM 4. REGULAR AGENDA - OPEN SESSION:

Vice President, Mario Lizcano 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:

Vice President Mario Lizcano stated that the time being 3:31 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 PARK LOT 6.

Staff recommended approval as discussed in executive session.

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

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

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.

C) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE PARK LOT 27.

Staff recommended approval as discussed on executive session.

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

D) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE PARK LOT 9 & 10.

Staff recommended approval as discussed in executive session.

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

E) CONSIDERATION AND ACTION, IF ANY, ON PROJECT GO NOTH.

Staff recommended no action as discussed in executive session.

F) CONSIDERATION AND ACTION, IF ANY, ON LOI PHARR PRODUCE PARK LOT 16 & 21.

Staff recommended approval as discussed in executive session.

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

G) CONSIDERATION AND ACTION, IF ANY, ON LOI PHARR PRODUCE PARK LOT 11 & 12.

Staff recommended approval as discussed in executive session.

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

H) CONSIDERATION AND ACTION, IF ANY, ON PATHFINDER PUBLIC AFFAIRS CONTRACT PROPOSAL.

Staff recommended approval as discussed in executive session. Commissioner Eleazar Guajardo **moved** to approve. It was seconded by Board Member Reynaldo Perez. Motion carried unanimously.

I) CONSIDERATION AND ACTION, IF ANY, ON LOI PROJECT POLK.

Staff recommended approval as discussed in executive session. Commissioner Eleazar Guajardo **moved** to approve. It was seconded by Board Member Reynaldo Perez. Motion carried unanimously.

ITEM 7. ADJOURNMENT

There being no further business to come before the board, Commissioner Eleazar Guajardo **moved** to adjourn. It was seconded by Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:35 p.m.

Mario Lizcano, Vice President

ATTEST

Reynaldo Perez, Secretary

APPROVED:



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Ratification for PEDC AC System.

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 - 7/12/2019



1600 W. Mozelle St.
Pharr, TX 78577
Phone: 956-702-7375 Fax: 956-783-5487



"Visit us online at www.polarair.net Ask about our discount service rates"

Date: 6/14/2019

C U S T O M E R	Customer's Name:	PHARR ECONOMIC DEVELOPMENT	J O B - S I T E	Service location/Store#:	PHARR, TX 78577
	Customer's Phone No:	956-322-6114		Address [Physical]:	1215 S CAGE BLVD
	Fax No:	N.O.F		Telephone No:	956-322-6114
	Email Address:	victor.perez@pharr-tx.gov		Email Address [Manager]:	victor.perez@pharr-tx.gov
	Contact:	Victor Perez		Contact:	Victor Perez

[FOR OFFICE USE ONLY]

Service date: 6/12/2019 Work Order# _____ ☐ APPROVED Date Approved: _____
REF/Invoice #: 13489PA Tech/Initials: MG ☐ DECLINED PO# _____

Dx Findings: YORK M#TCGD60521SA S#W0G7076640; Per customer's request to replace 5 TON system and complete duct work.

Job Description: Complete installation of 1 QTY 5 TON consists of the following: Removal and disposal of existing unit.

Installation of new units, drain lines, and copper line sets. Installation of new digital t-stats and installation of 1 1/2 in ridged duct boards and flex duct, supply grills, and return grills. Start-up of systems, & check for proper operation. All labor and misc. materials needed to complete job are included in price quote.

NOTES: As per company policy, 50% of total job amount is required prior to commencement of job. PA Terms & Conditions must be signed along with estimate upon approval. Any changes or additions to job shall be considered a change-order and must be approved.

WARRANTY: 1yr Workmanship Only, 1yrs Parts & 5yrs Compressor "through Manufacturer."

SERVICE REPAIR QUOTE

Quantity:	Item Description:	Price:	Total:
1	5TON TRANE 16 SEER COMPLETE CHANGE OUT & DUCT WORK	\$11,500.00	\$11,500.00

>>> There is a 3% fee added to every credit card transaction which is non-refundable.

Subtotal: \$11,500.00

Tax Exempt Please provide Certificate No. []

Sales Tax : tax exempt

***PLEASE NOTE: ALL SALES ARE FINAL. NO REFUNDS.

Grand Total Amount : \$11,500.00

PA PURCHASE ORDER NO#:

(Beginning)

Balance: _____

Authorized Signature: _____

Date: _____

Deposit Amt: _____

Polar Air Representative: _____

Method of Payment

- ☐ Cash
☐ Check No. _____
☐ Credit Card
☐ Corporate Billed

Amount Due

(After Deposit/Pymt)

I have authority to order the work outlined above which I have agreed to and accepted. I am also aware of any additional work not stipulated on this estimate will require a change order. I agree that Seller, Polar Air, retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's Expense. Any damage resulting from said removal shall not be the responsibility of Seller. Polar Air warranties may vary depending on job application. Deposits are required for proposals over \$2,500, with exemption of Corporate Accounts and good standing accounts.



"We Service all Makes & Models"

*Estimate Valid for 30days Only.

***** Your Local Air Conditioning, Heating & Refrigeration Specialists *****

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Mycivic-311 App Purchase.

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 - 7/12/2019



Sales Quotation For

Jose Pena
City of Pharr
P.O. Drawer B
Pharr , TX 785771202
Phone: +1 (956) 702-5335
Email: jose.pena@pharr-tx.gov

Quoted By: Robin Reeves
Quote Expiration: 11/4/2019
Quote Name: City of Pharr-LGD-myCivic
Quote Number: 2019-73597
Quote Description: myCivic

Tyler Software and Related Services - Annual

Description	Impl. Hours	Impl. Cost	Data Conversion	Annual Fee
MyCivic				
MyCivic Citizen Engagement	0	\$0	\$0	\$7,500
MyCivic 311	0	\$0	\$0	\$15,000
MyCivic Economic Development	0	\$0	\$0	\$10,000
MyCivic Public Safety	0	\$0	\$0	\$8,000
Sub-Total:				\$40,500
TOTAL:	0	\$0	\$0	\$40,500

Other Services

Description	Quantity	Unit Price	Extended Price	Maintenance
MyCivic Citizen Engagement - Implementation Fee	1	\$3,200	\$3,200	\$0
MyCivic 311 - Implementation Fee	1	\$3,200	\$3,200	\$0
MyCivic Economic Development - Implementation Fee	1	\$2,100	\$2,100	\$0
MyCivic Public Safety - Implementation Fee	1	\$3,200	\$3,200	\$0
TOTAL:			\$11,700	\$0

Summary

Total Tyler Annual	\$0
Total Tyler Services	\$11,700
Total Third Party Hardware, Software and Services	\$0
Summary Total	\$11,700
Contract Total	\$52,200

Optional Tyler Software and Related Services - Annual

Description	Impl. Hours	Impl. Cost	Data Conversion	# Years	Annual Fee
MyCivic					

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Lone Star National Bank Line of
Credit Renewal.

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 - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on LOI's Pharr Produce Park Lots 9
and 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 - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Apple.

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 - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.D.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on VIDA Contract Renewal.
--

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 - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.E.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

Classification: Closed Session

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

Exclude Material from Public Packet? No
Reason:

Issue: To be discussed in executive session.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia

Created/Initiated - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.F.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Update Report on Pharr Produce Park Lots 6, 9, 10, 11, 12 and 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 - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.G.

DATE SUBMITTED: July 12,
2019

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on PEDC Legal Counsel Agreement.

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 - 7/12/2019

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 15,
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
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 15,
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: July 15,
2019

FROM: Maribel Garcia , Executive 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:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive 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:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive 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:

Maribel Garcia
Patricia Rigney
Karla Moya
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 15,
2019

FROM: Maribel Garcia , Executive 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 **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 -