



**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, 2<sup>ND</sup> FLOOR  
COMMISSIONERS ROOM  
PHARR, TEXAS 78577  
COMMENCING AT 3:00 PM  
*Thursday, September 19, 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 city ordinances.*

**1. CALL TO ORDER:**

A) Roll call and possible action on the excusing of any absent member.

B) Pledge of Allegiance/Invocation.

**2. PUBLIC TESTIMONY:** (Ordinance No. O-2019-30). *A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

**3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS -**

## PEDC II AGENDA

Thursday, September 19, 2019

A) PEDC II Events of Interest.

B) Sales Tax Report - September 2019.

C) Loans/Leases Report.

### 4. CONSENT AGENDA:

A) Approval of minutes - August 19, 2019 Regular Meeting and August 21, 2019 Workshop.

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

A) PSJA ISD Creating Entrepreneurial Infused Opportunities Presentation.

B) Consideration and action, if any, on Project Farmer.

C) Consideration and action, if any, on Project Fox.

D) Consideration and action, if any, on Approval of the PEDC II Budget for 2019-2020.

**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, 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 developed.

## PEDC II AGENDA

Thursday, September 19, 2019

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.

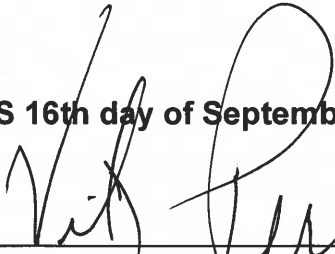
**7. RECONVENE:** *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

### **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 the **16th day of September 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 16th day of September 2019**



  
Victor Perez, Executive Director

**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 3.A.

**DATE SUBMITTED:** September  
16, 2019

**MEETING DATE:** September 19,  
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:**

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**ROUTING:**

Maribel Garcia

Created/Initiated - 9/16/2019

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## PEDC II EVENTS OF INTEREST

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- Lunch Break to Educate Workshop  
Business Owner Retirement Accounts & Payroll Obligations  
September 26, 2019 | 12:00 p.m. – 1:00p.m.  
121 E. Cherokee, 2<sup>nd</sup> Floor | Pharr Memorial Library

The Pharr EDC will be hosting a workshop sponsored and presented by New York Life and RDZ accounting & Tax Services. All small businesses and future entrepreneurs are encouraged to attend and learn about payroll obligations for employees, quarterly reports, business owner retirement options, IRA accounts, 401k's, and more. This workshop is FREE to attend and complimentary lunch will be provided with an RSVP. For more information contact us at (956) 402-4332.



## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 3.B.

**DATE SUBMITTED:** September  
16, 2019

**MEETING DATE:** September 19,  
2019

**FROM:** Maribel Garcia , Executive  
Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

|                                                        |
|--------------------------------------------------------|
| <b>Agenda Item:</b> Sales Tax Report - September 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:**

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**ROUTING:**

Maribel Garcia

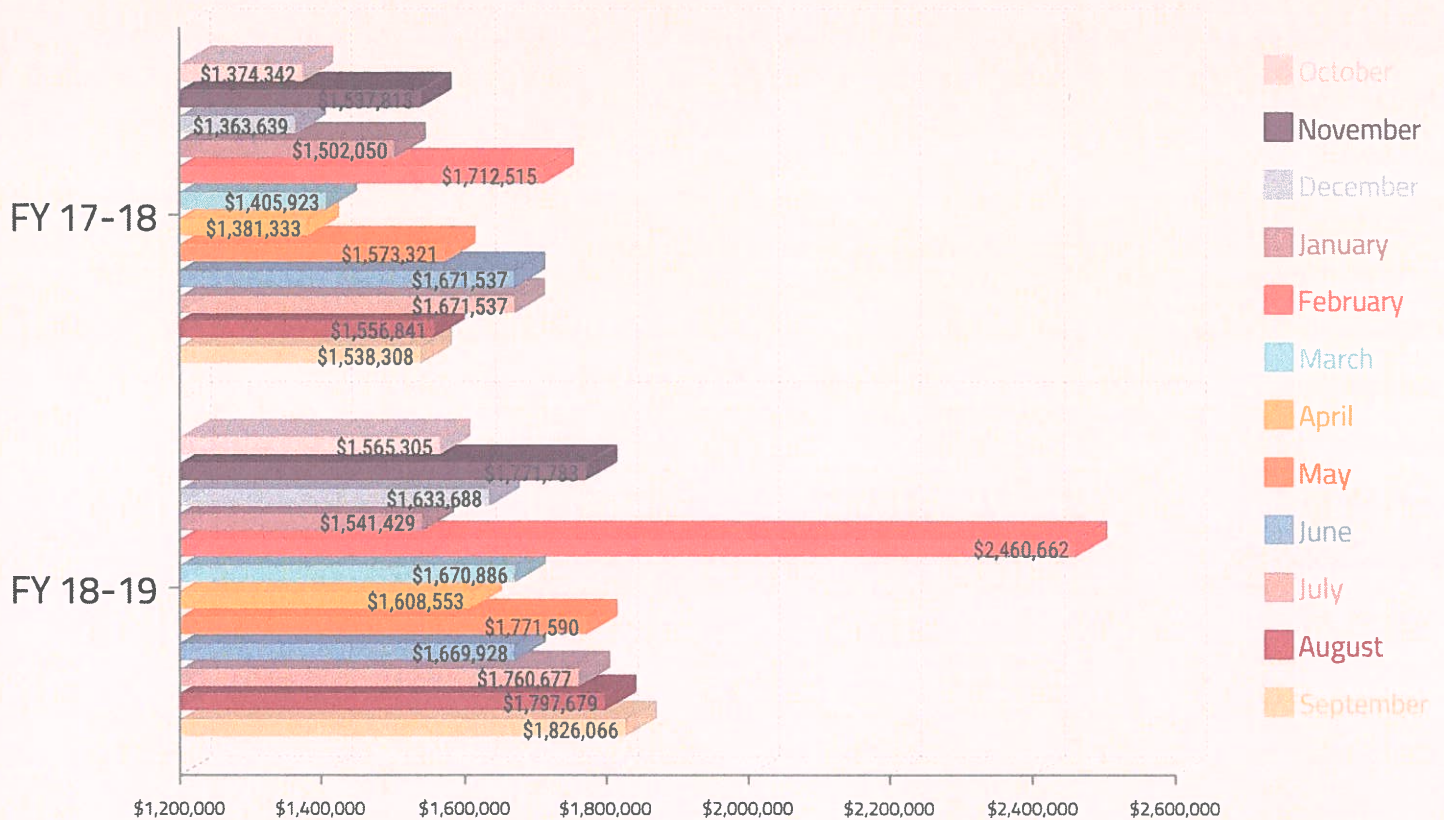
Created/Initiated - 9/16/2019

# Sales Taxes Collection Snapshot-September 2019

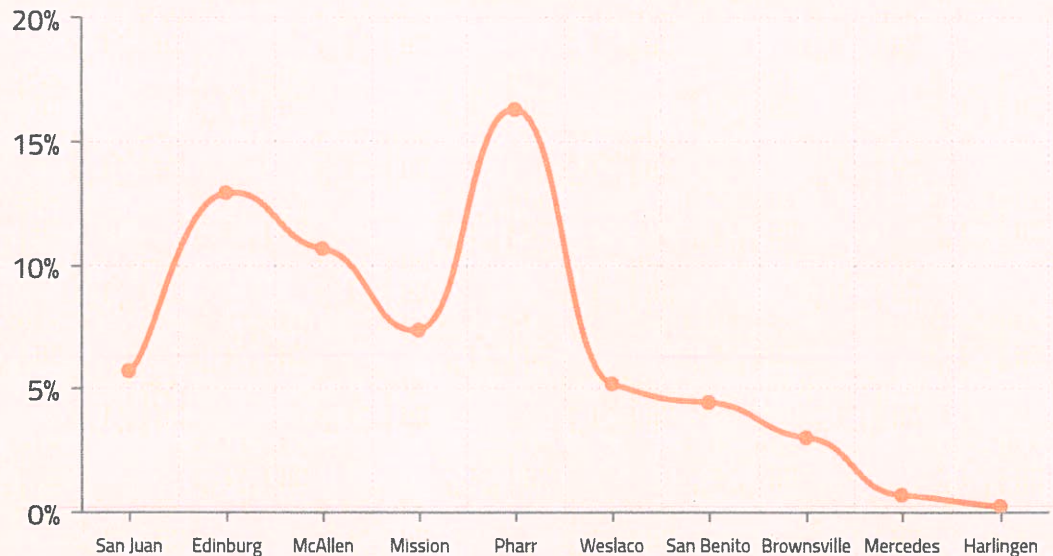


## 15%

Increase in Sales Tax  
from Last Year



**Ranked No. 1**  
compared to neighbor  
Cities





## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 3.C.

**DATE SUBMITTED:** September  
13, 2019

**MEETING DATE:** September 19,  
2019

**FROM:** Maribel Garcia , Executive  
Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

|                                          |
|------------------------------------------|
| <b>Agenda Item:</b> Loans/Leases Report. |
|------------------------------------------|

**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 - 9/13/2019



## RENTAL & LOAN UPDATE

### September 2019

| BUSINESS                                                                                               | RENTAL MONTH | AMOUNT       | DUE DATE | COMMENTS      |
|--------------------------------------------------------------------------------------------------------|--------------|--------------|----------|---------------|
| Mayan Capital Marketing (Khan's Grill)                                                                 | September    | \$ 5,628.00  | 1st      | Current       |
| Big River Brewery                                                                                      | September    | \$2,647.90   | 23rd     | Current       |
| RGV Careers (APRL Investments)                                                                         | September    | \$ 7,424.59  | 20th     | Current       |
| Eugenio Cortez (American Star)*                                                                        | September    | \$ 345.44    | 1st      | Past Due      |
| Pharr Bridge Business Park*                                                                            | September    | \$ 11,686.84 | 15th     | Past Due      |
| Pharr Bridge Investment Company*                                                                       | September    | \$ 10,390.37 | 11th     | Past Due      |
| Rosita's**                                                                                             | September    | \$ 1,170.00  | 17th     | Past Due      |
| Moonbeans***                                                                                           | September    | \$ 1,185.81  | 1st      | Lawsuit Filed |
| Stormy Colors****                                                                                      | September    | \$ 424.26    | 1st      | Lawsuit Filed |
| * Borrower is one payment behind. The borrower has been contacted and will deliver payment shortly.    |              |              |          |               |
| **Rosita's is two payments behind. Rosita's has been contacted and plans to catch up.                  |              |              |          |               |
| **PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.               |              |              |          |               |
| *** Stormy Colors is 38 months past due as of September 2019. The loan, plus interest, is due in full. |              |              |          |               |



## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 4.A.

**DATE SUBMITTED:** September  
16, 2019

**MEETING DATE:** September 19,  
2019

**FROM:** Maribel Garcia , Executive  
Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** Approval of minutes - August 19, 2019 Regular Meeting and August 21, 2019 Workshop.

**Classification:** Consent

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

**Exclude Material from Public Packet?** No

**Reason:**

**Issue:**

**Financial Consideration:**

**Staff Recommendation:**

**Alternatives:**

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**ROUTING:**

Maribel Garcia

Created/Initiated - 9/16/2019

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II  
REGULAR CALLED MEETING MINUTES  
COMMENCING AT 3:00 PM  
MONDAY, AUGUST 19, 2019**

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

Absent

Staff Present: Victor Perez, Executive Director  
Alex Meade, City Manager  
Ed Wylie, Asst. City Manager  
Karla Moya, Finance Director  
Jameson Merrick, Finance Manager  
Rebecca Arizmendi, Chamber President  
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 3:01 p.m.  
Roll call established a quorum.

Board Member Commissioner Eleazar Guajardo moved to excuse the absence of Board member Mayor, Dr. Ambrosio Hernandez and Board member Efrain Matamoros it was seconded by Board member Reynaldo Perez. Motion Carried unanimously.

Board member Efrain Matamoros joined the meeting at 3:09 p. m.

Board member Mayor Dr. Ambrosio Hernandez joined the meeting at 3:19 p. m.

Pledge of Allegiance & Invocation

**ITEM 2. EXECUTIVE DIRECTORS'S ADMINISTRATIVE REPORTS**

Executive Director, Victor Perez introduced the item.

Rebecca Arizmendi, Chamber President informs the Board about; PEDC II Events of Interest,

On August 21, 2019 at 11:00 am we have Alejandro's Café Ribbon Cutting 508 W. Interstate 2 Ste 12, Pharr Texas, Alejandro Colunga has chosen to open his second café in the city of Pharr, specializing in Mexican cuisine, he chose Pharr to expend his business and be part of the rapid growth that is taking place here in Pharr.

September 13, 2019 at 11:00 am we have WellMed Pharr Ribbon Cutting 1701 S. Cage Blvd. #116 in Pharr. WellMed is a network of doctors, specialist and other medical professionals that specialize in providing care for 350,000 plus older adults with over 16,000 doctors' offices in Texas and Florida. WellMed is a leader in keeping older adults healthy, they are proud to provide extra support for those with multiple chronic conditions such as diabetes and heart disease. They empower patients to live healthier through the support of an entire medical team that works together to provide the best care possible. Specialist include cardiology, podiatry, dermatology, rheumatology, neurology, palliative care, wound care, hospital medicine and more. We hope that you all can attend.

Executive Director, Victor Perez informs the board about the sales tax report. The City of Pharr continues to be number one in these increases of sales report compared to last year an increase of 15.47 %, you see the numbers there from 17-18 to now. We are proud of the Commission, Mayor and the whole team involved to make this happen for us to be number one. Loans and leases report are there in your binders for you all's review.

**ITEM 3. CONSENT AGENDA:**

- A) APPROVAL OF MINUTES – JULY 15, 2019 – REGULAR CALLED MEETING.**
- B) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION FOR TEXAS MONTHLY MXLAN 2019 SPONSORSHIP.**
- C) CONSIDERATION AND ACTION, IF ANY, ON FISHING FOR HOPE SPONSORSHIP.**
- D) CONSIDERATION AND ACTION, IF ANY, ON FOOD BANK 14<sup>TH</sup> ANNUAL EMPTY BOWLS SPONSORSHIP.**
- E) CONSIDERATION AND ACTION, IF ANY, ON UTRGV 2019 BUSINESS DATA UPDATES FOR CITY OF PHARR.**

Board Member Mario Lizcano Abstained.

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

Executive Director, Victor Perez request for item A to be removed from tabled Board Member Commissioner Ricardo Medina moved to approve. It was seconded by Board Member Commissioner Eleazar Guajardo. Motion carried unanimously.

**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 3:07 p. m.

**ITEM 6. RECONVENE:**

President Mayor Dr. Ambrosio Hernandez stated that the time being 3:47 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 VIDA CONTRACT RENEWAL.**

Staff recommended approval as discussed in executive session.

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

**B) CONSIDERATION AND ACTION, IF ANY, ON ASSIGMENT OF CONTRACT FOR SALE ON PROJECT ONE.**

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 PROJECT APPLE.**

Staff recommended approval as discussed on executive session.

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

**D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT RIVER.**

Staff recommended approval as discussed in executive session.

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

**E) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE PARK LOTS 9 AND 10.**

Staff recommended approval as discussed in executive session.

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

**F) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE PARK LOTS 6 AND 11.**

Staff recommended approval as discussed in executive session.

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

**G) CONSIDERATION AND ACTION, IF ANY, ON AGREEMENT FOR PROGRAM ADMINISTRATION BETWEEN THE GRADER PHARR CHAMBER OF COMMERCE AND THE PHARR ECONOMIC DEVELOPMENT CORPORATION II.**

Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano Abstained.

Commissioner Ricardo Medina **moved** to approve. It was seconded by Commissioner Eleazar Guajardo. 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 Board Member Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:49 p.m.

\_\_\_\_\_  
Mayor Dr. Ambrosio Hernandez, President

ATTEST \_\_\_\_\_  
Reynaldo Perez, Secretary

APPROVED:

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II  
BUDGET WORKSHOP MEETING MINUTES  
COMMENCING AT 4:00 PM  
WEDNESDAY, AUGUST 21, 2019**

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

Absent Board Member Dr. Ambrosio Hernandez

Staff Present: Alex Meade, City Manager  
Ed Wylie, Asst. Manager  
Victor Perez, Executive Director  
Jamison Merrick, Finance Manager  
Karla Moya, Finance Director

City Attorney:

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

Executive Director Victor Perez, called the meeting to order at 4:05 p.m.  
Roll call established a quorum.

Board Member Reynaldo Perez moved to excuse the absence of Board members Mayor, Dr. Ambrosio Hernandez, and Board Member Efrain Matamoros It was seconded by Commissioner Eleazar Guajardo. Motion Carried unanimously.

Board Member Efrain Matamoros joined the meeting at 4:20 pm.

Executive Director, Victor Perez welcomed Board Members to the PEDC Workshop Meeting.

Discussion on proposed budget 2019-2020, capital purchases, capital improvement projects, personnel, and debt.

**ITEM 2. 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.

**ITEM 3. RECONVENE:**

**ITEM 4. ADJOURNMENT**

There being no further business to come before the board, Board member Commissioner  
Eleazar Guajardo **moved** to adjourn. It was seconded by Board Member Rey Perez and  
when put to a vote, the motion carried unanimously. Meeting adjourned at 5:00 p.m.

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Mario Lizcano Vice President

ATTEST \_\_\_\_\_  
Reynaldo Perez, Secretary

APPROVED:

**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 5.A.

**DATE SUBMITTED:** September  
16, 2019

**MEETING DATE:** September 19,  
2019

**FROM:** Maribel Garcia , Executive  
Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

|                                                                                           |
|-------------------------------------------------------------------------------------------|
| <b>Agenda Item:</b> PSJA ISD Creating Entrepreneurial Infused Opportunities Presentation. |
|-------------------------------------------------------------------------------------------|

**Classification:** Consent

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

**Exclude Material from Public Packet?** No

**Reason:**

**Issue:**

**Financial Consideration:**

**Staff Recommendation:**

**Alternatives:**

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**ROUTING:**

Maribel Garcia

Created/Initiated - 9/16/2019

**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 5.B.

**DATE SUBMITTED:** September  
16, 2019

**MEETING DATE:** September 19,  
2019

**FROM:** Maribel Garcia , Executive  
Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

|                                                                                 |
|---------------------------------------------------------------------------------|
| <p><b>Agenda Item:</b> Consideration and action, if any, on Project Farmer.</p> |
|---------------------------------------------------------------------------------|

**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:**

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**ROUTING:**

Maribel Garcia

Created/Initiated - 9/16/2019

## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:** 5.C.

**DATE SUBMITTED:** September  
16, 2019

**MEETING DATE:** September 19,  
2019

**FROM:** Maribel Garcia , Executive  
Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

|                                                                       |
|-----------------------------------------------------------------------|
| <b>Agenda Item:</b> Consideration and action, if any, on Project Fox. |
|-----------------------------------------------------------------------|

**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:**

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**ROUTING:**

Maribel Garcia

Created/Initiated - 9/16/2019



## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** 5.D.

**DATE SUBMITTED:** September 16, 2019

**MEETING DATE:** September 19, 2019

**FROM:** Maribel Garcia , Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Approval of the PEDC II Budget for 2019-2020.

**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:**

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**ROUTING:**

Maribel Garcia

Created/Initiated - 9/16/2019

## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** September  
19, 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:**

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**ROUTING:**

Maribel Garcia  
Patricia Rigney  
Karla Moya

Created -

City Management Office

## **AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development  
Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** September  
19, 2019

**FROM:** Maribel Garcia , Executive 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 **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:**

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**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:** September  
19, 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:**

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**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:** September  
19, 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:** September 19, 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:**

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### **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:** September  
19, 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:**

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**ROUTING:**

Maribel Garcia  
Patricia Rigney  
Karla Moya  
City Management Office

Created -