

**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.**

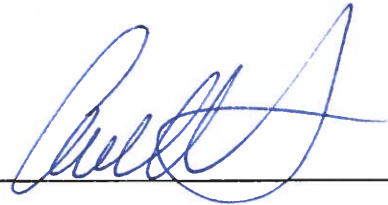
Staff recommended approval as discussed in executive session.

Board Member Mario Lizcano Abstained.

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

**ITEM 7. ADJOURNMENT**

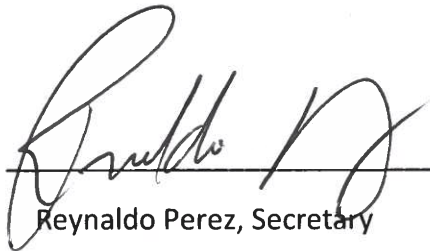
There being no further business to come before the board, Commissioner Eleazar Guajardo moved to adjourn. It was seconded by Board Member Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:49 p.m.



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Mayor Dr. Ambrosio Hernandez, President

ATTEST



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Reynaldo Perez, Secretary

APPROVED:

**September 19, 2019**