



**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 2:00 PM
*Monday, February 17, 2020***

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-2019-45). *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. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. 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 -

- A) PEDC II Events of Interest.
- B) Sales Tax Report - February 2020.
- C) Loans/Leases Report.

4. CONSENT AGENDA:

- A) Approval of minutes - January 20, 2020.
- B) Consideration and action, if any, on Ratification for Star Gala 2020 Sponsorship.
- C) Consideration and action, if any, on Ratification for Teach for America Sponsorship.
- D) Consideration and action, if any, on Hope is in Bloom Sponsorship.

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

- A) Consideration and action, if any, on BTI Consulting Services Agreement.
- B) Consideration and action, if any, on Hollis Rutledge and Associates, Inc. Contract Renewal.
- C) Consideration and action, if any, on H. E. B. Park Contract Agreement.
- D) Consideration and action, if any, on Pharr Produce Park lot 6.
- E) Consideration and action, if any, on Pharr Produce Park lot 9 & 10.
- F) Update on Project Land.

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.*

PEDC II AGENDA
Monday, February 17, 2020

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.

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.

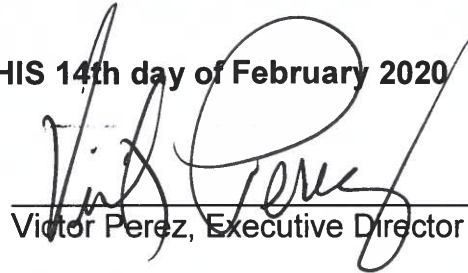
7. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

8. ADJOURNMENT:

PEDC II AGENDA
Monday, February 17, 2020

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 **14th day of February 2020 at 2:00 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 14th day of February 2020


Victor Perez, Executive Director





AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

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 - 2/14/2020

PEDC II EVENTS OF INTEREST

- **Binational Bridges and Border Crossings Group Meeting**
March 12, 2020 | 8:00 a.m. – 11:30 a.m.
Pharr Events Center
3000 N. Cage Blvd., Pharr, TX

The city of Pharr and Pharr EDC alongside the Consulate of Mexico in McAllen are hosting delegates from the U.S. and Mexican federal governments for their Binational Bridges and Border Crossings Group Meeting. The event is open to the public and will provide attendees an opportunity to learn and collaborate more on the border region, to coordinate infrastructure and development issues.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - February 2020.

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:

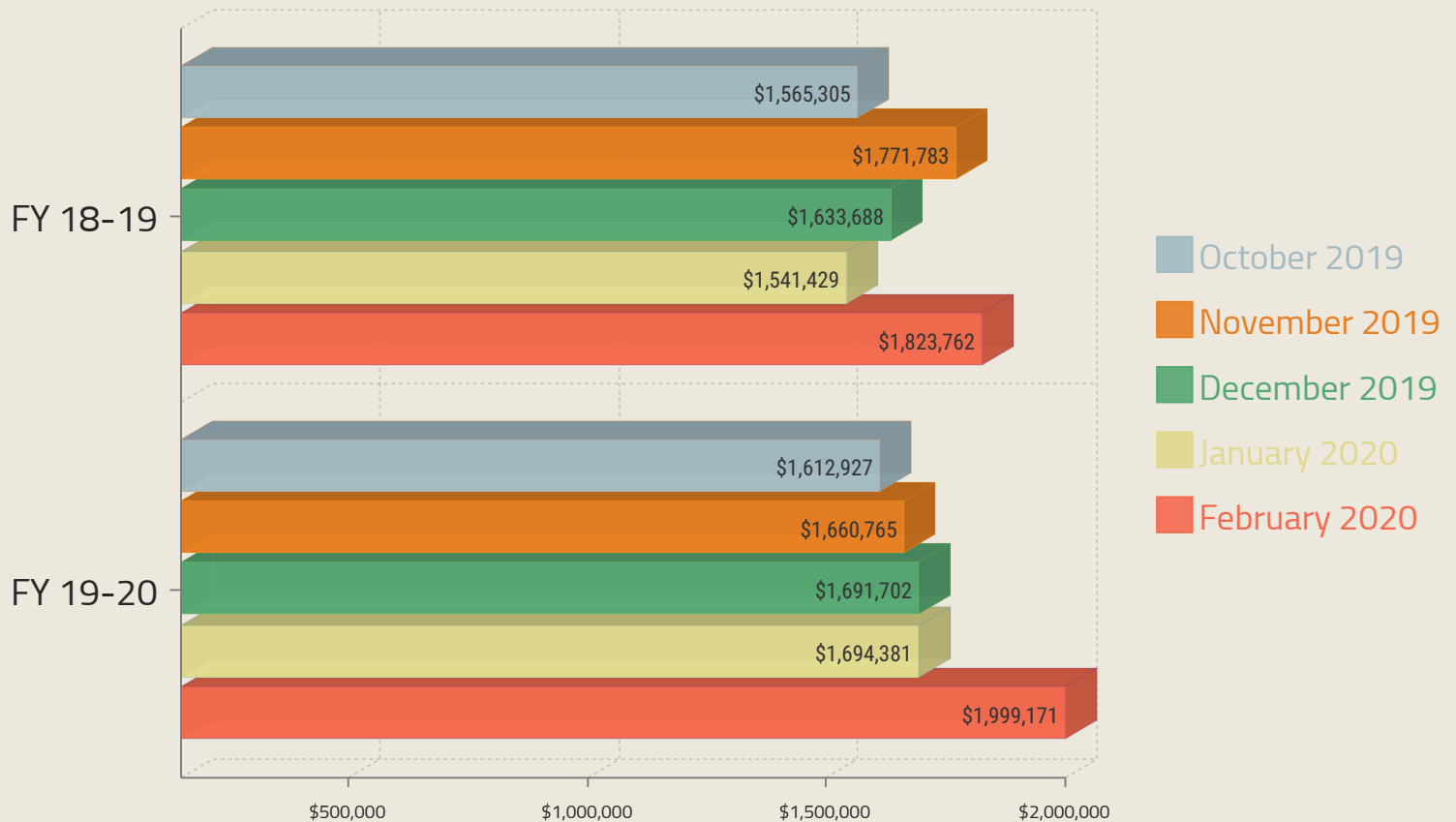
Maribel Garcia

Created/Initiated - 2/14/2020

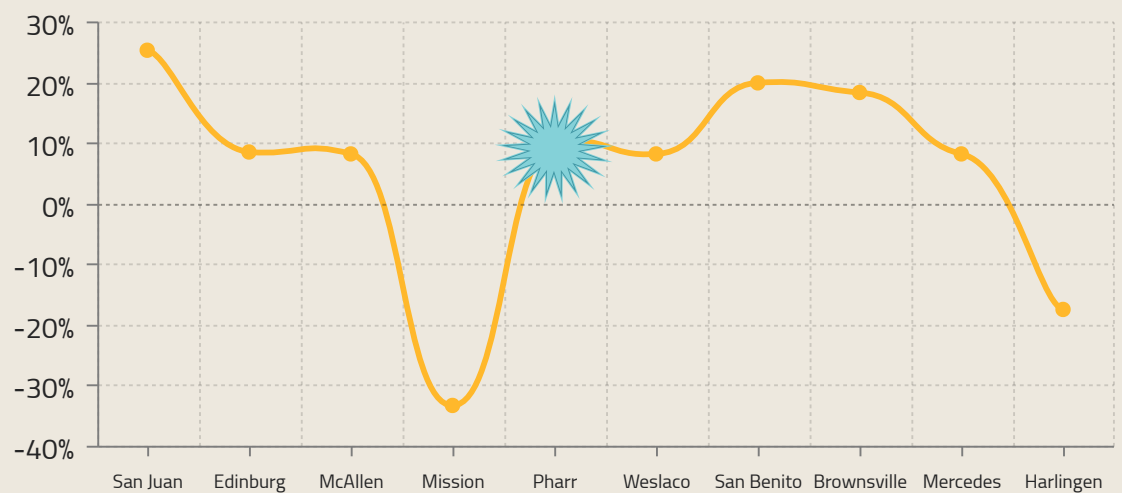
Sales Taxes Collection Snapshot-February 2020



9.62% Increase in Sales Tax
from Last Year*



Ranked No. 4
compared to neighbor
Cities



*Excludes February 2019 One-Time Payment of \$636,9010

SALES TAX STATE COLLECTION RGV COMPARISON - FEBRUARY 2020

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2020 Payments To Date	2019 Payments To Date	% Change
Rank Based on Current Month Activity							
1	San Juan	\$ 451,039	\$ 360,497	25.12%	\$ 796,609	\$ 628,088	26.83%
2	San Benito	\$ 545,790	\$ 454,809	20.00%	\$ 981,298	\$ 813,716	20.59%
3	Brownsville	\$ 4,815,330	\$ 4,070,154	18.31%	\$ 7,962,277	\$ 7,221,814	10.25%
4	Edinburg	\$ 2,695,698	\$ 2,482,750	8.58%	\$ 4,767,052	\$ 4,256,318	12.00%
5	McAllen	\$ 8,373,078	\$ 7,733,535	8.27%	\$ 14,111,880	\$ 13,237,718	6.60%
6	Mercedes	\$ 882,349	\$ 816,035	8.13%	\$ 1,533,261	\$ 1,442,720	6.28%
7	Weslaco	\$ 1,453,054	\$ 1,344,776	8.05%	\$ 2,516,966	\$ 2,295,176	9.66%
8	Harlingen	\$ 2,472,662	\$ 2,994,059	-17.41%	\$ 4,486,262	\$ 4,879,690	-8.06%
9	Pharr*	\$ 1,999,171	\$ 2,460,662	-18.75%	\$ 3,693,552	\$ 4,002,091	-7.71%
10	Mission	\$ 1,138,614	\$ 1,708,977	-33.37%	\$ 1,533,261	\$ 1,442,720	6.28%

Rank Based on Calendar Year 2020 To Date Activity							
1	San Juan	\$ 451,039	\$ 360,497	25.12%	\$ 796,609	\$ 628,088	26.83%
2	San Benito	\$ 545,790	\$ 454,809	20.00%	\$ 981,298	\$ 813,716	20.59%
3	Edinburg	\$ 2,695,698	\$ 2,482,750	8.58%	\$ 4,767,052	\$ 4,256,318	12.00%
4	Brownsville	\$ 4,815,330	\$ 4,070,154	18.31%	\$ 7,962,277	\$ 7,221,814	10.25%
5	Weslaco	\$ 1,453,054	\$ 1,344,776	8.05%	\$ 2,516,966	\$ 2,295,176	9.66%
6	McAllen	\$ 8,373,078	\$ 7,733,535	8.27%	\$ 14,111,880	\$ 13,237,718	6.60%
7	Mercedes	\$ 882,349	\$ 816,035	8.13%	\$ 1,533,261	\$ 1,442,720	6.28%
8	Mission	\$ 1,138,614	\$ 1,708,977	-33.37%	\$ 1,533,261	\$ 1,442,720	6.28%
9	Pharr*	\$ 1,999,171	\$ 2,460,662	-18.75%	\$ 3,693,552	\$ 4,002,091	-7.71%
10	Harlingen	\$ 2,472,662	\$ 2,994,059	-17.41%	\$ 4,486,262	\$ 4,879,690	-8.06%

STATE TOTALS	\$	672,720,666	\$	617,200,051	9.00%	\$	1,161,449,380	\$	1,087,775,497	6.77%
--------------	----	-------------	----	-------------	-------	----	---------------	----	---------------	-------



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: 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 - 2/14/2020



RENTAL & LOAN UPDATE

February 2020

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Big River Brewery	February	\$2,955.63	23rd	Current
RGV Careers (APRL Investments)	February	\$ 7,424.59	20th	Paid Off
Pharr Bridge Business Park*	February	\$ 11,686.84	15th	Past Due
Pharr Bridge Investment Company	February	\$ 10,390.37	11th	Past Due
Eugenio Cortez (American Star)**	February	\$ 345.44	1st	Past Due
Rosita's**	February	\$ 1,170.00	17th	Past Due
Moonbeans***	February	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors****	February	\$ 424.26	1st	Lawsuit Filed
* Borrower is one payment behind. The borrower has been contacted and will deliver payment shortly.				
**Borrower's is more than one payment behind. They have been contacted and plan to catch up.				
***PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.				
**** Stormy Colors is 45 months past due as of February 2020. The loan, plus interest, is due in full.				



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Approval of minutes - January 20, 2020.

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 - 2/14/2020

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, JANUARY 20, 2020**

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

Absent Board Member Comm. Eleazar Guajardo
Board Member Efrain Matamoros

Staff Present: Victor Perez, Executive Director
Ed Wylie, Interim 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

President, Dr. Ambrosio Hernandez, called the meeting to order at 3:05 p.m.
Roll call established a quorum.

Commissioner Ricardo Medina moved to excuse the absence of Board members
Commissioner Eleazar Guajardo and Board Member Efrain Matamoros it was seconded
by Board member Mario Lizcano. Motion Carried unanimously.

Pledge of Allegiance & Invocation

ITEM 2. PUBLIC TESTIMONY

No one signed up at this time

ITEM 3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS

Executive Director, Victor Perez introduced the item.

Executive Director Victor Perez informs the Board about; Information Technology Workshop January 23, 2020 from 10 to 11:30 am at the Pharr Memorial Library. The Pharr EDC is hosting an information technology workshop alongside PSJA ISD to provide small business an insight on current IT challenges business face and how to adapt to change. Participants will also have an opportunity to engage with PSJA students currently studying the field for internship opportunities. Through the internship, students will guide the business to the next level of technology. Free technology training and resources will be available. Next, we have the Sales Tax Report, an increase of 9.92% from last year we ranked number 6 but we continue to go back to number one. Loans and Leases Report is in your packets for your review.

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES – DECEMBER 18, 2019 – REGULAR CALLED MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON VAMOS 24th ANNUAL GOLF CUP TOURNAMENT SPONSERSHIP.

Board Member Mario Lizcano moved to approve. It was seconded by Board Member Commissioner Ricardo Medina. Motion carried unanimously.

ITEM 5. REGULAR AGENDA - OPEN SESSION:

President, Dr. Ambrosio Hernandez requested to deviate from the agenda and enter into a close session. There was no objection.

ITEM 6. 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.

President Dr. Ambrosio Hernandez 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 3:08 p. m

ITEM 7. RECONVENE:

President, Dr. Ambrosio Hernandez stated that the time being 3:28 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 PROJECT RANCH.

Staff recommended approval as discussed in executive session.

Board member Mario Lizcano moved to approve. It was seconded by Board member Commissioner Ricardo Medina. Motion carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON THE TRANSFER OF LOTS 12, 13 AND 14, BLOCK 44, PHARR ORIGINAL TOWNSIDE, AS PER MAP OR PLAT RECORDED IN VOLUME 3, PAGES 32-36, PAM RECORDS OF HIDALGO COUNTY, TEXAS BACK TO THE CITY OF PHARR.

Staff recommended approval as discussed in executive session.

Board member, Commissioner Ricardo Medina moved to approve. It was seconded by Board member Mario Lizcano. Motion carried unanimously.

C) UPDATE FROM LEGAL ON KELLY PHARR TRACT AN IR TR S200'-W260' & N1248.69'-E202'-LT 155; S969.37' EXC E168.99'-N264'-S660' LT 156 (HOLIDAY VILLAGE PROPERTY) AND SEEK DIRECTION FROM THE PEDC BOARD.

D) CONSIDERATION AND ACTION, IF ANY, AMENDING ECONOMIC DEVELOPMENT INCENTIVE PROJECT AGREEMENT WITH PHARR INVESTMENT COMPANY, L.P. (TRANCASA).

Staff recommended approval as discussed in executive session.

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

E) CONSIDERATION AND ACTION, IF ANY, ON BUDGET ANENDMENT No 1 FOR PEDC FY 2019-2020 ON RECLASSIFICATION OF PEDC STAFF.

Staff recommended no action as discussed in executive session.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Board member Commissioner Ricardo Medina moved to adjourn. It was seconded by Board Member Mario Lizcano and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:30 p.m.

Mayor Dr. Ambrosio Hernandez, President

ATTEST _____
Reynaldo Perez, Secretary

APPROVED:

DRAFT



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Ratification for Star Gala 2020 Sponsorship.

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 - 2/14/2020





AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Ratification for Teach for America Sponsorship.

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 - 2/14/2020



All sponsorships and tickets can be purchased by completing and returning this form or conveniently online at:
www.teachforamerica.org/rvgala

DONATIONS

Yes! I/We will invest in the Rio Grande Valley's future by supporting Teach For America Rio Grande Valley and wish to reserve the following:

- ☐ VALEDICTORIAN \$25,000 ☐ HONOR ROLL \$5,000 \$ 1250 / split
☐ SALUTATORIAN \$15,000 ☒ SPONSOR \$2,500
☐ TOP 10% \$10,000 ☐ INDIVIDUAL TICKET \$250 | Quantity _____

COMPANY/INDIVIDUAL INFORMATION

Name Phar EDC / Greater Phar Chamber of Commerce

Name(s) as you wish to be recognized in print Phar EDC / Phar Chamber

☐ I wish to remain anonymous

Preferred Address 1215 S. cage Blvd.

City/State/Zip Phar, TX 78577

Email rebecca.arizmanai@phar-tx.gov Phone 956-483-5090

☐ I would like Teach For America Rio Grande Valley to fill two seats at my table with corps members or alumni.

☐ I/We cannot attend, but wish to support Teach For America with a gift of \$ _____

PAYMENT INFORMATION

☒ I will pay online at www.teachforamerica.org/rvgala



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.D.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Hope is in Bloom Sponsorship.

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 - 2/14/2020

2020 CATHOLIC CHARITIES GALA

HOPE IS IN BLOOM

Cherish the Opportunities



THURSDAY, MARCH 5, 2020

EMBASSY SUITES, MCALLEN CONVENTION CENTER

800 CONVENTION CENTER BLVD.

MCALLEN, TX

THEME: INTERNATIONAL ATTIRE ENCOURAGED



CATHOLIC CHARITIES OF THE RIO GRANDE VALLEY
700 N. VIRGEN DE SAN JUAN BLVD. • SAN JUAN, TEXAS 78689 • (956) 702-4088 • FAX (956) 782-0418
955 W. PRICE RD. • BROWNSVILLE, TEXAS 78630 • (956) 541-0220 • FAX (956) 544-7580

2020 CATHOLIC CHARITIES GALA

HOPE IS IN BLOOM

Cherish the Opportunities



THURSDAY, MARCH 5, 2020

EMBASSY SUITES, MCALLEN CONVENTION CENTER



DR. AMBROSIO HERNANDEZ
HOPE AWARD



ALBERTO KREIMERMAN
CARIÑO AWARD



FOR MORE INFORMATION: (956) 702-4088 ext.123
📞 2019HopeIsInBloomGala



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: February 14, 2020

MEETING DATE: February 17, 2020

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on BTI Consulting Services 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 - 2/14/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: February 14, 2020

MEETING DATE: February 17, 2020

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Hollis Rutledge and Associates, Inc. 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 - 2/14/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on H. E. B. Park Contract 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 - 2/14/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Produce Park lot 6.

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 - 2/14/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Produce Park lot 9 & 10.
--

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 - 2/14/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED: February
14, 2020

MEETING DATE: February 17,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Update on Project Land.

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 - 2/14/2020

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: February 17,
2020

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

Created -

City Management Office



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: February 17, 2020

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:

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: February 17,
2020

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: February 17, 2020

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: February 17, 2020

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: February 17, 2020

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 -