



**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, April 20, 2020***

In accordance with social distancing guidelines, the Pharr Economic Development Corporation II meeting will not be open to the public, except for individuals who have elected to appear in person for Public Testimony. The meeting will be via Videoconference and streamed live at www.pharr-tx-gov

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) Sales Tax Report - April 2020.

B) Loans/Leases Report.

4. CONSENT AGENDA:

A) Approval of minutes - March 16, 2020 Regular Called Meeting.

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

A) Consideration and action, if any, on Pharr Produce Park lot 3.

B) Consideration and action, if any, on PEDC Loans.

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

D) Consideration and action, if any, on Project Ranch.

E) Economic Resource Updates.

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.

PEDC II AGENDA
Monday, April 20, 2020

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:

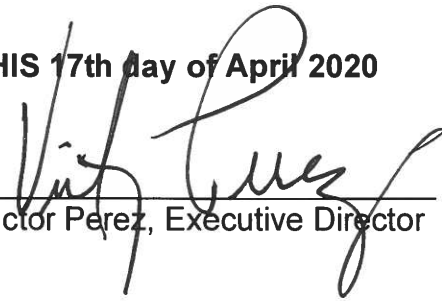
I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and current copy and that said notice was posted at <http://pharredc.com/events/>, City Hall, 118 South Cage, PEDC, 1215 S. Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **17th day of April 2020 at 3:00 p. m.** and will remain posted continuously for at least 72 hours preceding the scheduled time of said

PEDC II AGENDA
Monday, April 20, 2020

meeting in compliance with Chapter 551 Texas Government Code (Opening Meetings Act).

WITNESS MY HAND AND SEAL, THIS 17th day of April 2020




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - April 2020.
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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:

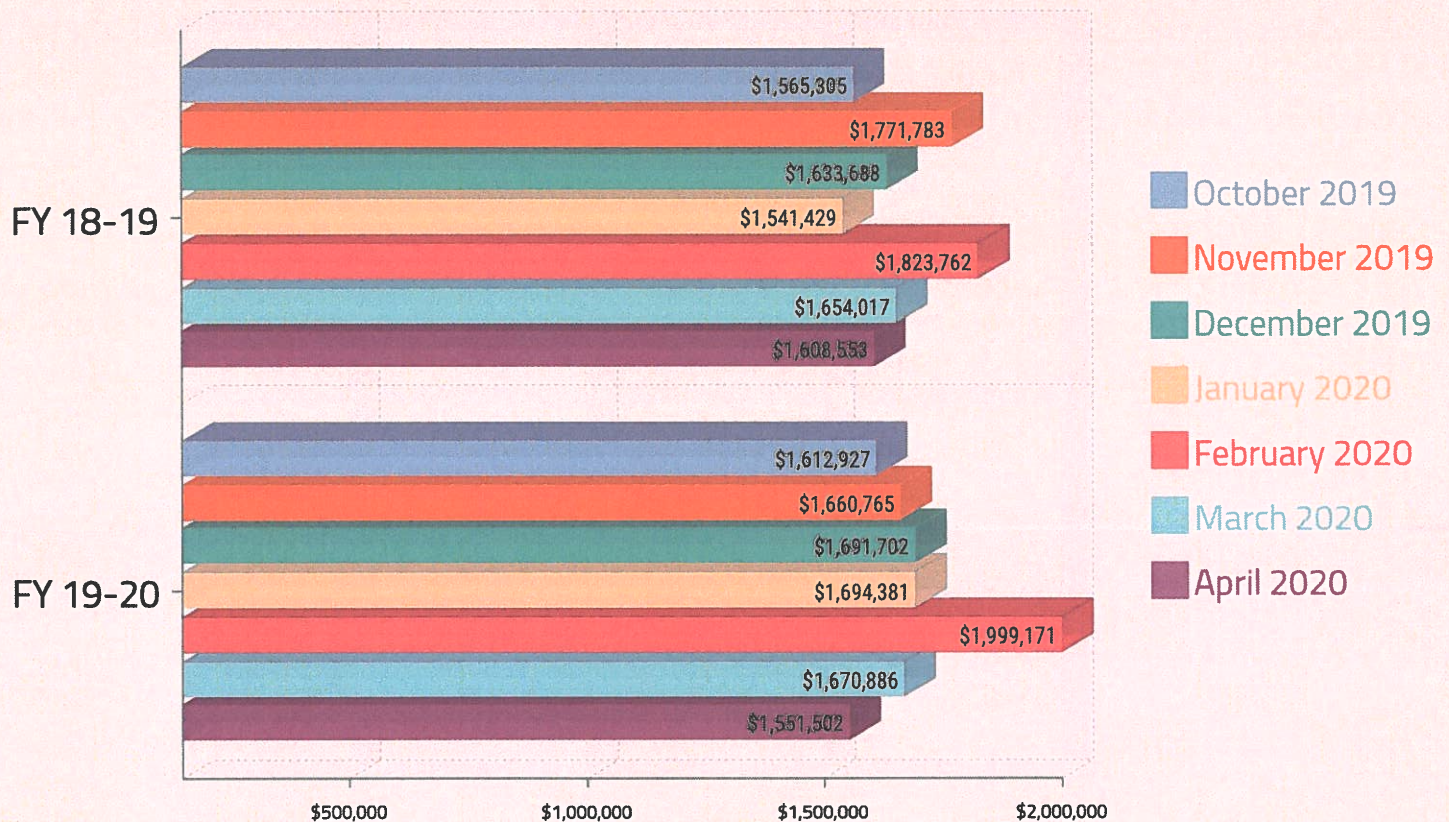
Maribel Garcia

Created/Initiated - 4/17/2020

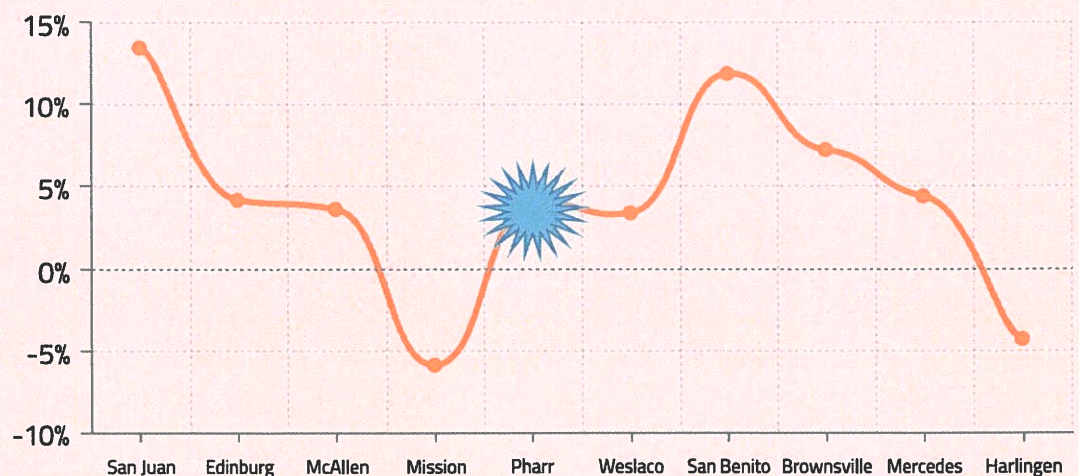
Sales Taxes Collection Snapshot-April 2020



3.82% Increase in Sales Tax
from Last Year*



Ranked No. 6
compared to neighbor
Cities



*Excludes February 2019 One-Time Payment of \$636,901.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
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 - 4/17/2020

RENTAL & LOAN UPDATE

April 2020

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Big River Brewery*	April	\$2,955.63	23rd	Past Due
Pharr Bridge Business Park*	April	\$ 11,686.84	15th	Past Due
Pharr Bridge Investment Company*	April	\$ 10,390.37	11th	Past Due
Rosita's*	April	\$ 1,170.00	17th	Past Due
RGV Careers (APRL Investments)	April	\$ 7,424.59	20th	Paid Off
Eugenio Cortez (American Star)	April	\$ 345.44	1st	Paid Off
Moonbeans**	April	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors***	April	\$ 424.26	1st	Lawsuit Filed
*Borrower's is one payment behind due to COVID 19 Crisis. Rosita's is more than one payment behind. They have been notified, and plan to catch up.				
**PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.				
*** Stormy Colors is 47 months past due as of April 2020. The loan, plus interest, is due in full.				



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Approval of minutes - March 16, 2020 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 - 4/17/2020

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3 :00 PM
MONDAY, MARCH 16, 2020**

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

Absent 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

Vice President, Mario Lizcano, called the meeting to order at 3:00 p.m.
Roll call established a quorum.

Commissioner Eleazar Guajardo moved to excuse the absence of Board member Efrain Matamoros it was seconded by Board member Reynaldo Perez. Motion Carried unanimously.

Pledge of Allegiance & Invocation

President, Mayor Dr. Ambrosio Hernandez joined the meeting at 3:14 p. m.

ITEM 2. PUBLIC TESTIMONY

No one signed up at this time

ITEM 3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS

Vice President, Mario Lizcano introduced the item.

Executive Director Victor Perez informs the Board about; Pharr EDC to host Mexican Entrepreneurs March 27, 2020 2:00 to 4:00 pm at the Development Research Center in Pharr. The Pharr EDC in partnership with UTRGV's Entrepreneurship and Commercialization Center will host a delegation of about 40 entrepreneurs from the Mexican Institute of Petroleum, the National Autonomous University of Mexico and small business enterprises for one day as part of three-week business incubator/accelerator workshop by UTRGV and Comener (Mexico Energy Council) we will present on the vantage points of doing business in the City of Pharr followed by a tour. Sales Tax Report, an increase of 9.71% from last year we ranked number 5 compared to neighboring Cities. Loans and Leases Report is in your packets for your review.

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES – FEBRUARY 17, 2020 – REGULAR CALLED MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON TOPGOLF RENEWAL AGREEMENT.

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

ITEM 5. 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 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.

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 3:04 p. m

ITEM 7. RECONVENE:

President, Dr. Ambrosio Hernandez stated that the time being 3:45 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 LETTER OF INTENT FOR 301 S. CAGE BUILDING.

Staff recommended no action as discussed in executive session.

B) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT FOR PHARRPRODUCE LOTS 28 & 29.

Staff recommended approval as discussed in executive session.

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

C) CONSIDERATION AND ACTION, IF ANY, PROJECT APPLE.

Staff recommended no action as discussed in executive session.

D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT PECAN

Staff recommended approval as discussed in executive session.

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

President Dr. Ambrosio Hernandez informed the Business Community about the corona virus impact and how Federal Government passed a house bill to help small businesses.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Board member 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 3:48 p.m.

Mayor Dr. Ambrosio Hernandez, President

ATTEST _____
Reynaldo Perez, Secretary

APPROVED:

DRAFT



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
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 3.
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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 - 4/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on PEDC Loans.
--

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 - 4/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

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 - 4/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
2020

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 - 4/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: April 17,
2020

MEETING DATE: April 20,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Economic Resource Updates.
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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

Created/Initiated - 4/17/2020

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation
II

AGENDA ITEM #:

DATE SUBMITTED:
MEETING DATE: April 20,
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: April 20,
2020

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: April 20,
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: April 20,
2020

FROM: Maribel Garcia , Executive Administrative
Assistant

DEPARTMENT: Administrati
on

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: April 20,
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: April 20,
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 -