



**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, September 21, 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.

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

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*

PEDC II AGENDA
Monday, September 21, 2020

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 - September 2020.

B) Loans/Leases Report.

4. CONSENT AGENDA:

A) Approval of minutes - July 20, 2020 Regular called meeting and August 27, 2020 Budget workshop meeting.

B) Consideration and action, if any, on Alliance for I-69 Texas Membership Renewal.

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

A) Consideration and action, if any, on Approval of 2020-2021 PEDC Budget.

B) Consideration and action, if any, on State of the City Contract with De Saro- Rodriguez.

C) Consideration and action, if any, on Juan Hinojosa Law Firm Contract Renewal.

D) Consideration and action, if any, on Ratification for Halls of Ivy Donation.

E) Consideration and action, if any, on Project River Extension.

F) Consideration and action, if any, on Letter of Intent for Lot 6A.

G) Consideration and action, if any, on Pharr Produce Park Lot 6.

6. CLOSED SESSION: *In accordance with Chapter 551 Texas, Government Code,*

PEDC II AGENDA
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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.

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*

PEDC II AGENDA
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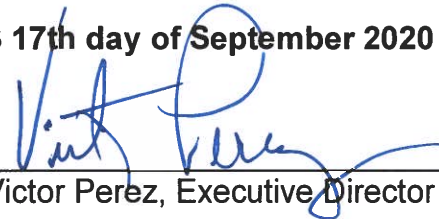
item(s) discussed in executive session.

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 September 2020 at 4:00 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 17th day of September 2020




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
2020

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - September 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 - 9/17/2020

SALES TAX STATE COLLECTION RGV COMPARISON -SEPTEMBER 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	Weslaco	\$ 1,150,532	\$ 1,154,130	-0.31%	\$ 10,479,837	\$ 10,095,564	3.81%
2	Mission	\$ 1,401,700	\$ 1,424,907	-1.63%	\$ 12,395,348	\$ 12,571,729	-1.40%
3	San Benito	\$ 466,318	\$ 474,804	-1.79%	\$ 4,182,236	\$ 3,710,616	12.71%
4	Edinburg	\$ 2,152,133	\$ 2,197,608	-2.07%	\$ 19,488,037	\$ 19,129,808	1.87%
5	Pharr*	\$ 1,784,261	\$ 1,826,066	-2.29%	\$ 15,911,699	\$ 16,106,840	-1.21%
6	Harlingen	\$ 2,104,930	\$ 2,167,875	-2.90%	\$ 19,062,907	\$ 19,451,255	-2.00%
7	Brownsville	\$ 3,045,522	\$ 3,318,868	-8.24%	\$ 30,264,661	\$ 30,128,720	0.45%
8	San Juan	\$ 369,023	\$ 406,239	-9.16%	\$ 3,407,062	\$ 3,051,543	11.65%
9	McAllen	\$ 5,150,748	\$ 6,024,709	-14.51%	\$ 49,571,815	\$ 52,423,757	-5.44%
10	Mercedes	\$ 319,430	\$ 585,716	-45.46%	\$ 4,046,164	\$ 4,845,085	-16.49%

Rank Based on Calendar Year 2020 To Date Activity

1	San Benito	\$ 466,318	\$ 474,804	-1.79%	\$ 4,182,236	\$ 3,710,616	12.71%
2	San Juan	\$ 369,023	\$ 406,239	-9.16%	\$ 3,407,062	\$ 3,051,543	11.65%
3	Weslaco	\$ 1,150,532	\$ 1,154,130	-0.31%	\$ 10,479,837	\$ 10,095,564	3.81%
4	Edinburg	\$ 2,152,133	\$ 2,197,608	-2.07%	\$ 19,488,037	\$ 19,129,808	1.87%
5	Brownsville	\$ 3,045,522	\$ 3,318,868	-8.24%	\$ 30,264,661	\$ 30,128,720	0.45%
6	Pharr*	\$ 1,784,261	\$ 1,826,066	-2.29%	\$ 15,911,699	\$ 16,106,840	-1.21%
7	Mission	\$ 1,401,700	\$ 1,424,907	-1.63%	\$ 12,395,348	\$ 12,571,729	-1.40%
8	Harlingen	\$ 2,104,930	\$ 2,167,875	-2.90%	\$ 19,062,907	\$ 19,451,255	-2.00%
9	McAllen	\$ 5,150,748	\$ 6,024,709	-14.51%	\$ 49,571,815	\$ 52,423,757	-5.44%
10	Mercedes	\$ 319,430	\$ 585,716	-45.46%	\$ 4,046,164	\$ 4,845,085	-16.49%

STATE TOTALS

\$ 495,175,925	\$ 520,136,727	-4.80%	\$ 4,644,292,072	\$ 4,635,279,267	0.19%
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*INCLUDES One-Time Payment of \$636,000 from CPL on February 2019

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2020 Payments To Date	2019 Payments To Date	% Change
4	Pharr	\$ 1,784,261	\$ 1,826,066	-2.29%	\$ 15,911,699	\$ 15,469,940	2.86%



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
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 - 9/17/2020



RENTAL & LOAN UPDATE September 2020

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Big River Brewery*	September	\$2,955.63	23rd	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
RGV Careers (APRL Investments)	September	\$ 7,424.59	20th	Paid Off
Eugenio Cortez (American Star)	September	\$ 345.44	1st	Paid Off
Moonbeans***	September	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors****	September	\$ 424.26	1st	Lawsuit Filed
*Big River Brewery is three payments behind. They are requesting a deferral due to COVID. Rosita's is now seven payments behind. Borrower has been notified.				
** PBBP and PBIC are one payment behind. They expect to deliver the check this week.				
***PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.				
****Stormy Colors is 52 months past due as of September 2020. The loan, plus interest, is due in full.				



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
2020

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Approval of minutes - July 20, 2020 Regular called meeting and August 27, 2020 Budget workshop 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 - 9/17/2020

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

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

Absent Board Member Comm. Eleazar Guajardo
Board Member Comm. Dr. Ramiro Caballero

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. CALL TO ORDER

(A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT BOARD MEMBER

President Mayor Dr. Ambrosio Hernandez, called the meeting to order at 3:04 p.m.
Roll call established a quorum.

Commissioner Ricardo Medina moved to excuse the absent of Board member
Commissioner Eleazar Guajardo and Commissioner Ramiro Caballero motion was
seconded by Board member Reynaldo Perez. Motion Carried unanimously.

(B) PLEDGE OF ALLEGIANCE/INVOCATION

Executive Director, Victor Perez, led in the pledge of allegiance and 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, informed the Board about the Sales Tax Report. He stated the Texas state report shows a -3.22% from but true growth is 1.98%. Month to month Pharr came positive 4.30% which puts Pharr number 8 compared to neighboring cities. He further stated Loans and Leases Report was in their packets for review.

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES – DECEMBER 11, 2019 WORKSHOP AND MAY 18, 2020 – REGULAR CALLED MEETING.

Board Member Reynaldo Perez moved to approve. Motion 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 3:09 p. m

ITEM 7. RECONVENE:

President, Dr. Ambrosio Hernandez stated that the time being 3:26 p.m. the board will be resuming meeting, into Regular Session, and consider action, if necessary, on any item(s) discussed in closed session.

A) CONSIDERATION AND ACTION, IF ANY, ON VIDA AGREEMENT RENEWAL.

Staff recommended approval as discussed in closed session.

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

B) CONSIDERATION AND ACTION, IF ANY, ON LONE STAR NATIONAL BANK LINE OF CREDIT RENEWAL.

Staff recommended approval as discussed in executive session.

Board member, Commissioner Ricardo Medina moved to approve. Motion was seconded by Board member Reynaldo Perez. Motion carried unanimously. Mayor Dr. Ambrosio Hernandez Abstained.

C) CONSIDERATION AND ACTION, IF ANY, ON SERGIO MUÑOZ LAW FIRM SERVICES AGREEMENT.

Staff recommended approval as discussed in closed session.

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

D) UPDATE ON PHARRCARES DISASTER RELIEF LOAN PROGRAM.

Executive Director, Victor Perez, informed the Board about the update.

E) UPDATE ON PHARR STAGING AREA.

Executive Director, Victor Perez, informed the Board about the update.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Board member Commissioner Ricardo Medina moved to adjourn. Motion was seconded by Board member Reynaldo Perez and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:27 p.m.

Mayor Dr. Ambrosio Hernandez, President

ATTEST _____

Reynaldo Perez, Secretary

APPROVED:

DRAFT

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
BUDGET WORKSHOP MEETING MINUTES
COMMENCING AT 4:00 PM
THURSDAY, AUGUST 27, 2020**

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

Absent Board Member Comm. Ricardo Medina
Board Member Efrain Matamoros

Staff Present: Ed Wylie, Interim City Manager
Victor Perez, Executive Director
Jamison Merrick, Finance Manager
Karla Moya, Finance Director

PEDC II Attorney: Jerry Muñoz

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 4:02 p.m.
Roll call established a quorum.

Executive Director Victor Perez lead to the pledge of allegiance and Board member Mario Lizcano to the invocation.

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

Mayor Dr. Ambrosio Hernandez joined the meeting at 4:08 pm.

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

Discussion on proposed budget 2020-2021, 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 Mario Lizcano **moved** to adjourn. It was seconded by Board Member Reynaldo Perez and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:15 p.m.

Mayor Dr. Ambrosio Hernandez, President

ATTEST _____
Reynaldo Perez, Secretary

APPROVED:



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
2020

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Alliance for I-69 Texas Membership Renewal.

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 - 9/17/2020

August 18, 2020

TEXAS HIGHWAY FUNDING - The Covid-19 economic slowdown is causing budget issues for Texas and every state. Texas Comptroller Glenn Hager in July released an early forecast projecting that the state will fall \$4.6 billion short during the current budget. That is equal to a relatively small and manageable 2% of the total two-year budget. Hager says many unknowns make forecasting revenues for the 2022-2023 budget cycle very difficult. Fuel taxes, general sales taxes and oil & gas



production taxes all contribute to funding Texas highway projects. While all dropped sharply this spring there have been encouraging recent improvements. The latest data indicates that Texas traffic volumes and fuel sales have rebounded sharply. Sales taxes reported July 1 showed an increase of 4% over the same period a year ago.

FOCUSING ON THE UTP - Next week the Transportation Commission will approve the 2021 Unified Transportation Program (UTP), officially selecting the highway projects that will be actively pursued during the next 10 years. Nothing presented during a July 28th virtual public hearing suggested that the final UTP project list will be any different than the published Draft UTP list. The 2021 UTP contains many significant I-69 projects including 39 that TxDOT has moved into the "Construct Authority" category which means they are actively being prepared to go to contract letting in the next four years. Among 58 total projects, the UTP list includes six connected rural US 77 projects covering 55 miles south of Kingsville that will finally complete **I-69 East** between Corpus Christi and Brownsville. It also includes construction of a 28-mile section of US 281 extending **I-69 Central** north of Edinburg. A bundle of 12 projects at Laredo are on future **I-69 West**. You can download the full [UTP DOCUMENT HERE](#).

The process of selecting projects to be added in the 2022 UTP will start in September. The Alliance will be urging TxDOT district engineers to nominate more I-69 System projects as candidates to be scored and selected in that process.

WASHINGTON MEETINGS BEING SCHEDULED - The Alliance team is in the process of scheduling meetings with the offices of Texas senators and members of Congress as part of this year's **DC Virtual Fly-In** on September 14-17. All meetings will be by Zoom. As we do when we travel to Washington, we will be holding small group meetings with congressional offices. I-69 Alliance members and supporters will be provided scheduling information as soon as meetings are confirmed.

FAST ACT EXTENSION DELAY - It is increasingly likely that renewal of the 2015 FAST Act highway authorization will not

happen before it expires at the end of September. Sources on Capitol Hill are saying it is likely Congress will pass a simple extension delaying the decision until after the November election. The likelihood remains strong that there will be a one-year extension allowing Congress time to deal with the question of how to pay for increased funding for the federal surface transportation program.

THREE PROJECTS AWARDED - In July the Transportation Commission awarded construction contracts for three I-69



route improvement projects with a total award value of \$21.7 million. An \$8.8 million Panola County project will include reconstruction of 2.2 miles of the northeast US 59 Carthage Loop. A \$6.9 million safety and hazard elimination project in Victoria will cover nine miles of US 59 along the east side of the city. In Brooks County, work will begin on a \$6 million safety project extending 10 miles south from Falfurrias.

CHERYL FLOOD HIGHLIGHTS I-69 - TxDOT Lufkin District Engineer Cheryl Flood, long a champion of Interstate 69, is retiring. She was honored by the Transportation Commission for her 38 years of service during a virtual ceremony. "I have had a terrific career and I would do it all over again. I am proud to be a part of the I-69 development and thank the Commission for the funding we have been able to obtain these last five years." Flood emphasized that she hopes to see I-69 interstate signs showing up in the Lufkin District in the near future. She has been a key player in that process since she became the district's director of planning in 2003.



Flood guided major I-69 projects through planning, design and funding that are now under construction including the Nacogdoches South Project, the Diboll Relief Route, North Lufkin projects and the Cleveland South Project. When the Corrigan Relief Route project is built in the next few years it will eliminate the last traffic light between Lufkin-Diboll and Refugio, 275 miles to the south. The Lufkin District spans the I-69 Corridor through San Jacinto, Polk, Angelina, Nacogdoches and Shelby Counties.

Don Rodman -- I-69 Alliance / Don@TheRodmanCo.com (361) 877-0409



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: September 17, 2020

MEETING DATE: September 21, 2020

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Approval of 2020-2021 PEDC Budget.

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 - 9/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
2020

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on State of the City Contract with De Saro- Rodriguez.

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 - 9/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: September 17, 2020

MEETING DATE: September 21, 2020

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Juan Hinojosa Law Firm 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 - 9/17/2020

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
2020

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Ratification for Halls of Ivy Donation.

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 - 9/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: September 17, 2020

MEETING DATE: September 21, 2020

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

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 - 9/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
2020

FROM: Maribel Garcia , Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Letter of Intent for Lot 6A.
--

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 - 9/17/2020



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 5.G.

DATE SUBMITTED: September
17, 2020

MEETING DATE: September 21,
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 - 9/17/2020

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
21, 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 Saavedra

Created -

City Management Office

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
21, 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 Saavedra
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
21, 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 Saavedra
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
21, 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 Saavedra
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 21, 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 Saavedra
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September
21, 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 Saavedra
City Management Office

Created -