



**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, January 18, 2021**

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, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at <http://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 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 - January 2021.
- B) Loans/Leases Report.

4. CONSENT AGENDA:

- A) Approval of minutes - November 16, 2020 Regular called meeting.

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

- A) Consideration and action, if any, on Letter of Intent (LOI) for Project CORE.
- B) Consideration and action, if any, on Amendment to 301 S. Cage Agreement.
- C) Consideration and action, if any, on Veterans of Foreign Wars.
- D) Consideration and action, if any, on Hollis Rutledge & Associates, Inc. Renewal.
- E) Consideration and action, if any, on RMR Loan.

6. CLOSED SESSION: *In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below.*

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

PEDC II AGENDA
Monday, January 18, 2021

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.

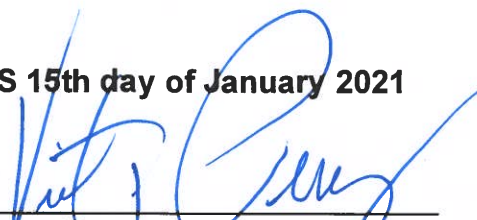
7. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

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 **15th day of January 2021 at 3:00 p. m.** and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting in compliance with Chapter 551 Texas Government Code (Opening Meetings Act).

WITNESS MY HAND AND SEAL, THIS 15th day of January 2021




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - January 2021.

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

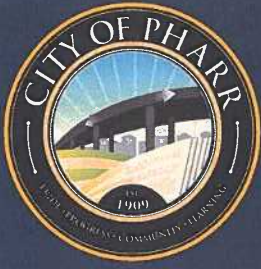
Reason:

ROUTING:

Maribel Garcia
Victor Perez

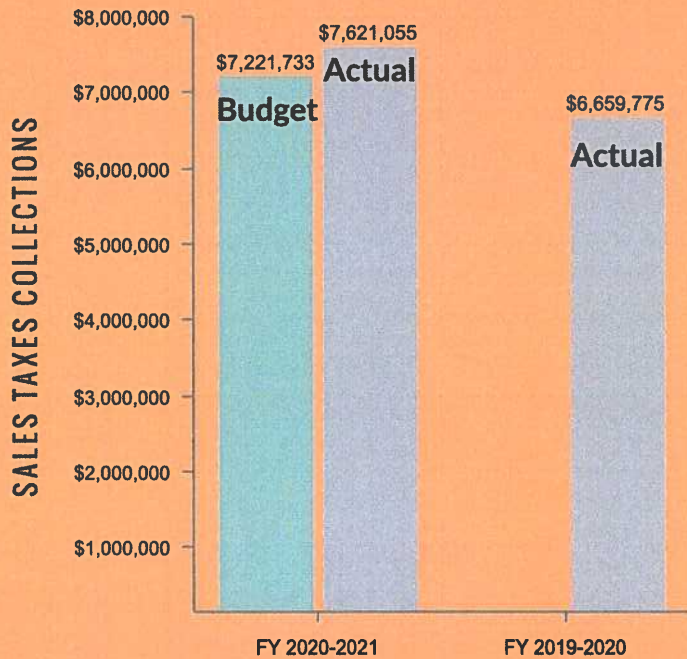
Created/Initiated - 1/15/2021
Final Approval - 1/15/2021

SALES TAX STATE COLLECTION RGV COMPARISON -JANUARY 2021							
Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2021 Payments To Date	2020 Payments To Date	% Change
Rank Based on Current Month Activity							
1	San Juan	\$ 410,533	\$ 345,570	18.80%	\$ 410,533	\$ 345,570	18.80%
2	Brownsville	\$ 3,640,524	\$ 3,146,948	15.68%	\$ 3,640,524	\$ 3,146,948	15.68%
3	Weslaco	\$ 1,202,011	\$ 1,063,912	12.98%	\$ 1,202,011	\$ 1,063,912	12.98%
4	Mission	\$ 1,517,095	\$ 1,347,202	12.61%	\$ 1,517,095	\$ 1,347,202	12.61%
5	San Benito	\$ 481,600	\$ 435,509	10.58%	\$ 481,600	\$ 435,509	10.58%
6	Pharr	\$ 1,865,531	\$ 1,694,381	10.10%	\$ 1,865,531	\$ 1,694,381	10.10%
7	Edinburg	\$ 2,264,020	\$ 2,071,355	9.30%	\$ 2,264,020	\$ 2,071,355	9.30%
8	Harlingen	\$ 2,169,332	\$ 2,013,601	7.73%	\$ 2,169,332	\$ 2,013,601	7.73%
9	Mcallen	\$ 5,741,368	\$ 5,738,801	0.04%	\$ 5,741,368	\$ 5,738,801	0.04%
10	Mercedes	\$ 495,384	\$ 650,912	-23.89%	\$ 495,384	\$ 650,912	-23.89%
Rank Based on Calendar Year 2021 To Date Activity							
1	San Juan	\$ 410,533	\$ 345,570	18.80%	\$ 410,533	\$ 345,570	18.80%
2	Brownsville	\$ 3,640,524	\$ 3,146,948	15.68%	\$ 3,640,524	\$ 3,146,948	15.68%
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10	Mercedes	\$ 495,384	\$ 650,912	-23.89%	\$ 495,384	\$ 650,912	-23.89%
STATE TOTALS							
		\$ 505,562,038	\$ 488,728,714	3.44%	\$ 505,562,038	\$ 488,728,714	3.44%



CITY OF PHARR SALES TAXES

January 2021
FY 2020-2021



10.10% YTD

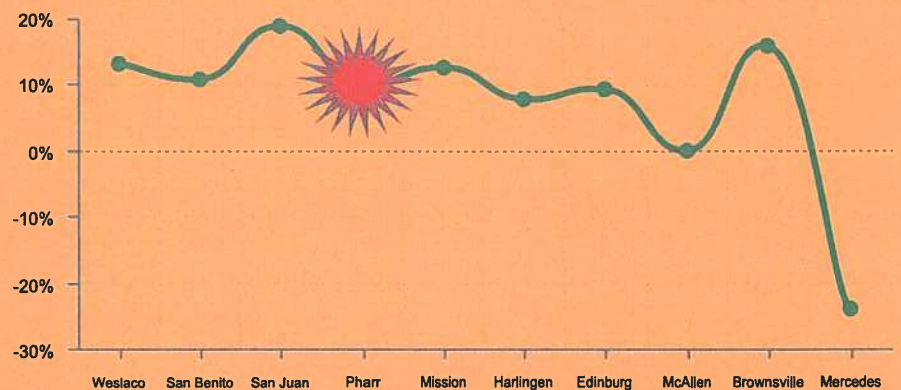
Increase in Sales Tax from Last Year*



10.10%

Compared to January 2021 Sales Collections

**Ranked
No. 6**
compared to neighbor Cities



*Growth is based on Calendar Year per Texas State Comptroller

CREATED BY

Karla Saavedra, CGFO





AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021



RENTAL & LOAN UPDATE

January 2021

BUSINESS	RENTAL MONTH	AMOUNT	DUE DATE	COMMENTS
Pharr Bridge Business Park	January	\$ 11,686.84	15th	Current
Pharr Bridge Investment Company	January	\$ 10,390.37	11th	Current
Big River Brewery*	January	\$2,955.63	23rd	Past Due
Rosita's**	January	\$ 1,170.00	17th	Past Due
RGV Careers (APRL Investments)	January	\$ 7,424.59	20th	Paid Off
Eugenio Cortez (American Star)	January	\$ 345.44	1st	Paid Off
Moonbeans***	January	\$ 1,185.81	1st	Lawsuit Filed
Stormy Colors****	January	\$ 424.26	1st	Lawsuit Filed
*Big River Brewery is one payment behind. Borrower has been notified and plans to submit a loan modification request.				
**Rosita's is ten payments behind. Borrower has been notified.				
***PEDC has won its judgment against Moonbeans and is now seeking to collect on its loan.				
****Stormy Colors is 56 months past due as of January 2021. The loan, plus interest, is due in full.				



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Approval of minutes - November 16, 2020 Regular called meeting.

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021

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

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

Absent Board Member Marty Moore

Staff Present: Victor Perez, Executive Director
Ed Wylie, 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

Mayor Dr. Ambrosio Hernandez, called the meeting to order at 3:01 p.m.
Roll call established a quorum.

Board member Commissioner Ricardo Medina moved to excuse the absent of Board member Marty Moore motion was seconded by Board member Mario Lizcano. Motion Carried unanimously.

Commissioner Dr. Ramiro Caballero joined the meeting at 3:24 p.m.

(B) PLEDGE OF ALLEGIANCE/INVOCATION

Executive Director, Victor Perez, led in the pledge of allegiance and Board member Mario Lizcano into the 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 that we have a growth of 21.55% a change of 2.21% an increase of 5.68% from last year. Pharr ranked number 3 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 – OCTOBER 19, 2020 REGULAR CALLED MEETING.

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

ITEM 5. REGULAR AGENDA - OPEN SESSION:

Mayor 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.

Mayor 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 3:04 p. m

ITEM 7. RECONVENE:

Mayor Dr. Ambrosio Hernandez stated that the time being 3:53 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 PROJECT CRUSH AMENDMENT.

Staff recommended approval as discussed in closed session.

Board member, Mario Lizcano moved to approve. Motion was seconded by Board member Commissioner Dr. Ramiro Caballero. Motion carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON PROJECT STYLIST.

Staff recommended approval as discussed in executive session.

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

C) UPDATE ON PROJECT SANTA ANA, MAGIC AND PHARR STAGING AREA.

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 Efrain Matamoros and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:53 p.m.

Mayor Dr. Ambrosio Hernandez, President

ATTEST _____
Reynaldo Perez, Secretary

APPROVED:



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Letter of Intent (LOI) for Project CORE.

Classification: Closed Session

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

Issue: To be discussed in executive session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Amendment to 301 S. Cage Agreement.

Classification: Closed Session

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

Issue: To be discussed in executive session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Veterans of Foreign Wars.

Classification: Closed Session

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

Issue: To be discussed in executive session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Hollis Rutledge & Associates, Inc. Renewal.

Classification: Closed Session

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

Issue: To be discussed in executive session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: January 15, 2021

MEETING DATE: January 18, 2021

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on RMR Loan.
--

Classification: Closed Session

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

Issue: To be discussed in executive session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 1/15/2021
Final Approval - 1/15/2021



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: January 18, 2021

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: January 18, 2021

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: January 18, 2021

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

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FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: Administration

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Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

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FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: Administration

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Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Karla Saavedra
Patricia Rigney
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

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Karla Saavedra
Patricia Rigney
City Management Office

Created -