



**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, June 20, 2022**

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 -

PEDC II AGENDA
Monday, June 20, 2022

- A) PEDC II Events of Interest.
- B) Sales Tax Report - June 2022.
- C) Loans/Leases Report.

4. CONSENT AGENDA:

- A) Consideration and action, if any, on Approval of minutes - May 16, 2022 Regular Called Meeting. .

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

- A) Consideration and action, if any, on Project CIP.
- B) Consideration and action, if any, on Project Polk and Flag.
- C) Consideration and action, if any, on Project Apple.
- D) Consideration and action, if any, on Right or Refusal on Pharr Produce Park Lot 31.
- E) Consideration and action, if any, on Pharr Bridge Investment Co. LP Request.
- F) Consideration and action, if any, on Dr. Elisa Alvarado Consultant Agreement.
- G) Consideration and action, if any, on Letter of Intent (LOI) for Project MARCO.
- H) Consideration and action, if any, on South Gate Industrial Park.
- I) Consideration and action, if any, on Project Magic.

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.

PEDC II AGENDA
Monday, June 20, 2022

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.

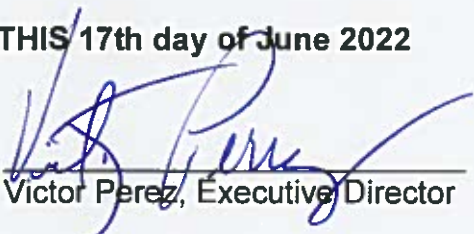
7. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

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 June 2022 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 17th day of June 2022




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022

PEDC II EVENTS OF INTEREST

Events of Interest

1. McDonald's Hiring Events

Friday, June 17, 2022 | 9:00am-4:00pm

Friday, June 24, 2022 | 9:00am-4:00pm

Pharr DRC | 850 W. Dicker Rd., Pharr, TX

The Pharr EDC has been partnering with McDonald's to assist in their hiring efforts for their new south Pharr location. McDonald's is seeking to hire approximately 70 more employees, both part-time and full-time. The hiring events are open to the public and no registration is required. We invite those seeking entry-level, management, or maintenance employment opportunities to stop by and apply. For inquiries, please call (956)890-3657.

2. Pharr EDC Foundation Golf Classic Fundraiser

Saturday, July 9, 2022 | Registration 7:00 a.m. | Start Time 8:00 a.m.

Los Lagos Golf Club | 1720 S Raul Longoria Rd, Edinburg, TX 78542

The Pharr EDC Foundation will be hosting their next fundraising event, the Golf Classic Tournament. This will be a great networking opportunity for golf fanatics and a great way to spend some leisure time alongside family and friends with great food, beverages, raffles, and more! Prizes will be awarded to first, second and third places as well as the longest drive and closest to pin.

Sponsorship packages and team spots are currently available and nonmonetary contributions are also welcomed. All proceeds are to benefit graduating high school students within the city of Pharr.

For more information, you may contact Lilvette Santos, Foundation Director at (956)402-4332.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - June 2022.

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

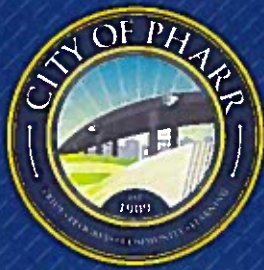
Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

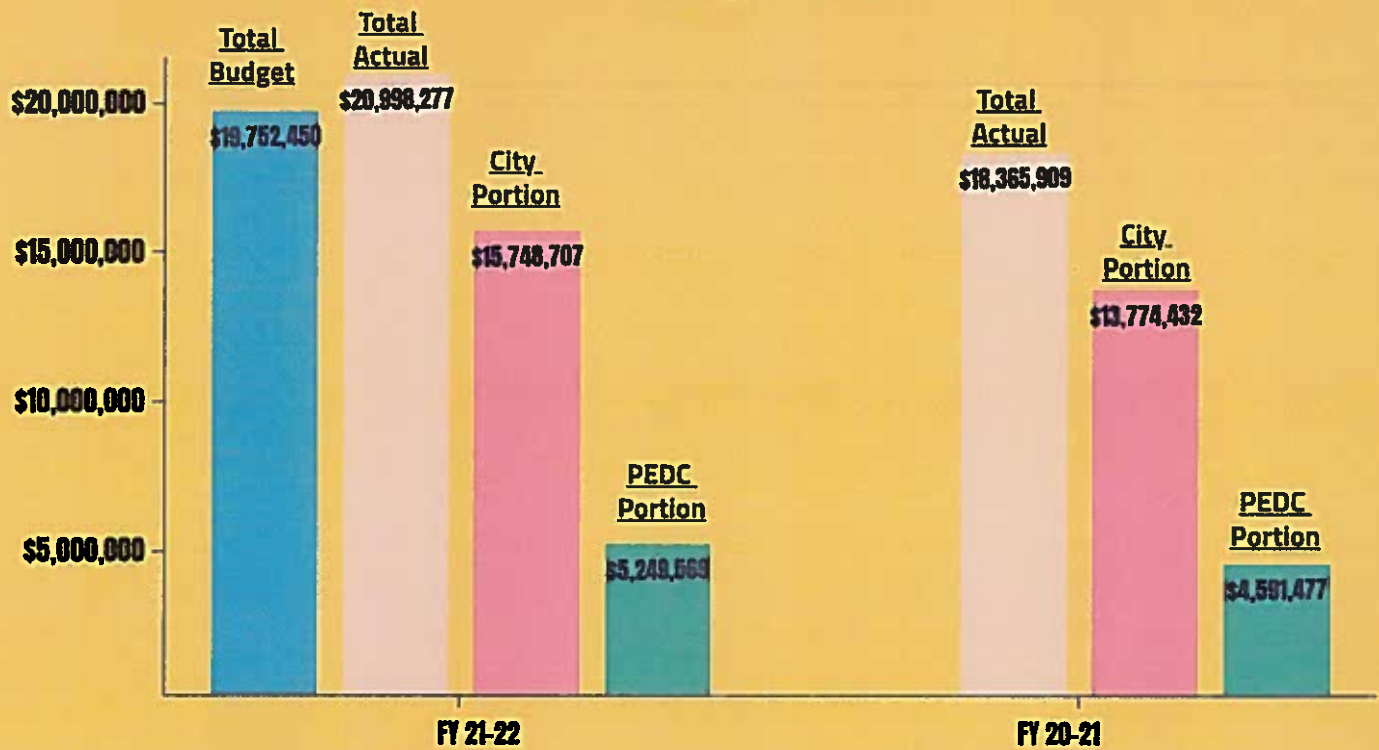
Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



CITY OF PHARR SALES TAXES

as of June 2022
FY 2021-2022

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year



13.46% YTD

Increase in Sales Tax from Last Year*



3.92%

Compared to June 2021 Cash Basis.

**Ranked
No. 8**

compared to neighbor Cities

*Growth is based on Calendar Year per Texas State Comptroller

CREATED BY

Karla Saavedra, CGFO



SALES TAX STATE COLLECTION RGV COMPARISON- JUNE 2022

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2022 Payments To Date	2021 Payments To Date	% Change
Rank Based on Current Month Activity							
1	San Juan	\$ 550,936	\$ 456,240	20.76%	\$ 2,965,861	\$ 2,581,924	14.87%
2	Mercedes	\$ 661,169	\$ 550,283	20.15%	\$ 4,176,568	\$ 3,263,976	27.96%
3	Edinburg	\$ 2,912,560	\$ 2,564,708	13.56%	\$ 17,149,019	\$ 14,979,276	14.48%
4	Mission	\$ 1,947,410	\$ 1,718,264	13.34%	\$ 12,843,277	\$ 10,374,264	23.80%
5	Brownsville	\$ 4,458,993	\$ 4,007,734	11.26%	\$ 28,076,595	\$ 24,029,922	16.84%
6	Weslaco	\$ 1,492,913	\$ 1,386,827	7.65%	\$ 9,227,742	\$ 8,258,295	11.74%
7	McAllen	\$ 7,048,537	\$ 6,561,584	7.42%	\$ 45,944,341	\$ 39,588,867	16.05%
8	Pharr	\$ 2,453,946	\$ 2,361,488	3.92%	\$ 14,388,918	\$ 12,611,385	13.46%
9	San Benito	\$ 575,757	\$ 568,938	1.20%	\$ 3,471,306	\$ 3,230,139	7.47%
10	Harlingen	\$ 2,504,590	\$ 2,493,235	0.46%	\$ 15,961,319	\$ 14,607,682	9.27%

Rank Based on Calendar Year 2022 To Date Activity							
1	Mercedes	\$ 661,169	\$ 550,283	20.15%	\$ 4,176,568	\$ 3,263,976	27.96%
2	Mission	\$ 1,947,410	\$ 1,718,264	13.34%	\$ 12,843,277	\$ 10,374,264	23.80%
3	Brownsville	\$ 4,458,993	\$ 4,007,734	11.26%	\$ 28,076,595	\$ 24,029,922	16.84%
4	McAllen	\$ 7,048,537	\$ 6,561,584	7.42%	\$ 45,944,341	\$ 39,588,867	16.05%
5	San Juan	\$ 550,936	\$ 456,240	20.76%	\$ 2,965,861	\$ 2,581,924	14.87%
6	Edinburg	\$ 2,912,560	\$ 2,564,708	13.56%	\$ 17,149,019	\$ 14,979,276	14.48%
7	Pharr	\$ 2,453,946	\$ 2,361,488	3.92%	\$ 14,388,918	\$ 12,611,385	13.46%
8	Weslaco	\$ 1,492,913	\$ 1,386,827	7.65%	\$ 9,227,742	\$ 8,258,295	11.74%
9	Harlingen	\$ 2,504,590	\$ 2,493,235	0.46%	\$ 15,961,319	\$ 14,607,682	9.27%
10	San Benito	\$ 575,757	\$ 568,938	1.20%	\$ 3,471,306	\$ 3,230,139	7.47%

STATE TOTALS	\$ 647,113,858	\$ 585,562,470	10.51%	\$ 3,965,717,584	\$ 3,395,284,257	16.80%
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AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

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 - 6/16/2022
Final Approval - 6/16/2022



RENTAL & LOAN UPDATE

June 2022

BUSINESS	RENTAL MONTH	AMOUNT	BALANCE DUE	DUE DATE	COMMENTS
Pharr Bridge Business Park	Jun	\$ 11,686.84	\$ 497,629.65	15th	Current



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of minutes - May 16, 2022 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 - 6/16/2022
Final Approval - 6/16/2022

**THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING MINUTES
COMMENCING AT 3:00 PM
MONDAY, MAY 16, 2022**

MEMBERS PRESENT: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Ricardo Medina
Board Member Comm. Dr. Ramiro Caballero
Board Member Reynaldo Perez
Board Member Efrain Matamoros
Board Member Marty Moore

MEMBERS ABSENT: Board Member Mario Lizcano

STAFF PRESENT: Victor Perez, PEDC President/CEO
Andy Harvey, City Manager
Karla Moya, Finance Director
Adriana Sarmiento, PEDC CFO
Karina Lopez, PEDC Manager
Maribel Garcia, Executive Administrative Assistant

PEDC ATTORNEY: Austin Oxford

ITEM 1. CALL TO ORDER

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

Vice Chair, Commissioner Ricardo Medina, called the meeting to order at 3:00 p.m. Roll call established a quorum.

Board member Reynaldo Perez moved to excuse absent members. Board member Marty Moore seconded the motion and when put to a vote, it carried unanimously.

Mayor Ambrosio Hernandez entered the meeting at this point of the agenda. The time being 3:03 p. m.

(B) PLEDGE OF ALLEGIANCE/INVOCATION

President/CEO, Victor Perez, led the pledge of allegiance and Board Member Marty Moore the invocation.

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS

Karina Lopez, Economic Development Manager, Informed the Board about the upcoming PEDC II events. She stated The PEDC has been partnering with McDonald's to assist in their hiring event May 20 and May 27, 2022 from nine to five in the evening at 114 W. Cherokee Ave, Pharr, Tx. She further stated the hiring events are open to the public and no registration is required.

Karina Lopez, Economic Development Manager, further reported The Pharr EDC would be hosting a groundbreaking ceremony for Smartcold a company by the Triple H family with over thirty years of experience in the trade of Mexican produce. The new facility would be an additional to their existing facility bringing six additional employment opportunities and their total investment for this facility is an estimated five million.

Victor Perez, President & CEO, reported May sales tax report for month-to-month Pharr came positive of 14.10% and number five year to date growth at 15.66% which puts on number one compared to other cities in a month-to-month comparison. He further stated loans and leases reports were in their binders for review.

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES- APRIL 18, 2022, REGULAR CALLED MEETING.

Board Member Commissioner Ricardo Medina moved to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote, it carried unanimously.

ITEM 5. REGULAR AGENDA - OPEN SESSION:

Chairman, Mayor 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.

Chairman, Mayor 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 3:05 p. m.

ITEM 7. RECONVENE:

Chairman, Mayor Ambrosio Hernandez stated that the time being 3:50 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 CAST.

Victor Perez, President/CEO, introduced the item and stated Staff recommended approval as discussed in closed session.

Board member Commissioner Ricardo Medina moved to approve. Board member Commissioner Ramiro Caballero seconded the motion and when put to a vote, it carried unanimously.

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

Victor Perez, President/CEO, introduced the item and stated Staff recommended approval as discussed in closed session.

Board Member Commissioner Ramiro Caballero moved to approve. Board member Commissioner Ricardo Medina seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON PROJECT GOGO.

Victor Perez, President/CEO, introduced the item and stated Staff recommended approval as discussed in closed session.

Board Member Reynaldo Perez moved to approve. Board member Marty Moore seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT CHEESE.

Victor Perez, President/CEO, introduced the item and stated Staff recommended approval as discussed in closed session.

Board Member Commissioner Ricardo Medina moved to approve. Board member Reynaldo Perez seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, ON PROJECT POLK AND FLAG.

Victor Perez, President/CEO, introduced the item and stated Staff recommended approval as discussed in closed session.

Board Member Commissioner Ricardo Medina **moved** to approve. Board member Commissioner Ramiro Caballero seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, ON PROJECT APPLE.

Victor Perez, President/CEO, introduced the item and stated Staff recommended approval as discussed in closed session.

Board Member Commissioner Ricardo Medina **moved** to approve. Board member Commissioner Ramiro Caballero seconded the motion and when put to a vote, it carried unanimously.

G) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF SUBORDINATION OF LIEN.

Victor Perez, President/CEO, introduced the item and stated Staff recommended to table as discussed in closed session.

Board Member Commissioner Ricardo Medina **moved** to approve. Board member Reynaldo Perez seconded the motion and when put to a vote, it carried unanimously.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Commissioner Ricardo Medina **moved** to adjourn. Motion was seconded by Board Member Marty Moore and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:50 p.m.

Mayor Ambrosio Hernandez, Chairman

ATTEST: _____

Reynaldo Perez, Secretary

APPROVED:

DRAFT



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Right or Refusal on Pharr Produce Park Lot 31.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Pharr Bridge Investment Co. LP Request.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Dr. Elisa Alvarado Consultant Agreement.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.G.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

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 MARCO.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.H.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on South Gate Industrial Park.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.I.

DATE SUBMITTED: June 16, 2022

MEETING DATE: June 20, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 6/16/2022
Final Approval - 6/16/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: June 20, 2022

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: June 20, 2022

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: June 20, 2022

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:

MEETING DATE: June 20, 2022

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.)

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: June 20, 2022

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.)

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: June 20, 2022

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.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Karla Saavedra
Patricia Rigney
City Management Office

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