



**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, August 15, 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 -

- A) Sales Tax Report - August 2022.

B) Loans/Leases Report.

4. CONSENT AGENDA:

A) Consideration and action, if any, on Approval of minutes - July 19, 2022 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 Dry.

B) Consideration and action, if any, on Pharr Produce Park Lot 31.

C) Consideration and action, if any, on Resolution for EDA Grant Application.

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 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.

PEDC II AGENDA
Monday, August 15, 2022

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.

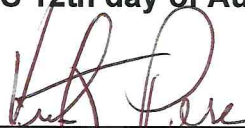
Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff 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 **12th day of August 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 12th day of August 2022



Victor Perez, Executive Director





AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: August 12, 2022

MEETING DATE: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - August 2022.

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

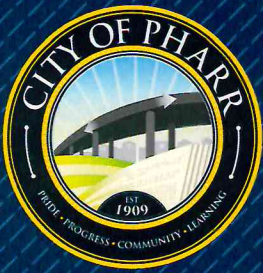
Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

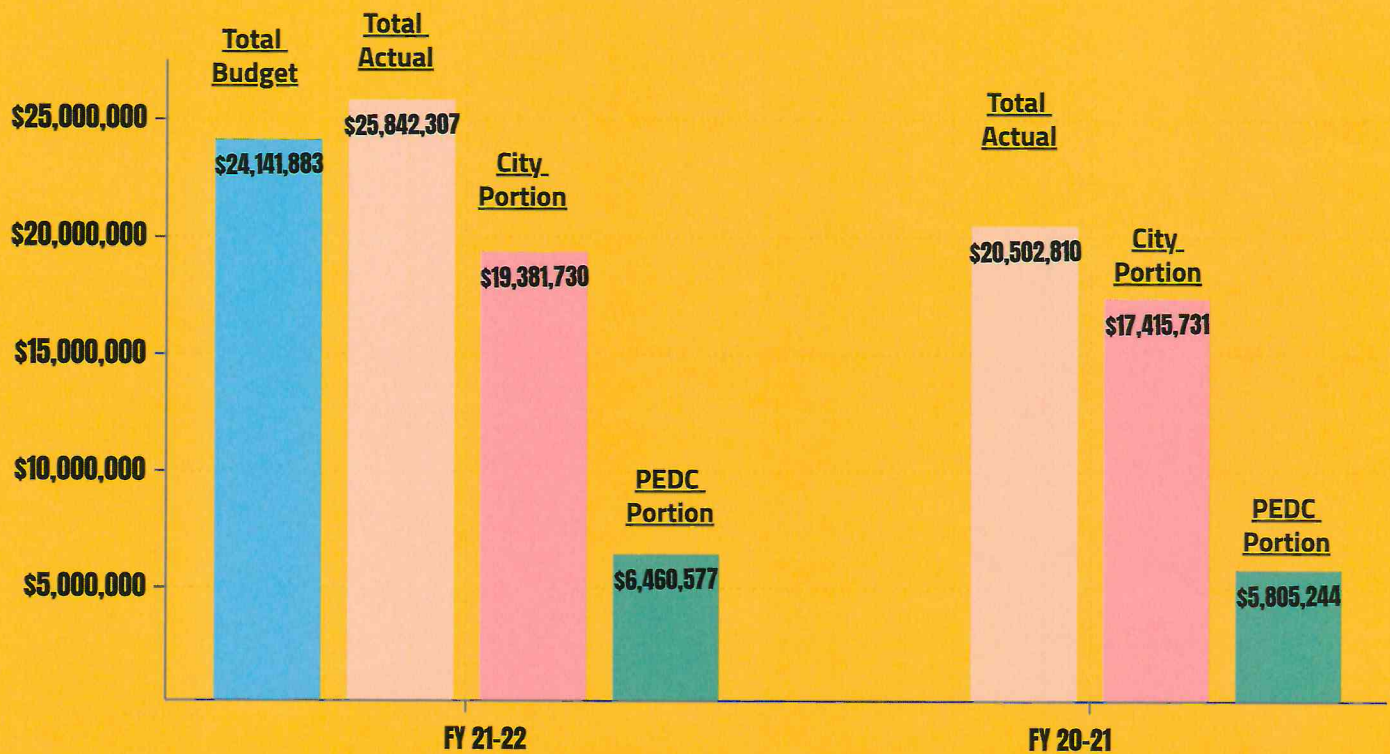
Created/Initiated - 8/12/2022
Final Approval - 8/12/2022



CITY OF PHARR SALES TAXES

as of August 2022
FY 2021-2022

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year



9.66% YTD

Increase in Sales Tax from Last Year*



-6.96%

Compared to August 2021
Cash Basis.**

**Ranked
No. 10**

compared to neighbor Cities

*Growth is based on Calendar Year per Texas State Comptroller

** Decrease due to to Last Year's one-time payment of \$356,361. True Growth is 7.07%.

CREATED BY

Karla Saavedra, CGFO



SALES TAX STATE COLLECTION RGV COMPARISON- AUGUST 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	Mercedes	\$ 678,264	\$ 596,505	13.71%	\$ 5,441,574	\$ 4,397,542	23.74%
2	Edinburg	\$ 3,254,779	\$ 2,868,436	13.47%	\$ 23,181,470	\$ 20,380,000	13.75%
3	McAllen	\$ 8,303,467	\$ 7,547,755	10.01%	\$ 61,370,669	\$ 53,706,792	14.27%
4	Brownsville	\$ 5,150,307	\$ 4,789,909	7.52%	\$ 37,691,287	\$ 32,859,363	14.70%
5	San Benito	\$ 650,536	\$ 606,975	7.18%	\$ 4,697,340	\$ 4,358,974	7.76%
6	Pharr	\$ 2,528,869	\$ 2,361,813	7.07%	\$ 19,152,949	\$ 17,466,451	9.66%
7	Harlingen	\$ 2,975,711	\$ 2,823,494	5.39%	\$ 21,467,449	\$ 19,834,570	8.23%
8	San Juan	\$ 526,031	\$ 501,135	4.97%	\$ 3,977,994	\$ 3,505,025	13.49%
9	Mission	\$ 2,029,113	\$ 1,977,759	2.60%	\$ 16,692,591	\$ 14,073,888	18.61%
10	Weslaco	\$ 1,644,417	\$ 1,603,762	2.53%	\$ 12,307,254	\$ 11,246,323	9.43%
Rank Based on Calendar Year 2022 To Date Activity							
1	Mercedes	\$ 678,264	\$ 596,505	13.71%	\$ 5,441,574	\$ 4,397,542	23.74%
2	Mission	\$ 2,029,113	\$ 1,977,759	2.60%	\$ 16,692,591	\$ 14,073,888	18.61%
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10	San Benito	\$ 650,536	\$ 606,975	7.18%	\$ 4,697,340	\$ 4,358,974	7.76%
STATE TOTALS							
		\$ 760,494,994	\$ 692,453,781	9.83%	\$ 5,381,799,581	\$ 4,662,932,795	15.42%



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: August 12, 2022

MEETING DATE: August 15, 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 - 8/12/2022
Final Approval - 8/12/2022



RENTAL & LOAN UPDATE

August 2022

BUSINESS	RENTAL MONTH	AMOUNT	LOAN BALANCE	DUE DATE	COMMENTS
Pharr Bridge Business Park	August	\$ 11,686.84	\$ 479,186.28	15th	Current



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: August 12, 2022

MEETING DATE: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of minutes - July 19, 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 - 8/12/2022
Final Approval - 8/12/2022

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
TUESDAY, JULY 19, 2022
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Tuesday, July 19, 2022, at 3:00 p.m. and the following is the record of attendance.

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

MEMBERS ABSENT: Board Member Comm. Ricardo Medina
Board Member Mario Lizcano
Board Member Marty Moore

STAFF PRESENT: Victor Perez, PEDC President/CEO
Andy Harvey, City Manager
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

Chairman, Mayor Ambrosio Hernandez, 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 Commissioner Ramiro Caballero seconded the motion and when put to a vote, it carried unanimously.

Board member Efrain Matamoros entered the meeting at this point of the agenda. The time being 3:05 p. m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Victor Perez, President/CEO, led the pledge of allegiance and Andy Harvey, City Manager, said the invocation.

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS

A) PEDC II EVENTS OF INTEREST

Karina Lopez, Economic Development Manager, went over upcoming PEDC II events. She stated Pharr EDC partnered with Vanguard Academy to assist with student intern program awarded by TEA and the grant focused in providing students paid occupational training opportunities. She further recognized the employers that hosted the interns were RGV Food Bank, Trancasa, and RGV Literacy Center.

Karina Lopez, Economic Development Manager, further reported Pharr EDC alongside with Workforce Solutions hosted an educator under the Externship Program. She stated the program provides an opportunity to develop an effective workforce system in economic development.

Karina Lopez, Economic Development Manager, informed the Board on the Pharr EDC continual efforts to assist with the new McDonald's hiring event as they intend to hire fifty more employees.

Karina Lopez, Economic Development Manager, extended an invitation to the Board and public to attend the Pharr Night Out event hosted by the Pharr Police Department and the City of Pharr on Tuesday August 2, 2022, at the Pharr Aquatic Center. She stated all city departments would be providing school supplies for the Pharr community.

Karina Lopez, Economic Development Manager, further reported Pharr EDC would be partnering with the Texas Workforce Solutions to host a mini job fair for the South Pharr community.

B) SALES TAX REPORT – JULY 2022

Victor Perez, President/ CEO, reported July sales tax, Pharr came positive of 8.34% which puts on number six compared to other cities and number seven year to date growth at 12.72%.

C) LOANS/LEASES REPORT

Victor Perez, President/CEO, stated loans and leases reports were in their binders for review.

At this time Mr. Victor Perez, President and CEO Introduced Ms. Felida Villarreal, Executive Director from (VIDA) Valley Initiative for Development and Advancement.

D) PRESENTATION BY (VIDA) VALLEY INITIATIVE FOR DEVELOPMENT AND ADVANCEMENT

Felida Villarreal, VIDA Executive Director, thanked the Board for their continued and presented a power point on their services and the different programs they offer to the Pharr community.

Ms. Villarreal further introduced a student from Pharr to share with the Board her experience while enrolled in VIDA's Program. Arsha Arellano shared her experience and thanked the Board for the opportunity given to start her career through the VIDA program.

ITEM 4. CONSENT AGENDA:

- A) APPROVAL OF MINUTES- JUNE 20, 2022, REGULAR CALLED MEETING.**
- B) CONSIDERATION AND ACTION, IF ANY, ON THE 16TH ANNUAL DHR HEALTH FISHING FOR HOPE TOURNAMENT SPONSORSHIP.**
- C) CONSIDERATION AND ACTION, IF ANY, ON CATHOLIC CHARITIES OF THE RIO GRANDE VALLEY SPONSORSHIP.**
- D) CONSIDERATION AND ACTION, IF ANY, ON VIDA 2ND ANNUAL GALA SPONSORSHIP.**

Victor Perez, President/CEO, introduced the item.

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

At this time, Chairman, Mayor Ambrosio Hernandez stated they would deviate from the agenda and go into closed 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.

The time being 3:25 p.m., Chairman, Mayor Ambrosio Hernandez stated the Board would be entering into closed session in accordance with Sections 551.071 thru 551.087 of the Texas Government Code.

ITEM 7. RECONVENE:

The time being 3:54 p.m., Chairman, Mayor Ambrosio Hernandez stated the board will be resuming the open meeting.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

A) CONSIDERATION AND ACTION, IF ANY, ON (VIDA) VALLEY INIATIVE FOR DEVELOPMENT AND ADVANCEMENT AGREEMENT.

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

Board member Commissioner Ramiro Caballero moved to deny. Board member Reynaldo Perez seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE PARK LOT 6 AMENDMENT.

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 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, Board Member Commissioner Ramiro Caballero moved to adjourn. Motion was seconded by Board member Reynaldo Perez and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:55 p.m.

PEDC II:

Mayor Ambrosio Hernandez, Chairman

ATTEST: _____

Reynaldo Perez, Secretary

APPROVED:

DRAFT



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: August 12, 2022

MEETING DATE: August 15, 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 Dry.

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 - 8/12/2022
Final Approval - 8/12/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: August 12, 2022

MEETING DATE: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, 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 - 8/12/2022
Final Approval - 8/12/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: August 12, 2022

MEETING DATE: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Resolution for EDA Grant Application.

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 - 8/12/2022
Final Approval - 8/12/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 15, 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: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

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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:

MEETING DATE: August 15, 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: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

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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 #:

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MEETING DATE: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

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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: August 15, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

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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 -