

Pharr

**Economic Development
Corporation**



**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, November 21, 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) PEDC II Events of Interest.

PEDC II AGENDA
Monday, November 21, 2022

- B) Sales Tax Report - November 2022.
- C) Loans/Leases Report.

4. CONSENT AGENDA:

- A) Consideration and action, if any, on Approval of Minutes - October 17, 2022 Regular called meeting.
- B) Consideration and action, if any, on Lone Star National Bank Line of Credit Renewal.

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

- A) Consideration and action, if any, on Letter of Intent (LOI) for Property 301 S. Cage Blvd. (Studio 23).
- B) Consideration and action, if any, on Letter of Intent (LOI) for Property 301 S. Cage Blvd. (Casa).
- C) Consideration and action, if any, on Starbucks Request.
- D) Consideration and action, if any, on Letter of Intent (LOI) from Project Matt's.
- E) Consideration and action, if any, on Project Apple.

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.

PEDC II AGENDA
Monday, November 21, 2022

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.

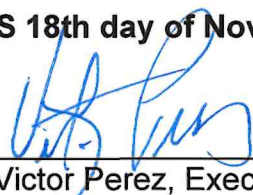
7. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

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 **18th day of November 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 18th day of November 2022





Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: November 18, 2022

MEETING DATE: November 21, 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 - 11/18/2022
Final Approval - 11/18/2022



PEDC II EVENTS OF INTEREST

Events of Interest

1. **Matt's Building Materials (Wood Row Plaza Retail Development)
Groundbreaking**

Thursday, December 15, 2022 | 11am
404 E Expressway 83, Pharr, TX 78577

The Pharr EDC will be hosting a groundbreaking ceremony for Matt's Building Materials as they rebuild their main facility, a total of 89,086sq ft. and expand services. Matt's will introduce a new concept that will include an expansion of 32,640sq ft. of retail space, an additional 10,980sq. ft event center; totaling 132,706 sq. ft. of development. Matt's will retain 120-130 employees with a potential addition of 50-120, for the added space; projected investment for this project is \$10.1 million.

2. **Pharr EDC Holiday Social**

Thursday, December 15, 2022 | 6:00 p.m.
Pharr EDC | 1215 S. Cage Blvd.

The Pharr EDC will be hosting our annual Holiday Social, an appreciation event for our Pharr business community and partners. This event will be complimentary to our guests, but registration will be required to ensure proper accommodation and capacity. Contact us at (956)402-4332.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - November 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:

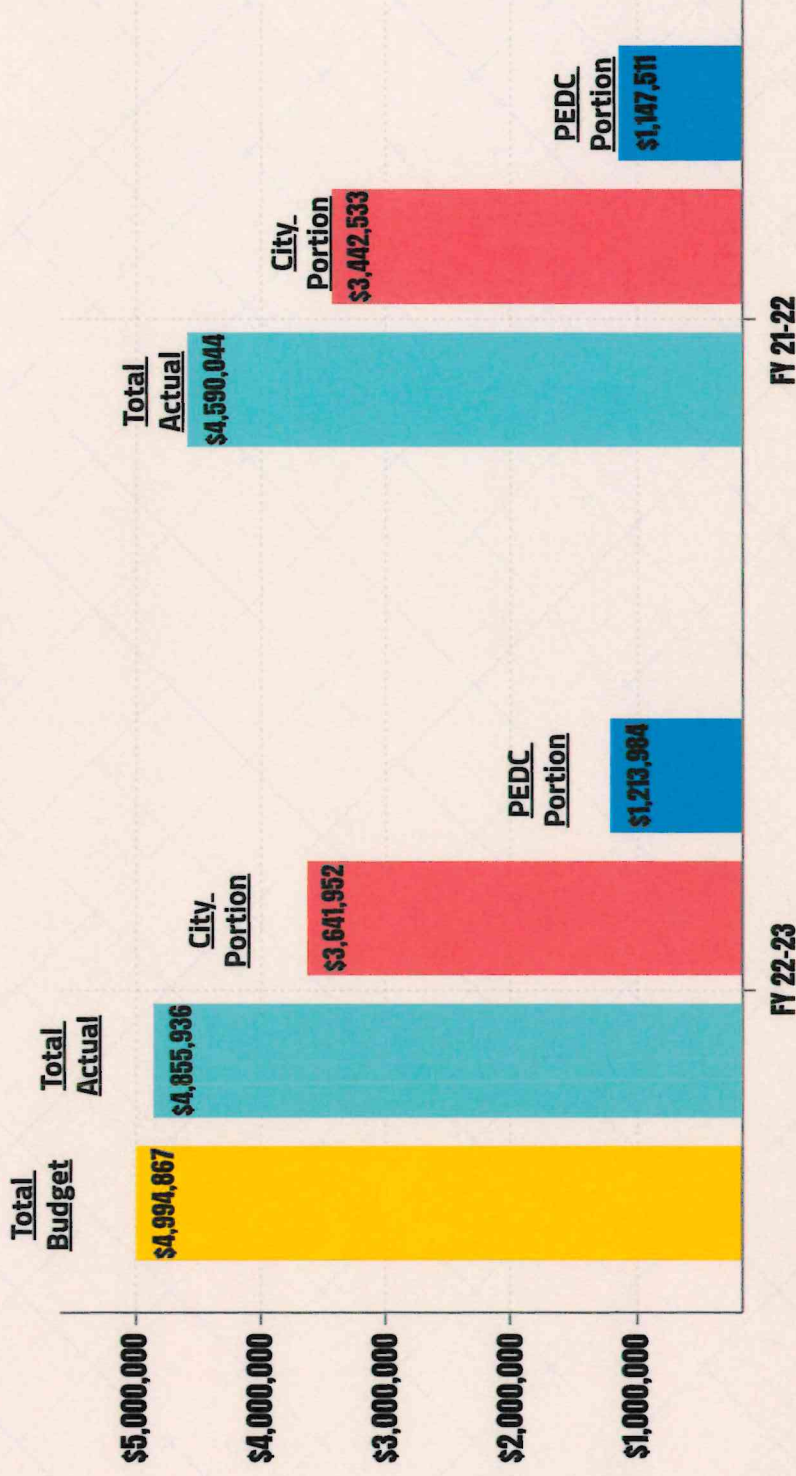
ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 11/17/2022
Final Approval - 11/17/2022

SALES TAX STATE COLLECTION RGV COMPARISON- NOVEMBER 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	Edinburg	\$ 3,124,913	\$ 2,653,464	17.77%	\$ 31,922,299	\$ 28,297,705	12.81%
2	Brownsville	\$ 4,778,667	\$ 4,514,532	5.85%	\$ 51,155,218	\$ 45,249,537	13.05%
3	Mercedes	\$ 616,158	\$ 587,653	4.85%	\$ 7,388,781	\$ 6,052,470	22.08%
4	Mcallen	\$ 8,015,819	\$ 7,723,908	3.78%	\$ 83,849,989	\$ 74,439,886	12.64%
5	San Juan	\$ 532,755	\$ 527,060	1.08%	\$ 5,548,146	\$ 4,899,929	13.23%
6	Weslaco	\$ 1,604,791	\$ 1,596,942	0.49%	\$ 16,801,752	\$ 15,465,071	8.64%
7	Pharr	\$ 2,476,217	\$ 2,520,254	-1.75%	\$ 26,326,261	\$ 24,159,261	8.97%
8	San Benito	\$ 599,510	\$ 623,366	-3.83%	\$ 6,463,550	\$ 6,047,059	6.89%
9	Harlingen	\$ 2,780,811	\$ 2,934,503	-5.24%	\$ 29,270,848	\$ 27,482,894	6.51%
10	Mission	\$ 2,043,941	\$ 2,157,510	-5.26%	\$ 22,537,823	\$ 19,518,776	15.47%
Rank Based on Calendar Year 2022 To Date Activity							
1	Mercedes	\$ 616,158	\$ 587,653	4.85%	\$ 7,388,781	\$ 6,052,470	22.08%
2	Mission	\$ 2,043,941	\$ 2,157,510	-5.26%	\$ 22,537,823	\$ 19,518,776	15.47%
3	San Juan	\$ 532,755	\$ 527,060	1.08%	\$ 5,548,146	\$ 4,899,929	13.23%
4	Brownsville	\$ 4,778,667	\$ 4,514,532	5.85%	\$ 51,155,218	\$ 45,249,537	13.05%
5	Edinburg	\$ 3,124,913	\$ 2,653,464	17.77%	\$ 31,922,299	\$ 28,297,705	12.81%
6	Mcallen	\$ 8,015,819	\$ 7,723,908	3.78%	\$ 83,849,989	\$ 74,439,886	12.64%
7	Pharr	\$ 2,476,217	\$ 2,520,254	-1.75%	\$ 26,326,261	\$ 24,159,261	8.97%
8	Weslaco	\$ 1,604,791	\$ 1,596,942	0.49%	\$ 16,801,752	\$ 15,465,071	8.64%
9	San Benito	\$ 599,510	\$ 623,366	-3.83%	\$ 6,463,550	\$ 6,047,059	6.89%
10	Harlingen	\$ 2,780,811	\$ 2,934,503	-5.24%	\$ 29,270,848	\$ 27,482,894	6.51%
STATE TOTALS		\$ 738,739,368	\$ 697,812,534	5.87%	\$ 7,461,870,575	\$ 6,540,477,525	14.09%

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

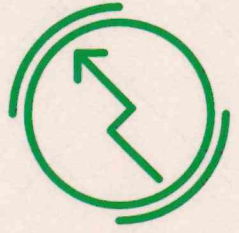
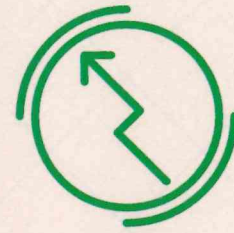


8.97% YTD

Increase in Sales Tax from Last
Year*

-1.75%

Compared to November
2021 Cash Basis.



**Ranked
No. 7**

compared to neighbor Cities



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 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 - 11/17/2022
Final Approval - 11/17/2022



Pharr
Economic Development
Corporation



RENTAL & LOAN UPDATE

November 2022

BUSINESS	RENTAL MONTH	AMOUNT	LOAN BALANCE	DUE DATE	COMMENTS
Pharr Bridge Business Park	November	\$ 11,686.84	\$ 451,173.96	15th	Current



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: November 18, 2022

MEETING DATE: November 21, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of Minutes - October 17, 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 - 11/18/2022
Final Approval - 11/18/2022

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, OCTOBER 17, 2022
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, October 17, 2022, at 3:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT: Board Member Comm. Ricardo Medina
Board Member Reynaldo Perez
Board Member Mario Lizcano
Board Member Marty Moore
Board Member Michael Pacheco

MEMBERS ABSENT: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Dr. Ramiro Caballero

STAFF PRESENT: Victor Perez, PEDC President/CEO
Anali Alanis, Interim City Manager
Adriana Sarmiento, PEDC CFO
Juanita Cavazos, Property and Business Manager
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 Chairman, Commissioner Ricardo Medina, called the meeting to order at 3:00 p.m. Roll call established a quorum.

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

B) PLEDGE OF ALLEGIANCE/INVOCATION

President/CEO Victor Perez led the pledge of allegiance and, Board Member Mario Lizcano, 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 the Pharr EDC in partnership with Workforce Solutions hosted the "We Are the Solution Job Fair". The annual event is held to connect employers seeking to expand their talent pool of individuals with disabilities and the public in general. There was no fee to attend October 18, 9am-11:30 am at the Pharr DRC.

Karina Lopez, Economic Development Manager, extended an invitation to the Board to the Summer Earn & Learn Appreciation Lunch. This event recognizes employers that participated in the summer program as worksites to provide students with disabilities workplace readiness training, skills, and work experience October 18, 2022, from 12:00pm to 1:00pm at the Pharr DRC Center.

Karina Lopez, Economic Development Manager, informed the Board about Pharr EDC the Pharr EDC alongside the RGV Partnership hosted the Pharr Commercial & Property Tour. This annual event provides an opportunity to highlight Pharr's growth and present potential opportunities for business development.

B) SALES TAX REPORT OCTOBER– 2022

Victor Perez, President/ CEO, reported October sales tax report, he stated Pharr had an increase of 10.22% from last year and had 14.97% compared to last year and ranked number seven compared to neighboring cities.

C) LOANS/LEASES REPORT

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

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES- SEPTEMBER 19, 2022, REGULAR CALLED MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION FOR THE 20TH ANNUAL EDDIE LUCIO JR. TEXAS GOLF CLASSIC SPONSORSHIP.

C) CONSIDERATION AND ACTION, IF ANY, ON FOOD BANK RGV OF THE RIO GRANDE VALLEY 2022 EMPTY BOWLS SPONSORSHIP.

Victor Perez, President/CEO, introduced the item.

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

At this time, Vice Chairman, Commissioner Ricardo Medina 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 3:15 p.m., Vice Chairman, Commissioner Ricardo Medina 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 3:41 p.m., Vice Chairman, Commissioner Ricardo Medina stated the board will be resuming the open meeting.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

A) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LIO) FOR PROJECT WINDOW.

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

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

B) CONSIDERATION AND ACTION, IF ANY, ON PROJECT K-ATHLETICS.

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 Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON LIFTFUND AGREEMENT.

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 Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON CONTRACTED SERVICES WITH TERRY CANALES.

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

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

E) CONSIDERATION AND ACTION, IF ANY, ON THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF PHARR AND THE PHARR EDC FOUNDATION.

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 Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, ON THE MOU WITH THE PHARR ECONOMIC DEVELOPMENT II AND THE GREATER CHAMBER OF COMMERCE.

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 Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

G) CONSIDERATION AND ACTION, IF ANY, ON PHARR ECONOMIC DEVELOPMENT CORPORATION II AND THE CITY OF PHARR ADMINISTRATIVE SERVICES.

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

Board Member Mario Lizcano **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 Marty Moore **moved** to adjourn. Motion was seconded by Board member Reynaldo Perez and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:44 p.m.

PEDC II:

Commissioner Ricardo Medina, Vice Chairman

ATTEST: _____
Reynaldo Perez, Secretary

APPROVED:



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Lone Star National Bank Line of Credit Renewal.

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 - 11/17/2022
Final Approval - 11/17/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 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 Property 301 S. Cage Blvd. (Studio 23).

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 - 11/17/2022
Final Approval - 11/17/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 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 Property 301 S. Cage Blvd. (Casa).

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 - 11/17/2022
Final Approval - 11/17/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 2022

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Starbucks Request.
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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 - 11/17/2022
Final Approval - 11/17/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: November 17, 2022

MEETING DATE: November 21, 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 Matt's.

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 - 11/17/2022
Final Approval - 11/17/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: November 18, 2022

MEETING DATE: November 21, 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 - 11/18/2022
Final Approval - 11/18/2022



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: November 21, 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: November 21, 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: November 21, 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: November 21, 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: November 21, 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: November 21, 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

Created -