



**TAKE NOTICE THAT A MEETING
OF THE PHARR PUBLIC FACILITIES CORPORATION #1
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:30 PM ON
MONDAY, DECEMBER 12, 2022**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The board may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

1. CALL TO ORDER:

A) Roll call and possible action on the excusing of any absent member.

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. ADMINISTRATIVE:

A) Election of Officers - President, Vice-President, Secretary, and Treasurer.

B) Approval of Minutes for December 7, 2016 Regular Meeting.

C) Consideration and action, if any, on contract for Lease for Jackson Place Apartments.

D) Consideration and action, if any, approving Minutes of Meeting of the Board of Directors of the Pharr Public Facilities Corporation #1.

4. CLOSED SESSION: In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Public Facilities Corporation #1 hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:

AGENDA – PFC#1
December 12, 2022

Pursuant to Section 551.071, the Corporation 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 Corporation 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 Corporation 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 Corporation and a third party in an open meeting.** The Corporation 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 Corporation 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 Corporation 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 551.075, the Corporation may convene in a closed, non-public meeting to discuss any matters with any and all **employees to receive information or question the employees.** The Corporation 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 551.076, the Corporation 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 Corporation 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 Corporation 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 Corporation 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 551.086, the Corporation may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Corporation 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.

5. RECONVENE into Regular Session and consider action, if necessary, on any item(s) discussed in closed session.

6. ADJOURNMENT.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Pharr Public Facilities Corporation #1 of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 9th day of December 2022 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 9th day of December 2022.



Anali Alanis

ANALI ALANIS, EXECUTIVE DIRECTOR
Pharr Public Facilities Corp. #1



AGENDA MEMORANDUM



BOARD: Pharr Public Facilities Corporation #1

AGENDA ITEM #: 3.B.

DATE SUBMITTED: December 9, 2022

MEETING DATE: December 12, 2022

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Anali Alanis

Agenda Item: Approval of Minutes for December 7, 2016 Regular Meeting.

Classification: Regular

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

Issue: Minutes for meeting held on Monday, December 7, 2016

Fiscal Consideration:

Staff Recommendation: Approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 12/9/2022
Final Approval - 12/9/2022

**THE PHARR PUBLIC FACILITIES CORPORATION #1
MEETING MINUTES
COMMENCING AT 4:58 PM
MONDAY, DECEMBER 7, 2016**

PPFC #1 Board Members Present: Board Member Mayor Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Comm. Ricardo Medina
Board Member Comm. Mario Bracamontes
Board Member Comm. Oscar Elizondo
Board Memberf Comm. Edmund Maldonado

Absent: Board Member Comm. Roberto Carrillo

Staff Present: Juan Guerra, Executive Director
Ed Wylie, Asst. City Manager
Hilda Pedraza, City Clerk
Imelda Barrera, Asst. City Clerk
Pilar Rodriguez, Interim City Engineer
Gary Rodriguez, Events Center Dir.
Karla Moya, Finance Director
Anali Cantu, HR Director
Rodolfo Martinez, Municipal Court Judge
Ruben Villescas, Police Chief
Lenny Perez, Fire Chief
Roland Gomez, Development Services Asst. Dir.
Roy Garcia, Public Works Director
David Garza, Public Utilities Director
Roel Garza, Parks & Recreation Dir.
Raul Garza, Community Development Dir.
Adolfo Garcia, Library Director
Jason Arms, IT Director
Luis Bazan, Bridge Director
Tony Sandoval, PEDC Asst. Director

City Attorney: Patricia A. Rigney

ITEM 1 ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE BOARD

President Mayor Hernandez called the meeting to order at 4:58 p.m. Roll Call established a quorum.

Board Member Comm. Maldonado **moved** to excuse the absent member. Board Member Comm. Bracamontes seconded the motion and when put to a vote, the motion carried unanimously.

ITEM 2 PUBLIC COMMENTS: (ORDINANCE NO. O-2015-28)

No one signed up to speak.

ITEM 3 CONSIDERATION AND ACTION, IF ANY, ON MINUTES FOR OCTOBER 3, 2016

Juan Guerra, Executive Director, introduced the item.

Board Member Comm. Maldonado **moved** to approve the minutes as submitted. Board Member Comm. Elizondo seconded the motion and when put to a vote, the motion carried unanimously.

ITEM 4 CONSIDERATION AND ACTION, IF ANY, ON THE TRI PARTY AGREEMENT PERTAINING TO THE LOAN AGREEMENT BETWEEN THE PHARR ECONOMIC DEVELOPMENT CORPORATION II AND LONE STAR NATIONAL BANK (FINANCE)

Juan Guerra, Executive Director, introduced the item and stated staff recommended approval.

Board Member Comm. Maldonado **moved** to approve as recommended. Board Member Comm. Medina seconded the motion and when put to a vote, the motion carried by a majority of five (5) ayes and one (1) abstention. Mayor Hernandez abstained from voting.

ITEM 5 CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551, GOVERNMENT CODE, VERNON'S TEXASCODE ANNOTATED (OPEN MEETINGS ACT), THE PHARR PUBLIC FACILITIES CORPORATION #1 BOARD MAY MEET IN CLOSED SESSION TO DISCUSS ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA, INCLUDING ITEMS 3-4

None

ITEM 6 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION

None

ITEM 7 ADJOURNMENT

There being no further business to come before the board, Board Member Comm. Elizondo **moved** to adjourn. Board Member Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:00 pm.

PHARR PUBLIC FACILITIES CORPORATION #1

President Mayor Ambrosio Hernandez

ATTEST:

Comm. Eleazar Guajardo, Secretary



AGENDA MEMORANDUM



BOARD: PHFC Jackson Place Apartments Corporation

AGENDA ITEM #: 3.C.

DATE SUBMITTED: December 9, 2022

MEETING DATE: December 12, 2022

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Anali Alanis

Agenda Item: Consideration and action, if any, on contract for Lease for Jackson Place Apartments.

Classification: Closed Session

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

Issue:

Fiscal Consideration:

Staff Recommendation: Approval

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza

Created/Initiated - 12/9/2022

Karla Saavedra

Approved - 12/9/2022

Patricia Rigney

Approved - 12/9/2022

City Management Office

Final Approval - 12/9/2022



AGENDA MEMORANDUM



BOARD: Pharr Public Facilities Corporation #1

AGENDA ITEM #: 3.D.

DATE SUBMITTED: December 9, 2022

MEETING DATE: December 12, 2022

FROM: Ed Wylie, Deputy City Manager

DEPARTMENT: Administration

DIRECTOR: Anali Alanis

Agenda Item: Consideration and action, if any, approving Minutes of Meeting of the Board of Directors of the Pharr Public Facilities Corporation #1

Classification: Regular

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

Issue: to sell

Fiscal Consideration:

Staff Recommendation: approval

Alternatives: disapprove

Exclude Material from Public Packet? Yes

Reason: under negotiation and legal

ROUTING:

Ed Wylie
City Management Office

Created/Initiated - 12/9/2022
Final Approval - 12/9/2022