MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, NOVEMBER 21, 2022
118 S. CAGE BLVD., 2ND FLOOR

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, November 21, 2022, at 3:00 p.m. and the following is the record of attendance.

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

MEMBERS ABSENT: Board Member Dr. Ambrosio Hernandez
Board Member Mario Lizcano
Board Member Michael Pacheco

STAFF PRESENT: Victor Perez, PEDC President/CEO
Anali Alanis, Interim City Manager
Adriana Sarmiento, PEDC CFO
Karina Lopez, PEDC Manager
Maribel Garcia, Executive Administrative Assistant

PEDC ATTORNEY: Jaime Muñoz

ITEM 1. CALL TO ORDER

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

Vice Chairman, Commissioner Ricardo Medina, called the meeting to order at 3:04 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.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Board Member Marty Moore led the pledge of allegiance and, President/CEO Victor Perez, 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 would be hosting a groundbreaking ceremony for Matt's Building Materials December 15, 2022, at 11:00 am as they rebuilt their main facility, she further stated that Matt's introduced a new concept that would include an expansion of retail space, and would retain 120 to 130 employees with a potential addition of 50 to 120 for the added space: projected investment for this project is 10.1 million dollars.

Karina Lopez, Economic Development Manager, extended an invitation to the Board for the PEDC Holiday Social December 15, 2022, at 6:00 pm, she stated this event is an appreciation for Pharr business community and partners and registration would be required to ensure proper accommodation and capacity.

B) SALES TAX REPORT NOVEMBER– 2022

Victor Perez, President/ CEO, reported November sales tax report, he stated Pharr had an increase of 8.97% from 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- OCTOBER 17, 2022, REGULAR CALLED MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON LONE STAR NATIONAL BANK LINE OF CREDIT RENEWAL.

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, 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 3:09 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 3:58 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 (LOI) FOR PROPERTY 301 S. CAGE BLVD. (STUDIO 23)

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

Board member Commissioner Ramiro Caballero **moved** to approve denial. Board member Marty Moore seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LOI) FOR PROPERTY 301 S. CAGE BLVD. (CASA).

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.

C) CONSIDERATION AND ACTION, IF ANY, ON STARBUCKS REQUEST.

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

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D) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LOI) FROM PROJECT MATT'S.

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

Board Member Marty Moore **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 APPLE.

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.

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 Marty Moore and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:00 p.m.

PEDC II:

Commissioner Ricardo Medina, Vice Chairman

ATTEST:

Reynaldo Perez, Secretary

APPROVED:

January 16, 2023