



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, July 17, 2023**

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, July 17, 2023

- B) Sales Tax Report - July 2023.
- C) Loans/Leases Report.

4. CONSENT AGENDA:

- A) Consideration and action, if any, on Approval of Minutes - June 19, 2023 Regular called meeting.
- B) Consideration and action, if any, on Ratification for Fishing for Hope Sponsorship.
- C) Consideration and action, if any, on Vipers Basketball LLC Sponsorship Renewal Agreement.

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

- A) Consideration and action, if any, on Letter of Intent (LOI) for Lot 6 A.
- B) Consideration and action, if any, on Letter of Intent (LOI) for Project Front.
- C) Consideration and action, if any, on Lots 11 and 12.
- D) Consideration and action, if any, on Grafix Express LLC Request.
- E) Update on Project Oasis.
- F) Consideration and action, if any, on The Greater Pharr Chamber of Commerce Sponsorship.

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

PEDC II AGENDA
Monday, July 17, 2023

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.

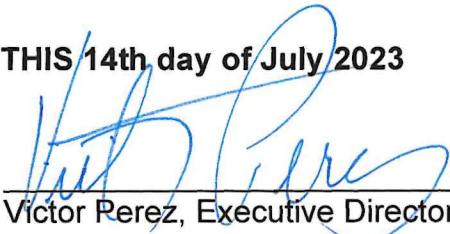
7. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

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 **14th day of July 2023 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 14th day of July 2023




Victor Perez, Executive Director



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

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 - 7/14/2023
Final Approval - 7/14/2023



PEDC II EVENTS OF INTEREST

Events of Interest

1. Liftund 2.5% Interest Loan Program

Informational Session for Pharr Businesses (New & Existing)

Tuesday, August 1, 2023

English Session - 9:00am | Spanish Session – 11:00am

Pharr Memorial Library – North Star Room | 121 E Cherokee Ave, 2nd Fl.,
Pharr, TX 78577

The Pharr EDC recently partnered with Liftfund to support small business owners and entrepreneurs with access to funding to reach their business goals. New or existing businesses located within the Pharr city limits have an opportunity to apply for a loan with a fixed interest rate of 2.5%.

This free informational session will provide program details, eligibility requirements, and how to apply.

2. Pharr EDC Foundation Golf Classic Fundraiser

Saturday, August 12, 2023 | Registration 7:30 a.m. | Start Time 8:00 a.m.

Tierra Del Sol Golf Course | 700 E Hall Acres Rd | Pharr, Tx. 78577

The Pharr EDC Foundation will be hosting their 2nd Annual 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: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - July 2023.

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

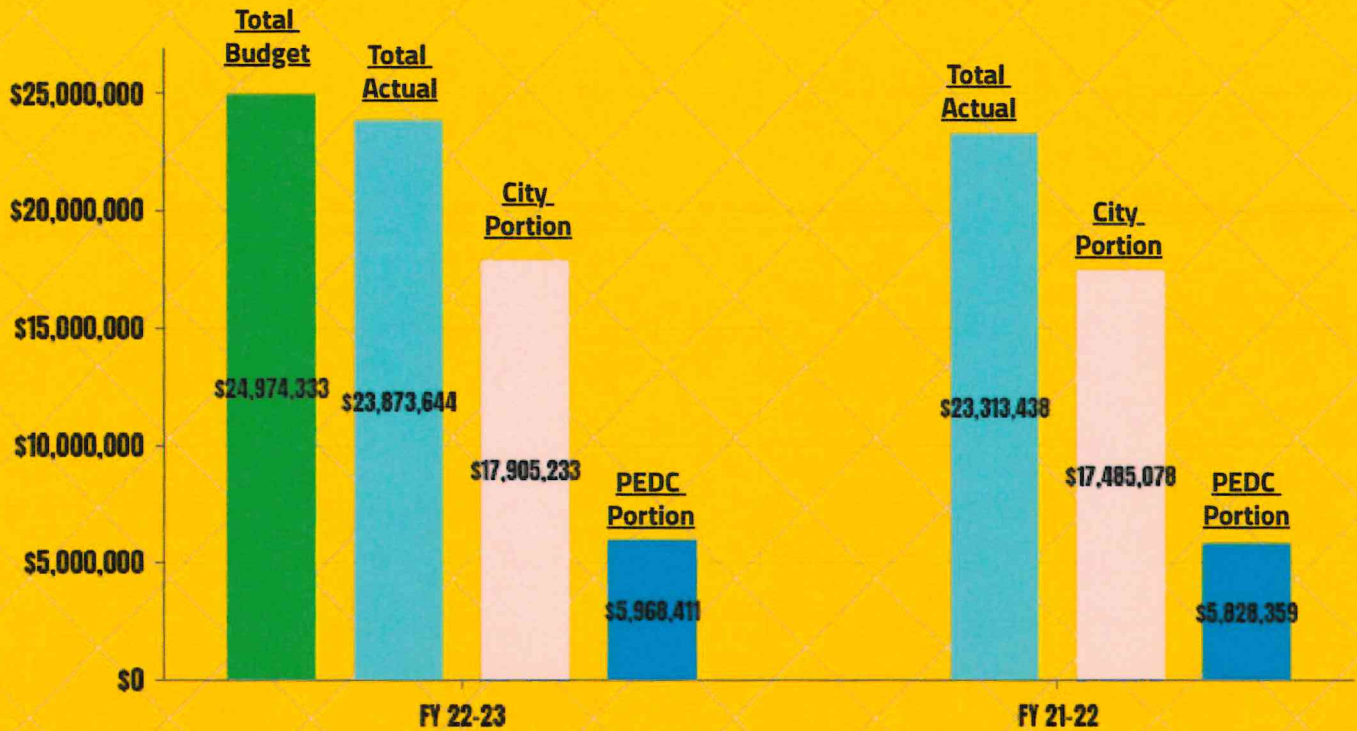
Created/Initiated - 7/14/2023
Final Approval - 7/14/2023



CITY OF PHARR SALES TAXES

as of July 2023
FY 2022-2023

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year



0.97% YTD

Increase in Sales Tax from Last Year*



5.82%

Compared to July 2022 Cash Basis.

Ranked No. 9

compared to neighbor Cities

*Growth is based on Calendar Year per Texas State Comptroller.
FY 22-23 (10th month) growth is 2.40% YTD.

CREATED BY

Karla Saavedra, CGFO



SALES TAX STATE COLLECTION RGV COMPARISON - JUNE 2023

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2023 Payments To Date	2022 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Mission	\$ 2,128,429	\$ 1,820,201	16.93%	\$ 14,723,832	\$ 14,663,478	0.41%
2	Brownsville	\$ 5,157,653	\$ 4,464,385	15.53%	\$ 33,964,223	\$ 32,540,980	4.37%
3	Edinburg	\$ 3,119,796	\$ 2,732,671	14.17%	\$ 21,321,785	\$ 19,926,690	7.00%
4	Weslaco	\$ 1,632,989	\$ 1,435,094	13.79%	\$ 11,479,056	\$ 10,662,836	7.65%
5	McAllen	\$ 7,796,379	\$ 7,122,861	9.46%	\$ 54,995,531	\$ 53,067,202	3.63%
6	Mercedes	\$ 625,863	\$ 586,741	6.67%	\$ 4,931,670	\$ 4,763,309	3.53%
7	San Juan	\$ 517,427	\$ 486,102	6.44%	\$ 3,708,067	\$ 3,451,963	7.42%
8	Pharr	\$ 2,449,999	\$ 2,315,161	5.82%	\$ 16,784,518	\$ 16,624,080	0.97%
9	Harlingen	\$ 2,657,751	\$ 2,530,419	5.03%	\$ 19,365,956	\$ 18,491,738	4.73%
10	San Benito	\$ 595,364	\$ 575,498	3.45%	\$ 4,175,721	\$ 4,046,804	3.19%
Rank Based on Calendar Year 2023 To Date Activity							
1	Weslaco	\$ 1,632,989	\$ 1,435,094	13.79%	\$ 11,479,056	\$ 10,662,836	7.65%
2	San Juan	\$ 517,427	\$ 486,102	6.44%	\$ 3,708,067	\$ 3,451,963	7.42%
3	Edinburg	\$ 3,119,796	\$ 2,732,671	14.17%	\$ 21,321,785	\$ 19,926,690	7.00%
4	Harlingen	\$ 2,657,751	\$ 2,530,419	5.03%	\$ 19,365,956	\$ 18,491,738	4.73%
5	Brownsville	\$ 5,157,653	\$ 4,464,385	15.53%	\$ 33,964,223	\$ 32,540,980	4.37%
6	McAllen	\$ 7,796,379	\$ 7,122,861	9.46%	\$ 54,995,531	\$ 53,067,202	3.63%
7	Mercedes	\$ 625,863	\$ 586,741	6.67%	\$ 4,931,670	\$ 4,763,309	3.53%
8	San Benito	\$ 595,364	\$ 575,498	3.45%	\$ 4,175,721	\$ 4,046,804	3.19%
9	Pharr	\$ 2,449,999	\$ 2,315,161	5.82%	\$ 16,784,518	\$ 16,624,080	0.97%
10	Mission	\$ 2,128,429	\$ 1,820,201	16.93%	\$ 14,723,832	\$ 14,663,478	0.41%
STATE TOTALS		\$ 697,515,958	\$ 655,587,004	6.40%	\$ 4,913,635,660	\$ 4,621,304,588	6.33%



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.C.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

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 - 7/14/2023
Final Approval - 7/14/2023



Pharr
Economic Development
Corporation



RENTAL & LOAN UPDATE

July 2023

BUSINESS	Type	AMOUNT	LOAN BALANCE	DUE DATE	COMMENTS
Pharr Bridge Business Park	Loan	\$ 11,686.84	\$ 384,158.62	15th	Current
Pharr Bridge Business Park	Loan (2nd)	\$ 15,092.55	\$ 1,160,646.83	19th	Current
HCRMA	Rent	\$ 4,480.00	\$ -	15th	Current
		\$ 31,259.39			



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of Minutes - June 19, 2023 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 - 7/14/2023
Final Approval - 7/14/2023

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, JUNE 19, 2023
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, June 19, 2023, at 3:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Ricardo Medina
Board Member Comm. Dr. Ramiro Caballero
Board Member Reynaldo Perez
Board Member Mario Lizcano
Board Member Marty Moore
Board Member Michael Pacheco

MEMBERS ABSENT:

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

PEDC ATTORNEY: Jerry Muñoz

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.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Victor Perez, President/CEO led the pledge of allegiance Mario Lizcano, Board member 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 that on June 27th, 2023, at 11:00 am, the Pharr EDC would be hosting an official Groundbreaking to celebrate Parry's Pizzeria's upcoming location in Pharr, Tx. A free event open to the public, Parry's is set to open Fall of 2023.

B) SALES TAX REPORT JUNE– 2023

Victor Perez, President/ CEO, reported June sales tax report, he stated Pharr ranked number nine, and went up in sales tax to 0.18% from last year.

C) LOANS/LEASES REPORT

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

D) VANGUARD ACADEMY INTERNSHIP PROGRAM PRESENTATION.

Karina Lopez, Economic Development Manager introduced Mr. Cesar Garcia, Career & Technical Education Director for Vanguard Academy, Mr. Garcia informed the Board about the program and introduced some of the intern students.

E) WORKFORCE SOLUTIONS PRESENTATION/TWC HIGH DEMAND JOB TRAINING GRANT.

Karina Lopez, Economic Development Manager introduced. Arcelia Sanchez, MPA, Deputy Director and Community Engagement for Workforce Solutions. Ms. Sanchez informed the Board about the grant program along with Mary Williams, Dr. Palomo and Mr. Julian Alvarez.

ITEM 4. CONSENT AGENDA:

A) APPROVAL OF MINUTES- APRIL 17, 2023, REGULAR CALLED MEETING.

Victor Perez, President/CEO, introduced the item.

Board Member Reynaldo Perez moved to approve. Board Member Mario Lizcano seconded the motion and when put to a vote, it was 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 3:23 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 4:15 p.m., Chairman, Ambrosio Hernandez stated the board will be resuming the open meeting.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

A) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE LOTS 11 AND 12.

Chairman, Mayor Ambrosio Hernandez introduced the item and stated staff recommended approval as discussed in closed session.

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

B) CONSIDERATION AND ACTION, IF ANY, ON ELIZONDO'S TRANSPORT SERVICES, LLC.

Chairman, Mayor Ambrosio Hernandez 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.

C) CONSIDERATION AND ACTION, IF ANY, ON ADVERTISING AGREEMENT WITH TBB.

Chairman, Mayor Ambrosio Hernandez 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.

D) UPDATE ON PROJECT IN.

E) CONSIDERATION AND ACTION, IF ANY, ON PROJECT K.

Chairman, Mayor Ambrosio Hernandez 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 Commissioner Ricardo Medina **moved** to adjourn. Motion was seconded by Board member Reynaldo Perez and when put to a vote, the motion was carried unanimously. Meeting adjourned at 4:16 p.m.

PEDC II:

Mayor Ambrosio Hernandez, Chairman

ATTEST: _____
Reynaldo Perez, Secretary

APPROVED:

AGENDA MEMORANDUM

BOARD: Pharr Economic Development
Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Ratification for Fishing for Hope Sponsorship.

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 - 7/14/2023
Final Approval - 7/14/2023



Benefiting
The Hope Family Health Center

2023 Sponsorship Packet



DHRHealth



AUGUST 26,
2023
JIM'S
PIER

SPI
TEXAS





AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Vipers Basketball LLC Sponsorship Renewal Agreement.

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 - 7/14/2023
Final Approval - 7/14/2023



2022-2023

SEASON SCHEDULE

5 PM CDT

HOME

AT APITA NOV. 6 SUN 6:00PM	VS PUEBLO DEC. 3 SAT 7:00PM	VS HOUX FI JAN. 6 FRI 7:00PM	VS AUSTIN JAN. 28 SAT 12:00PM	VS REDSKY MAR. 8 WED 7:00PM
VS HOUX FI NOV. 11 FRI 7:00PM	VS AUSTIN DEC. 5 MON 7:00PM	VS HOUX FI JAN. 7 SAT 7:00PM	AT IC JAN. 30 MON 7:00PM	VS OLVER MAR. 9 THU 7:00PM
VS HOUX FI NOV. 17 THU 7:00PM	VS AUSTIN DEC. 7 WED 7:00PM	AT SLC JAN. 10 TUE 7:00PM	AT IC FEB. 1 WED 7:00PM	VS OLVER MAR. 11 SAT 7:00PM
VS HOUX FI NOV. 19 SAT 7:00PM	AT PUEBLO DEC. 9 FRI 7:00PM	AT STOCK JAN. 13 FRI 7:00PM	AT SLC FEB. 4 SAT 7:00PM	AT HOUX FI MAR. 17 FRI 7:00PM
AT APITA NOV. 21 MON 6:00PM	AT PUEBLO DEC. 10 SAT 7:00PM	AT STOCK JAN. 14 SAT 7:00PM	VS SOUTH FEB. 22 WED 7:00PM	AT HOUX FI MAR. 18 SAT 7:00PM
VS APITA NOV. 23 WED 7:00PM	AT HOUX FI DEC. 16 FRI 7:00PM	AT HOUX FI JAN. 17 TUE 7:00PM	VS SOUTH FEB. 23 THU 7:00PM	VS W MAR. 21 TUE 7:00PM
AT SL NOV. 25 FRI 7:00PM	AT SL DEC. 27 TUE 7:00PM	VS SL JAN. 20 FRI 7:00PM	AT SL FEB. 25 SAT 7:00PM	VS W MAR. 23 THU 7:00PM
AT SL NOV. 26 SAT 7:00PM	AT CELT DEC. 30 FRI 11:00PM	VS SL JAN. 21 SAT 7:00PM	VS SL FEB. 28 TUE 7:00PM	VS SL MAR. 25 SAT 7:00PM
VS HOUX FI NOV. 29 TUE 7:00PM	AT CELT DEC. 31 SAT 8:00PM	VS APITA JAN. 24 TUE 7:00PM	AT BLU MAR. 3 FRI 12:00PM	
AT AUSTIN DEC. 1 THU 7:00PM	AT BLU JAN. 3 TUE 12:00PM	VS APITA JAN. 26 THU 7:00PM	AT HOUX FI MAR. 5 SUN 5:00PM	



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

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 Lot 6 A.

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 - 7/14/2023
Final Approval - 7/14/2023



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

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 Front.

Classification: Regular

(* 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 - 7/14/2023
Final Approval - 7/14/2023



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Lots 11 and 12.

Classification: Regular

(* 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 - 7/14/2023
Final Approval - 7/14/2023



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Grafix Express LLC Request.

Classification: Regular

(* 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 - 7/14/2023
Final Approval - 7/14/2023



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.E.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Update on Project Oasis.

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 - 7/14/2023
Final Approval - 7/14/2023



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.F.

DATE SUBMITTED: July 14, 2023

MEETING DATE: July 17, 2023

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on The Greater Pharr Chamber of Commerce Sponsorship.

Classification: Regular

(* 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 - 7/14/2023
Final Approval - 7/14/2023



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 17, 2023

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
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 17, 2023

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
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 17, 2023

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
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 17, 2023

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
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created -

AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 17, 2023

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
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: July 17, 2023

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
Ricardo Rodriguez
Karla Saavedra
City Management Office

Created -