

**TAKE NOTICE THAT A SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, FEBRUARY 26, 2024**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

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

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.

REGULAR AGENDA - OPEN SESSION:

3. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution in support of Citrus Village, L.P. to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Citrus Village Apartments. **This item supports QL - Quality of Life.**
(ADMINISTRATION)

4. CLOSED SESSION: In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners 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.

AGENDA SPECIAL MEETING
February 26, 2024

Pursuant to Section 551.071, the Board 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 City 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 Board 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 City 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 Board 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 City 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 Board 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 City 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 Board 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 City 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 Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City 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.

AGENDA SPECIAL MEETING
February 26, 2024

I, the undersigned authority, do hereby certify that the above notice of said Special Meeting of the City Commission 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 23rd day of February, 2024 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 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 23rd day of February, 2024


HILDA PEDRAZA, TRMC, CMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20__ by,

Title: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 3.A.

DATE SUBMITTED:

MEETING DATE: February 26, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution in support of Citrus Village, L.P. to submit an application to the Texas Department of Housing and Community Affairs for 2024 Competitive 9% Housing Tax Credits for Citrus Village Apartments. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: Citrus Village, LP is making an application for 9% Competitive Housing Tax Credits with the Texas Department of Housing and Community Affairs in connection with the proposed development of Citrus Village Apartments to be located at 695 N. I Road, Pharr, Texas.

The new construction development will be an apartment community composed of approximately 130 total units, of which approximately 110 will be for low-income tenants.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
Ricardo Rodriguez
City Management Office

Created -

Marque Real Estate Consultants, LLC
6300 West Loop South, Ste. 670
Bellaire, Texas 77401
832-940-9940-Office/713-560-0068-Cell
Donna@MarqueConsultants.com

January 4, 2024

Mr. Ramiro Caballero
City Commissioner, Place 3
City of Pharr
P.O. Box 1729
Pharr, TX 78577

Dear Commissioner Caballero:

Citrus Village, LP (the “**Applicant**”) is making an application for 9% Competitive Housing Tax Credits (“**Competitive HTC**”) with the Texas Department of Housing and Community Affairs (“**TDHCA**”) in connection with the following proposed development:

Citrus Village Apartments to be located on a 6.00+/- acre portion of a 14.75-acre tract of land located at 695 N I Rd., Pharr, Hidalgo County, Texas 78577.

This new construction development (the “**Development**”) will be an apartment community and will be composed of approximately 130 total units (“**Units**”) of which approximately 110 will be for low-income tenants, i.e., tenants earning 60% or less of the area median income. The residential density of the Development, i.e., the number of Units per acre will be approximately 21.67. The Development is not seeking a tax exemption related to this project.

In the spring, TDHCA will hold public hearings in various locations around the state or virtually to gather input on Competitive HTC applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA’s [Public Comment Center](#) website later this year. An interested party or Neighborhood Organization can provide comments on Competitive Housing Tax Credit applications at each hearing, or can provide written comments to TDHCA by email at HTCPC@tdhca.state.tx.us, or by mail at: Texas Department of Housing and Community Affairs, Public Comment - Multifamily Finance Division, P.O. Box 13941, Austin, TX 78711-3941.

Note that in order for input on Competitive HTC applications to be included in the materials related to presentation for awards to be provided to the Governing Board of TDHCA; **such input must be received by TDHCA by 5:00 p.m., Austin local time, on June 1, 2024.**

Sincerely,



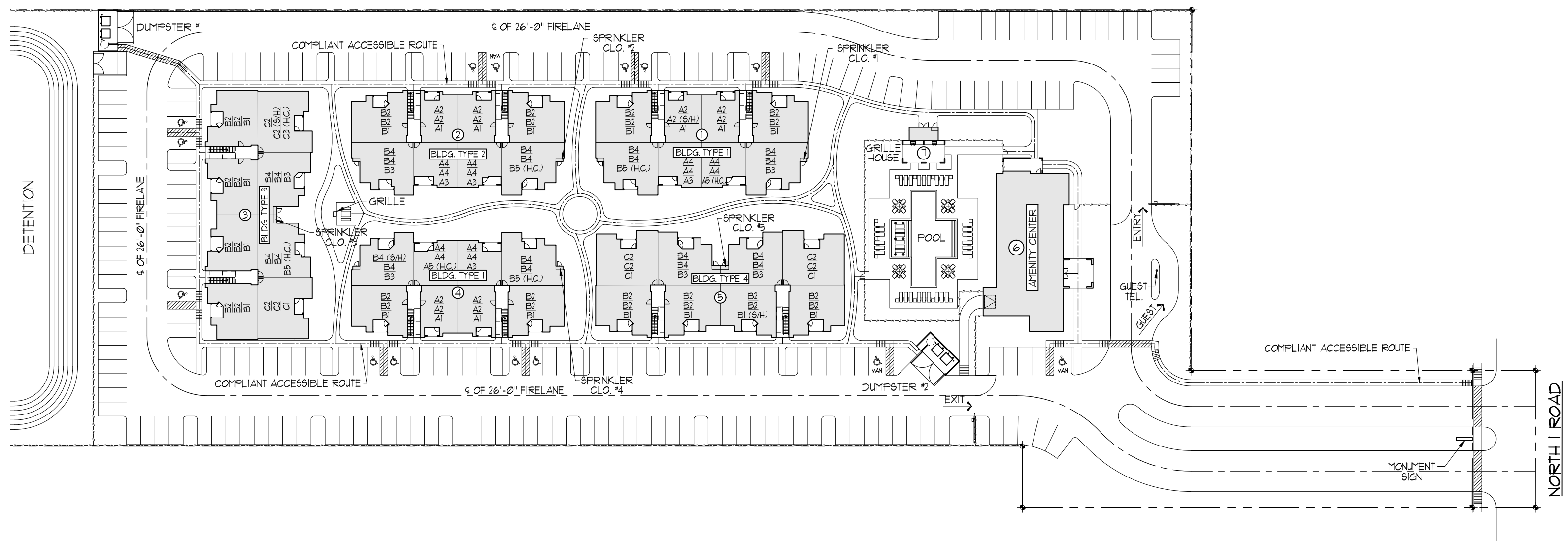
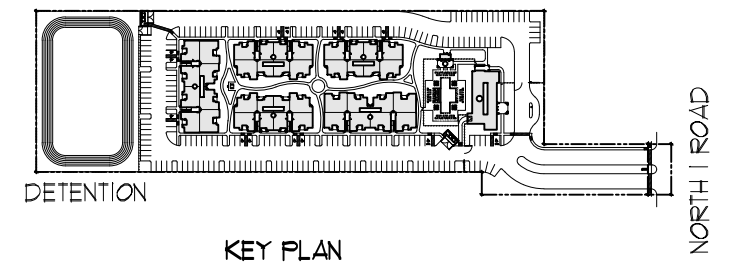
Donna Rickenbacker
Representative of the Applicant



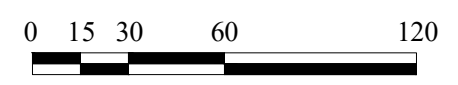
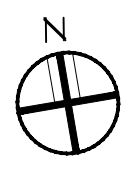
CITRUS VILLAGE

Mucasey & Associates, Architects

February 4, 2024



SITE PLAN
Citrus Village
 Mucasey & Associates, Architects



TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.

Project Summary

Apartments:

Type Description	Qty	Area
A1 One Bedroom, 1 Bath	6	676 s.f.
A2 One Bedroom, 1 Bath	12	676 s.f.
A3 One Bedroom, 1 Bath	4	689 s.f.
A4 One Bedroom, 1 Bath	12	689 s.f.
A5 One Bedroom, 1 Bath (H.C.)	2	705 s.f.
Total One Bedroom Units	36 Units	
B1 Two Bedroom, 2 Bath	14	956 s.f.
B2 Two Bedroom, 2 Bath	28	956 s.f.
B3 Two Bedroom, 2 Bath	6	1,000 s.f.
B4 Two Bedroom, 2 Bath	20	1,000 s.f.
B5 Two Bedroom, 2 Bath (H.C.)	4	1,010 s.f.
Total Two Bedroom Units	72 Units	
C1 Three Bedroom, 2 Bath	3	1,175 s.f.
C2 Three Bedroom, 2 Bath	8	1,175 s.f.
C3 Three Bedroom, 2 Bath (H.C.)	1	1,175 s.f.
Total Three Bedroom Units	12 Units	
Apartments Net Rentable Total	120 Units	108,894 s.f.

RESOLUTION NO. R- 2024-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS SUPPORTING THE PROPOSED DEVELOPMENT OF CITRUS VILLAGE, AN AFFORDABLE HOUSING COMMUNITY, AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR NINE PERCENT HOUSING TAX CREDITS AND PROVIDING AN IN-KIND CONTRIBUTION TO ASSIST AND BENEFIT SUCH COMMUNITY

WHEREAS, CITRUS VILLAGE, LP, and its affiliates (the “**Applicant**”), has brought to the City of Pharr (the “**City**”) a proposal to develop CITRUS VILLAGE APARTMENTS, an affordable rental housing community of approximately 130 +/- total units (the “**Housing Community**”) to be located on approximately 6.00+/- acres of land located at 695 N I Road, Pharr, Hidalgo County, Texas 78577 (“**Development Site**”); and

WHEREAS, the Applicant has advised the City that it intends to submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for an award of 2024 Competitive 9% Housing Tax Credits to finance the acquisition and development of the Housing Community; and

WHEREAS, the Applicant has requested from the City support for the Housing Community and its application to TDHCA and for a commitment of development funding that will benefit the Housing Community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THAT:

1. The findings contained in the preambles of this Resolution are determined to be true and correct and are hereby adopted as a part of this Resolution.
2. The City, acting through its governing body, hereby confirms that it supports the proposed development of the Housing Community on the Development Site and that this formal action has been taken to put on record the opinion expressed by the City as of the date set forth below.
3. The City, acting through its governing body, hereby approves a commitment of funding assistance to the Applicant in the amount of \$500.00 in the form of a loan, grant, reduced fees, or contribution of other value for the benefit of the Housing Community, which contribution is conditioned on an award of housing tax credits by TDHCA to the Applicant. The City will provide a letter to the Applicant describing the value and form of the contribution and any caveats to delivering the contribution.
4. The City, acting through its governing body, hereby authorizes, empowers, and directs Ambrosio Hernandez, Mayor, to execute this Resolution on behalf of the City and to certify these resolutions to TDHCA.

CONSIDERED, PASSED and APPROVED on this the _____ day of _____, 2024, at a regular meeting of the Board of Commissioners of the City of Pharr, Texas at which a quorum was present, and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED ON THIS THE _____ day of _____, 2024.

CITY OF PHARR, TEXAS

Dr. Ambrosio "Amos" Hernandez, Mayor

ATTEST:

Hilda Pedraza, City Clerk

APPROVED AS TO FORM:

Ricardo Rodriguez, City Attorney



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: February 26, 2024

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.071, the Board 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 City 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:

Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created -



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