



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, March 18, 2024**

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. (ADMINISTRATION)

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.
- B) Sales Tax Report - March 2024.

4. CONSENT AGENDA:

- A) Consideration and action, if any, on Approval of Minutes - February 19, 2024 Regular Called Meeting.
- B) Consideration and action, if any, on the Ratification Memorandum of Understanding (MOU) with the Municipality of Zitacuaro Michoacan Mexico, Pharr Economic Development Corporation II and the City of Pharr.

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

- A) Consideration and action, if any, on Project JG.
- B) Consideration and action, if any, on Project SAT.
- C) Consideration and action, if any, on Terracon Proposal.
- D) Consideration and action, if any, on N. H. Consulting Agency, LLC Request.

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.

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.

PEDC II AGENDA
Monday, March 18, 2024

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.

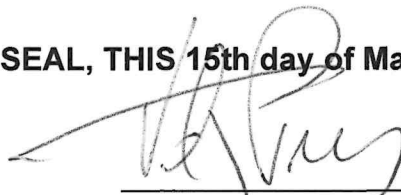
Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff 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 **15th day of March 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 Texas Government Code (Opening Meetings Act).

WITNESS MY HAND AND SEAL, THIS 15th day of March 2024



Victor Pérez, Executive Director





AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

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:

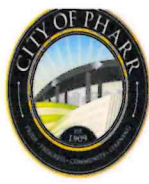
Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia
Victor Perez

Created/Initiated - 3/15/2024
Final Approval - 3/15/2024



PEDC II EVENTS OF INTEREST

Events of Interest

1. 3rd Annual Casino Night Presented by the Pharr EDC Foundation

March 21, 2024 | 6 pm-10pm

Regency Hall

207 E. Ferguson Ave., Pharr, Tx

Friendly reminder this week - The Pharr EDC Foundation is hosting the 3rd Annual Casino Night in support of the scholarship program for graduating Pharr seniors seeking post-secondary education. As a guest, expect great camaraderie, gameplay, food, music and more. Our scholarship program has already impacted the lives of over 400 students, which would not have been possible without the contribution of our sponsors. If you wish to make an impact, consider sponsoring this great event. Different sponsorship tiers are available to meet the needs of each organization, or you can also purchase individual tickets.

For sponsorship opportunities, contact Nydia at the Foundation at (956) 358-2833 or contact our office at (956)402-4332.

2. Beam Signing Ceremony | Restaurant Row at Pharr Town Center

March 27, 2024 | 11 am

500 N. Jackson (Adjacent to Pappadeaux)

We are hosting a beam signing ceremony alongside our partners at Levcor to showcase their footprint expansion in Pharr adjacent to the already booming Pharr Town Center. Restaurant Row will house four restaurant tenants for a combined total of 14,200 SF. We invite you to join us and leave a mark as we celebrate another great project in our community.

3. The Hub Job Fair

April 11, 2024 | 9 am-12:30 pm

Pepe Salinas Civic Center | 1011 W. Kelly Ave., Pharr, Tx

The Pharr EDC in partnership with Workforce Solutions and the Pharr Chamber of Commerce will be hosting the annual Hub Job Fair to offer employment opportunities for our community. Employers that are currently seeking personnel can contact us to reserve a spot at no charge. Attendees will have an opportunity to engage with virtual career

exploration, connect directly with employers, receive resume writing assistance, and submit their applications in person and online.

This is a free event, open to the public, and no pre-registration is required.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - March 2024.

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 - 3/15/2024
Final Approval - 3/15/2024



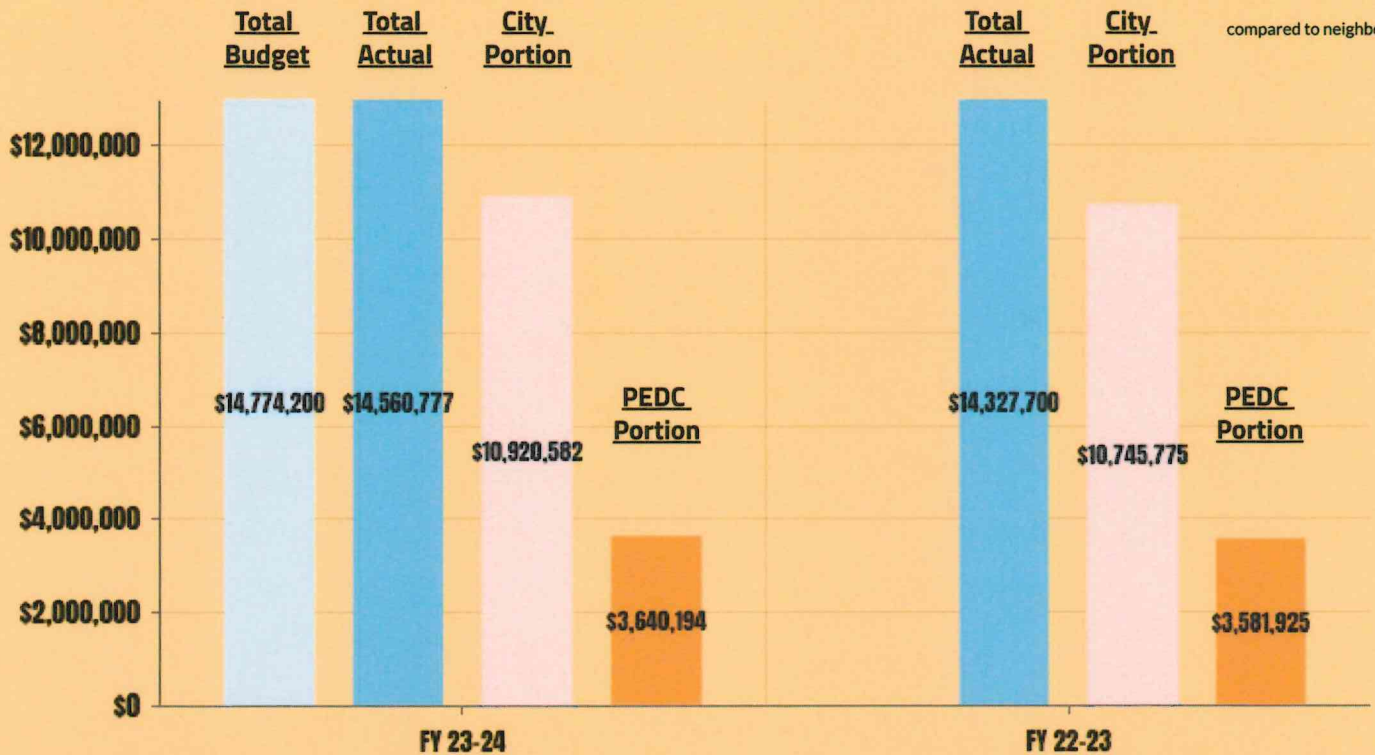
CITY OF PHARR SALES TAXES

as of March 2024
FY 2023-2024

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



0.14% YTD

Increase in Sales Tax from
Last Year*



-0.61%

Compared to March 2023
Cash Basis.



-1.44%

Less than Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 1.63%.

CREATED BY
Jamison Merrick



SALES TAX STATE COLLECTION RGV COMPARISON- MARCH 2024							
Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2024 Payments To Date	2023 Payments To Date	% Change
Rank Based on Current Month Activity							
1	Mcallen	\$ 7,043,753	\$ 6,672,895	5.56%	\$ 26,033,877	\$ 25,094,577	3.74%
2	Brownsville	\$ 3,712,067	\$ 4,192,070	-11.45%	\$ 15,743,827	\$ 14,795,580	6.41%
3	Edinburg	\$ 2,922,036	\$ 2,742,859	6.53%	\$ 9,761,755	\$ 9,206,768	6.03%
4	Harlingen	\$ 2,568,189	\$ 2,444,462	5.06%	\$ 8,869,849	\$ 8,465,210	4.78%
5	Pharr	\$ 2,256,065	\$ 2,269,822	-0.61%	\$ 7,248,856	\$ 7,238,574	0.14%
6	Mission	\$ 2,101,061	\$ 1,871,790	12.25%	\$ 6,939,283	\$ 6,328,132	9.66%
7	Weslaco	\$ 1,529,437	\$ 1,526,637	0.18%	\$ 5,120,793	\$ 5,054,053	1.32%
8	Mercedes	\$ 672,703	\$ 564,063	19.26%	\$ 2,856,363	\$ 2,358,861	21.09%
9	San Benito	\$ 593,112	\$ 590,813	0.39%	\$ 1,872,683	\$ 1,870,195	0.13%
10	San Juan	\$ 505,351	\$ 547,217	-7.65%	\$ 1,660,339	\$ 1,589,164	4.48%
Rank Based on Calendar Year 2023 To Date Activity							
1	Mcallen	\$ 7,043,753	\$ 6,672,895	5.56%	\$ 26,033,877	\$ 25,094,577	3.74%
2	Brownsville	\$ 3,712,067	\$ 4,192,070	-11.45%	\$ 15,743,827	\$ 14,795,580	6.41%
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10	San Juan	\$ 505,351	\$ 547,217	-7.65%	\$ 1,660,339	\$ 1,589,164	4.48%
STATE TOTALS							
		\$ 622,313,760	\$ 633,219,483	-1.72%	\$ 2,182,691,382	\$ 2,163,362,213	0.89%



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of Minutes - February 19, 2024 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 - 3/15/2024
Final Approval - 3/15/2024

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, FEBRUARY 19, 2024
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, February 19, 2024, 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 Mario Lizcano
Board Member Reynaldo Perez
Board Member Michael Pacheco

MEMBERS ABSENT: Board Member Dr. Ambrosio Hernandez
Board Member Marty Moore

STAFF PRESENT: Victor Perez, PEDC President/CEO
Jonathan Flores, City Manager
Jamison Merick, Interim Finance Director
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

Vice Chair, Mario Lizcano called the meeting to order at 3:00 p.m. Roll call established a quorum.

Board member Reynaldo Perez moved to excuse absent members. Board member Commissioner Ricardo Medina seconded the motion and when put to a vote, it was carried unanimously.

At this time of the Agenda Commissioner Michael Pacheco joined the meeting time being, 3:25 p. m.

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 informed the Board about upcoming events. She stated we will be having a special announcement presentation for Workforce Enhancement Initiative in the upcoming weeks for a collaborative initiative that will provide funding geared towards creating opportunities to meet the growing demand of specific industries in our region.

Karina Lopez, Economic Development Manager invited the Board to the Business in Pharr Workshop she stated the Pharr EDC is partnering with various city departments and the Pharr Chamber to host informational workshop for those looking to open or extend their business in Pharr, she stated several representatives would be on site to talk about the basics, requirements, and their services. Workshop would be on March 7, 2024 at the Pharr One Facility

Karina Lopez, Economic Development Manager informed the Board about the Pharr EDC Foundation scholarship applications now open and will close March 14, 2024 at 5:00 pm. She stated the EDC Foundation has now open its scholarship applications to graduating high school seniors enrolled in the 2023-2024 academic school year seeking post-secondary opportunities. She further stated students must reside in the city of Pharr or attend school in Pharr, maintain a grade point average of 2.5, and must have 15 hours of community service or internship at Pharr.

Karina Lopez, Economic Development Manager invited the Board to the 3rd annual casino night presented by the Pharr EDC Foundation on March 21, 2024 at the Regency Hall in Pharr. She stated the EDC Foundation would be hosting the 3rd annual casino night in support of the scholarship program for graduating Pharr seniors seeking post – secondary education.

Karina Lopez, Economic Development Manager invited the Board to the Pharr EDC & Zitacuaro Michoacan, Mexico MOU Signing March 15, 2024. She stated that as a result of building bilateral relationships through our international initiatives, we would be hosting an official MOU signing event alongside the Municipality of Zitacuaro, Michoacan Mx.

B) SALES TAX REPORT – FEBRUARY 2024.

Victor Perez, President/ CEO, reported February sales tax report, he stated Pharr ranked number nine with 0.48% increase from las year. He stated the PEDC is working hard to bring sales and property tax to the city of Pharr.

C) ICSC DALLAS REPORT.

Karina Lopez, Economic Development Manager informed the Board about ICSC Report. She stated the PEDC had the opportunity to attend the ICSC in Dallas an annual retail convention that brings brokers, commercial developers, retailers, and communities together for recruitment opportunities. During the event we successfully scheduled over twelve meetings with a variety of representatives to promote the city of Pharr. She further stated that we are currently under active engagement with Satori project on Owassa Rd. and Jackson. This project will offer both residential and commercial opportunities, additionally we are moving forward with Levcor one of the most recent upcoming developments now branded Restaurant Row and an extension of the Pharr Town Center. She stated we would be hosting an event alongside Levcor in the upcoming month for an official announcement on this new construction.

ITEM 4. CONSENT AGENDA:

Victor Perez, President/CEO, introduced the item.

A) APPROVAL OF MINUTES- DECEMBER 18, 2023.

Board Member Commissioner Ramiro Caballero moved to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote, it was carried unanimously.

At this time, Vice Chair, Mario Lizcano 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 3:12 p.m., Vice Chair, Mario Lizcano 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 3:27 p.m., Vice Chair, Mario Lizcano stated the board will be resuming the open meeting.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

A) CONSIDERATION AND ACTION, IF ANY, ON TOGIVE INTERNATIONAL REQUEST.

Vice chair, Mario Lizcano 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 was 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 Commissioner Ramiro Caballero and when put to a vote, the motion was carried unanimously. The meeting was adjourned at 3:28 p.m.

PEDC II:

Mario Lizcano, Vice Chair

ATTEST:

Commissioner Ramiro Caballero, Secretary

APPROVED:



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on the Ratification Memorandum of Understanding (MOU) with the Municipality of Zitacuaro Michoacan Mexico, Pharr Economic Development Corporation II and the City of Pharr.

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 - 3/15/2024
Final Approval - 3/15/2024

Memorandum of Understanding
between
**CITY OF PHARR/ PHARR ECONOMIC
DEVELOPMENT CORPORATION**
And
**MUNICIPALITY OF ZITACUARO,
MICHOACAN**

This letter agreement constitutes a Memorandum of Understanding (the “MOU”) describing proposed business arrangements between “CITY OF PHARR /PHARR ECONOMIC DEVELOPMENT CORPORATION”, a corporation organized under the laws of the State of Texas, US, hereby represented by its Authorized Signing Officer, Mr. Jonathan Flores, City Manager City of Pharr and Mr. Victor Perez, President & CEO and MUNICIPALITY OF ZITACUARO, MICHOACAN, a government organization under the Laws of Estado de Michoacan, MX, hereby represented by, Juan Antonio Ixtlauac Orihuela, Presidente Municipal (hereinafter referred to as “the Parties”). The MOU constitutes an expression of intent only and is not legally binding on the Parties until a more definitive agreement is reached.

Whereas the MUNICIPALITY OF ZITACUARO, MICHOACAN is a government organization INTERESTED in developing bi-lateral economic initiatives, opportunities, and activities with the City of Pharr.

Whereas PHARR ECONOMIC DEVELOPMENT CORPORATION acknowledges its interest to jointly explore and advance potential economic development activities that could include but are not limited to near-shoring/off-shoring, re-shoring, and new-shoring related to different operations, services, and derivatives of the Industrial sector, among others.

Whereas the Parties acknowledge that their respective technical competency, business knowledge, relationship capital, resources and sound understanding of their respective markets, when combined, will grant them better opportunities to attract Investment.

Whereas the Parties understand that each has important access to key businesses, industries, investors among others that are pursuing sites to launch, expand, develop, and grow their businesses, technologies, products and/or services.

Whereas the Parties acknowledge that each one will be responsible for their respective costs in these initial joint efforts devoted, and neither Party can obligate or cause the other Party to assume any liability related to these development activities without the written consent of such Party.

Whereas the Parties acknowledge that mutual collaboration between them will facilitate the evaluation of business candidates to enter into a definitive agreement for the potential economic development in the selected sites.

Therefore, the Parties have reached the following understanding:

PURPOSE

The purpose of this Memorandum of Understanding is to express the Parties intent to devote joint efforts to attract businesses, industries, investors among others that are pursuing sites to launch, expand, develop, and grow their businesses, technologies, products and/or services.

BUSINESS ORGANIZATION

The specifics of any business structure or transaction to be set up, if necessary, will be negotiated in good faith, in a case-by-case scenario. The Parties will strive to attain agreements with respective businesses that would result in successful economic activities for all Parties involved.

DURATION AND EFFECTIVE DATE OF MOU

This MOU will come into effect upon signature. This MOU is intended for a duration of one year and shall be renewed in 180 days increments upon written consent by both Parties. Either party providing 10 days' written notice may

terminate this MOU. The Parties agree to immediately exercise courses of action that will allow them to define the working relationship in terms of plans, goals, activities, timelines, and resources as needed to advance the purposes of this MOU.

MISCELLANEOUS

The Memorandum of Understanding supersedes any prior negotiations between the Parties hereto with respect to the subject matter hereof. The MOU shall be governed by the laws of the State of Texas and any dispute arising from this agreement shall be brought in the Courts of Texas. The MOU may not be modified or amended orally, but only in writing signed by both parties hereto.

The MOU will serve as a letter manifesting the intent of the Parties and is not intended to be construed as a contract or a purchase and sale agreement between the Parties, nor does this MOU compel any Party to enter into a definitive agreement.

MUNICIPALITY OF ZITUACARO MICHOACAN

CITY OF PHARR, TX

*Juan Antonio Ixtlahuac Orihuela,
Presidente Municipal*

*Jonathan Flores, City Manager City of
Pharr, TX*

Date: _____

Date: _____

PHARR ECONOMIC DEVELOPMENT CORP.

Victor Perez, President & CEO

Date: _____



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.A.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project JG.

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 - 3/15/2024
Final Approval - 3/15/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.B.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project SAT.

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 - 3/15/2024
Final Approval - 3/15/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.C.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Terracon Proposal.

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 - 3/15/2024
Final Approval - 3/15/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 5.D.

DATE SUBMITTED: March 15, 2024

MEETING DATE: March 18, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on N. H. Consulting Agency, LLC Request.

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 - 3/15/2024
Final Approval - 3/15/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: March 18, 2024

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
Jamison Merrick
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: March 18, 2024

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
Jamison Merrick
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: March 18, 2024

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
Jamison Merrick
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: March 18, 2024

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
Jamison Merrick
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: March 18, 2024

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
Jamison Merrick
City Management Office

Created -



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: March 18, 2024

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
Jamison Merrick
City Management Office

Created -