MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, JUNE 17, 2024
118 S. CAGE BLVD., 2ND FLOOR

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, June 17, 2024, at 3:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT:	Board Member Dr. Ambrosio Hernandez Board Member Comm. Dr. Ramiro Caballero Board Member Comm. Ricardo Medina Board Member Comm. Michael Pacheco Board Member Mario Lizcano Board Member Reynaldo Perez
MEMBERS ABSENT:	Board Member Marty Moore
STAFF PRESENT:	Victor Perez, PEDC President/CEO Jonathan Flores, City Manager Jamison Merick, Interim Finance Director Francisco Méndez, PEDC Accountant 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 Michael Pacheco seconded the motion and when put to a vote, it was carried unanimously.

Mayor Ambrosio Hernandez joined the meeting at this time of the agenda time being 3:50 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 informed the Board about the Pharr EDC partnering with the RGV Food Bank to provide support in hosting their groundbreaking ceremony for the expansion of their refrigerated space. July 10, 2024, at the Food Bank facility.

Karina Lopez, Economic Development Manager further informed the Board that the Pharr EDC is partnering with the Pharr International Bridge to host an upcoming team building event for the city of Pharr Directors as part of the city initiative where Directors are rotated to create activities to promote team efforts, collaboration, and communication. This event would take place at Kiskeya Athletics June 28, 2024.

Karina Lopez, Economic Development Manager invited the Board to the Pharr International Hub Grand Opening July 9, 2024. She stated that the Pharr EDC in partnership with UTRGV is hosting the grand opening of the newly created facility that will provide a direct pipeline for investors seeking development or expansions opportunities into the U.S. market.

B) SALES TAX REPORT – JUNE 2024.

Mr. Jamison Merrick informed the Board that June tax report will be ready and presented on July's Board meeting.

ITEM 4. CONSENT AGENDA:

Vice Chair, Mario Lizcano introduced the item.

A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES- MARCH 18, 2024, REGULAR CALLED MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON RATIFICATION FOR INFRASTRUCTURE SOLUTIONS, INC. AGREEMENT.

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.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

At this time, Vice Chair, Mario Lizcano requested to deviate from the agenda and enter 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 3:15 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 3:51 p.m., Chairman, Mayor Ambrosio Hernandez stated the board will be resuming meeting into Regular Session, and consider action, if necessary, on any item(s) discussed in closed session.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

A) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LOI) FOR PHARR PRODUCE PARK LOT 6.

Victor Perez, President/CEO 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 was carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LOI) FOR PROJECT HI-LINE.

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

Board Member Commissioner Ricardo Medina **moved** to table item. Board member Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON PEDC II ROOF PROPOSALS.

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

Board Member Mario Lizcano **moved** to approve. Board member Commissioner Ramiro Caballero seconded the motion and when put to a vote, it carried unanimously.

D) 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 Commissioner Ricardo Medina **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 PORT.

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

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

Commissioner Michael Pacheco abstained.

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 Michael Pacheco and when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:53 p.m.

PEDC II:

Mayor Ambrosio Hernandez, Chairman

ATTEST:

Commissioner Ramiro Caballero, Secretary

APPROVED:

July 15, 2024