MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, JULY 15, 2024
118 S. CAGE BLVD., 2ND FLOOR

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, July 15, 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
Cynthia Garza, Assistant 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

Chairman, Mayor Ambrosio Hernandez 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 Michael Pacheco seconded the motion and when put to a vote, it was carried unanimously.

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 hosting a groundbreaking for Lakeway Foods cold storage July 18, 2024 at 925 W. Capote Central Pharr Tx.

Karina Lopez, Economic Development Manager further informed the Board about another groundbreaking for Impulso Cascade Development LLC August 1, 2024 at 701 W. Nolana Loop Pharr Tx. This retail development will include a Dollar Tree store and other additional build to suit pad sites.

Karina Lopez, Economic Development Manager invited the Board to the Pharr International Hub Grand Opening August 15, 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. She further stated that our goal is to attract and retain companies in Pharr, connecting them to potential properties and additional support for their establishment and long-term success.

B) SALES TAX REPORT – JUNE 2024.

Mr. Jamison Merrick informed the Board that July tax report will be ready and presented on a later date.

ITEM 4. CONSENT AGENDA:

President/CEO, Victor Perez introduced the item.

A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES-JUNE 17, 2024, REGULAR CALLED MEETING.

Board Member Mario Lizcano **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, Chairman Mayor Ambrosio Hernandez 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 3:04 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 4:01 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 LOT 6A.

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.

Commissioner Michael Pacheco abstained.

B) CONSIDERATION AND ACTION, IF ANY, ON PROJECT HI-LINE. (TABLED)

Victor Perez, President/CEO introduced the item and recommended to remove from tabled.

Board Member Mario Lizcano **moved** to remove from tabled and Board Member Reynaldo Perez seconded the motion and when put to a vote it carried unanimously.

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 Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

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

D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT FOE.

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 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 Mario Lizcano and when put to a vote, the motion carried unanimously. The meeting was adjourned at 4:02 p.m.

PEDC II:

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Mayor Ambrosio Hernandez, Chairman

ATTEST: ______________________________
Commissioner Ramiro Caballero, Secretary

APPROVED:

August 19, 2024