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

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, August 19, 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
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 Commissioner Ricardo Medina **moved** to excuse absent members. Board member Mario Lizcano 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 The Pharr EDC Foundation in partnership with The Pharr EDC hosting the 3rd Annual Golf Classic Fundraiser in support of the scholarship program for graduating Pharr seniors seeking post-secondary education, September 7, 2024 at Tierra Del Sol Golf Course.

Karina Lopez, Economic Development Manager further informed the Board about The Pharr Global Business Hub Open House happening August 24, 2024 from 9:00 am to 4:00pm. She stated that The EDC would be hosting an open house for our recently launched Pharr Global Business Hub and invited the entrepreneurial community to join us and learn more about the facility.

Karina Lopez, Economic Development Manager further stated that we have officially launched the first program via The Pharr Global Business Hub the Kauffman Fastract- En Español September 26, 2024 from 9:00 am to 12:00 pm Through this seven session hands on course entrepreneurs would gain fundamental skills to effectively launch their businesses.

Karina Lopez, Economic Development Manager shared with the Board three video recap from The Pharr Global Business Hub Grand Opening, Impulso Development LLC Groundbreaking, and Greenway Construction Groundbreaking.

B) SALES TAX REPORT – JUNE 2024.

Victor Perez, President/CEO informed the Board about the August Sales Tax Report he stated we had an increase of 2.32% and a -1.72% compared to August last year and above all a 0.37%

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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 4. 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 3:09 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 5. RECONVENE:

The time being 3:39 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 6. REGULAR AGENDA – OPEN SESSION:

A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES-JULY 15, 2024, REGULAR CALLED MEETING AND AUGUST 7, 2024 PEDC II BUDGET WORKSHOP.

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

B) CONSIDERATION AND ACTION, IF ANY, ON AVOCADO FEST DONATION.

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 was carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON VALLEY INITIATIVE FOR DEVELOPMENT AND ADVANCEMENT (VIDA) REQUEST.

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

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

D) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LOI) FOR PROJECT JAP.

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.

Commissioner Michael Pacheco Abstained.

E) CONSIDERATION AND ACTION, IF ANY, ON LONE STAR CONSULTING SERVICES.

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

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

F) CONSIDERATION AND ACTION, IF ANY, ON PHARR PRODUCE LOTS 28 AND 29.

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.

G) 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 Reynaldo Perez **moved** to approve. Board member Mario Lizcano seconded the motion and when put to a vote, it carried unanimously.

ITEM 7. 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 Commissioner Michael Pacheco and when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:41 p.m.

PEDC II:

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Mayor Ambrosio Hernandez, Chairman

ATTEST: ______________________________

Commissioner Ramiro Caballero, Secretary

APPROVED:

September 16, 2024