



Pharr

Economic Development
Corporation



**TAKE NOTICE THAT A REGULAR MEETING
OF THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 3:00 PM ON
MONDAY, OCTOBER 21, 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.

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 - October 2024.

4. CONSENT AGENDA:

- A) Consideration and action, if any, on Approval of Minutes - September 16, 2024 Regular Called Meeting.

- B) Consideration and action, if any, on M-5 Texas Enterprises, LLC Renewal Agreement.
- C) Consideration and action, if any, on Buena Aventura, LLC DBA (Texas Border Business) Renewal Agreement.
- D) Consideration and action, if any, on Jaime Muñoz and Associates Law Firm Renewal Agreement.
- E) Consideration and action, if any, on Bert Ogden Arena Loge Box Renewal Agreement.
- F) Consideration and action, if any, on Vipers Basketball, LLC Renewal Agreement.

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

- A) Consideration and action, if any, on Project Hi-Line.
- B) Consideration and action, if any, on Project Blue.
- C) Consideration and action, if any, on Project JAP Request.

5. 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.

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.

6. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

7. ADJOURNMENT:

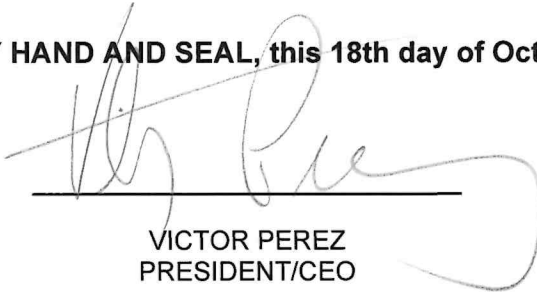
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Pharr Economic Development Corporation II 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 18th day of October 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 18th day of October 2024





VICTOR PEREZ
PRESIDENT/CEO

I certify that the attached notice and agenda of items to be considered by the Pharr Economic Development Corporation II was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 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 - 10/18/2024
Final Approval - 10/18/2024



PEDC II EVENTS OF INTEREST

Events of Interest

1. 4th Annual Manufacturing Day in Pharr

October 24, 2024 | 9am

The Forum by Regency | 213 E. Ferguson Ave., Pharr, TX

The Pharr EDC is hosting our 4th annual Manufacturing Day in Pharr, an event dedicated to raising awareness about the industry, its impact, and career opportunities for high school students. We will be hosting students from our region, including PSJA ISD and IDEA Public Schools. The event will feature over 12 presenters, and there will be informational tables to provide valuable insights and resources.

2. Majestic | Masterbrand Groundbreaking Ceremony

November 12, 2024 | 10:30am

NE Corner of Hi-Line and Veterans Blvd.

We're excited to announce the much-awaited groundbreaking for Majestic and Masterbrand in Pharr. Masterbrand is the first major company to occupy space in the Majestic Development.

3. Boots to Business Reboot

November 15, 2024 | 8am

Pharr Global Business Hub | 301 S. Cage Blvd. Pharr, Tx.

Through the Pharr Global Business Hub, we'll be hosting the Boots to Business Reboot, a one-day two-step entrepreneurship training program for veterans and their spouses. This is a free event, to register or learn more, contact the Pharr Global Business Hub at 956-402-4333.



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 3.B.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Sales Tax Report - October 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 - 10/18/2024
Final Approval - 10/18/2024



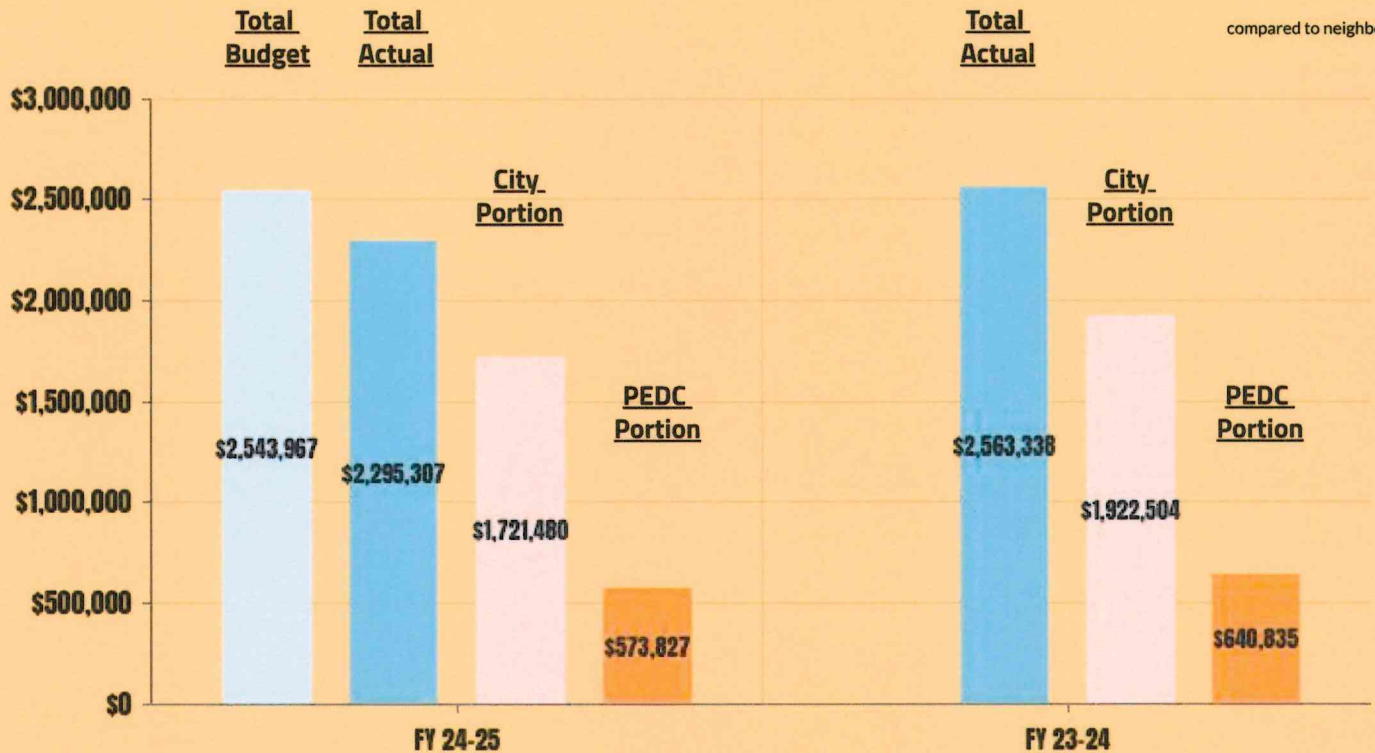
CITY OF PHARR SALES TAXES

as of October 2024
FY 2024-2025

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



2.38% YTD

Increase in Sales Tax from
Last Year*



-10.46%

Compared to October
2023 Cash Basis.



-9.77%

Below Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is -10.46%.

CREATED BY

City of Pharr Finance Department



SALES TAX STATE COLLECTION RGV COMPARISON- OCTOBER 2024									
City	Net Payment This Period	Payment Prior Year	% Change	2024 Payments To Date	2023 Payments To Date	% Change			
Rank	Rank Based on Current Month Activity								
1	McAllen	\$ 7,633,342		\$ 7,697,032	\$ 80,992,409	\$ 78,472,054	3.21%		
2	Brownsville	\$ 4,691,758		\$ 5,042,352	\$ 50,899,626	\$ 48,764,244	4.38%		
3	Edinburg	\$ 2,867,458		\$ 3,459,083	\$ 31,906,109	\$ 30,709,089	3.90%		
4	Harlingen	\$ 2,602,171		\$ 2,654,779	\$ 28,576,523	\$ 27,871,983	2.53%		
5	Pharr	\$ 2,295,307		\$ 2,563,338	\$ 24,944,206	\$ 24,364,348	2.38%		
6	Mission	\$ 2,107,827		\$ 2,124,710	\$ 23,112,933	\$ 21,657,607	6.72%		
7	Weslaco	\$ 1,563,478		\$ 1,631,556	\$ 16,956,156	\$ 16,473,145	2.93%		
8	Mercedes	\$ 712,624		\$ 737,168	\$ 8,012,063	\$ 7,125,342	12.44%		
9	San Benito	\$ 582,462		\$ 644,065	\$ 6,131,817	\$ 6,040,686	1.51%		
10	San Juan	\$ 520,759		\$ 539,237	\$ 5,558,283	\$ 5,269,031	5.49%		
Rank Based on Calendar Year 2024 To Date Activity									
1	McAllen	\$ 7,633,342		\$ 7,697,032	\$ 80,992,409	\$ 78,472,054	3.21%		
2	Brownsville	\$ 4,691,758		\$ 5,042,352	\$ 50,899,626	\$ 48,764,244	4.38%		
3	Edinburg	\$ 2,867,458		\$ 3,459,083	\$ 31,906,109	\$ 30,709,089	3.90%		
4	Harlingen	\$ 2,602,171		\$ 2,654,779	\$ 28,576,523	\$ 27,871,983	2.53%		
5	Pharr	\$ 2,295,307		\$ 2,563,338	\$ 24,944,206	\$ 24,364,348	2.38%		
6	Mission	\$ 2,107,827		\$ 2,124,710	\$ 23,112,933	\$ 21,657,607	6.72%		
7	Weslaco	\$ 1,563,478		\$ 1,631,556	\$ 16,956,156	\$ 16,473,145	2.93%		
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9	San Benito	\$ 582,462		\$ 644,065	\$ 6,131,817	\$ 6,040,686	1.51%		
10	San Juan	\$ 520,759		\$ 539,237	\$ 5,558,283	\$ 5,269,031	5.49%		
STATE TOTALS									
		\$ 692,230,428		\$ 706,094,030	-1.96%	\$ 7,202,039,977	\$ 7,079,056,998		



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of Minutes - September 16, 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 - 10/18/2024
Final Approval - 10/18/2024

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, SEPTEMBER 16, 2024
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, September 16, 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:

STAFF PRESENT: Victor Perez, PEDC President/CEO
Jonathan Flores, City Manager
Cynthia Garza, Assistant City Manager
Jamison Merrick, Finance Director
Francisco Méndez, PEDC Accountant
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 Mayor Ambrosio Hernandez seconded the motion and when put to a vote, it was carried unanimously.

Commissioner Michael Pacheco entered meeting at this time of the agenda time being 3:14 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.

Victor Perez, President/CEO informed the Board about upcoming events. He stated that the Pharr EDC along with the RGV Partnership would host our annual commercial and investment tour, the event would provide guests with an overview of the city of Pharr's growth, showcase our assets, opportunities, developments, and property availability in Pharr, happening September 24, 2024.

Victor Perez, President/CEO further informed the Board about The South Texas Health Systems Grand Opening and Community Open House October 3rd 2024. He stated that the Pharr EDC collaborating with The Greater Chamber of Commerce would host the official grand opening ribbon cutting following by a community open house to promote their services.

Victor Perez, President/CEO further stated that October is National Disability Employment Awareness Month and to promote workplace inclusion, the Pharr EDC has partnered with Workforce Solutions and The Grater Pharr Chamber of Commerce to host the We are the solution Job Fair, happening October 4, 2024.

Victor Perez, President/CEO stated that the Pharr EDC continues working in collaboration with the Pharr International Bridge as we partnered to host the Industrial Warehouse Summit 4, we would provide project updates, industry presentations by partner organizations and highlight new and existing industrial parks and land availability in Pharr. This event would take place at the DRC Center October 8, 2024.

B) SALES TAX REPORT – SEPTEMBER 2024.

Victor Perez, President/CEO informed the Board about the September Sales Tax Report he stated we had an increase of 3.89% compared to last year and a 16.66% compared to September of this year.

C) PRESENTATION by VALLEY INITIATIVE for DEVELOPMENT and ADVANCEMENT (VIDA)

Felida Villarreal, President/CEO and student Stephanie Vera informed the board about the VIDA program.

ITEM 4. 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 5. 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. 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 6. RECONVENE:

The time being 3:37 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- AUGUST 19, 2024, REGULAR CALLED MEETING.

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 was carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY ON VALLEY INITIATIVE for DEVELOPMENT and ADVANCEMENT (VIDA) REQUEST. (TABLED)

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

Board Member Ricardo Medina moved to remove from tabled. Board Member Commissioner Michael Pacheco seconded the motion and when put to a vote, it carried unanimously.

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

Board Member Reynaldo Perez Abstained.

C) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF THE PEDC II 2024-2025 BUDGET.

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

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

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

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

Board Member Ricardo Medina moved to remove from tabled. Board Member Commissioner Michael Pacheco seconded the motion and when put to a vote, it carried unanimously.

Board Member Mario Lizcano **moved** to approve. Board Member Reynaldo Perez 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 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 3:37 p.m.

PEDC II:

Mayor Ambrosio Hernandez, Chairman

ATTEST: _____

Commissioner Ramiro Caballero, Secretary

APPROVED:

DRAFT



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.B.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on M-5 Texas Enterprises, LLC Renewal Agreement.

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.C.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Buena Aventura LLC, DBA (Texas Border Business) Renewal Agreement.

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.D.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Jaime Muñoz and Associates Law Firm Renewal Agreement.

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.E.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Bert Ogden Arena Loge Box Renewal Agreement.

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: 4.F.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Vipers Basketball LLC Renewal Agreement.

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: A.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Hi-Line.

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: B.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

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

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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #: C.

DATE SUBMITTED: October 18, 2024

MEETING DATE: October 21, 2024

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project JAP 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 - 10/18/2024
Final Approval - 10/18/2024



AGENDA MEMORANDUM

BOARD: Pharr Economic Development Corporation II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: October 21, 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: October 21, 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: October 21, 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: October 21, 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: October 21, 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: October 21, 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 -