

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, OCTOBER 21, 2024
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, October 21, 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 Reynaldo Perez

MEMBERS ABSENT: Board Member Mario Lizcano

STAFF PRESENT: Victor Perez, PEDC President/CEO
Jonathan Flores, City Manager
Cynthia Garza, Assistant City Manager
Jamison Merrick, Finance Director
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 3:06 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Victor Perez, President/CEO led the pledge of allegiance Reynaldo Perez, 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 that the Pharr EDC would host our 4th annual Manufacturing Day in Pharr October 24, 2024 at the Regency Hall in Pharr, dedicated to raising awareness about the industry, she stated this event would host students from our region including PSJA ISD and IDEA Public Schools.

Karina Lopez, Economic Development Manager Invited the Board to the Majestic/Masterbrand Groundbreaking Ceremony November 12, 2024, she stated we were excited to announce the much-awaited groundbreaking for Majestic and Masterbrand in Pharr being that Masterbrand is the first major company to occupy space in the Majestic Development.

Karina Lopez, Economic Development Manager further stated that on November 15, 2024 the Pharr Global Business Hub would be hosting the Boots to Business Reboot a one-day two-step entrepreneurship training program for veterans and their spouses.

B) SALES TAX REPORT – SEPTEMBER 2024.

Victor Perez, President/CEO informed the Board about the October Sales Tax Report he stated we had an increase of 2.38% compared to last year and -9.77% below budget, -10.46 down compared to last year.

ITEM 4. CONCENT 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.

Victor Perez, President/CEO introduced the item and 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.

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 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 3:04 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 6. RECONVENE:

The time being 3:44 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 PROJECT HI-LINE.

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 PROJECT BLUE.

Victor Perez, President/CEO introduced the item and stated staff recommended no action as discussed in closed session.

C) CONSIDERATION AND ACTION, IF ANY, ON PROJECT JAP REQUEST.

Victor Perez, President/CEO introduced the item and 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.

Board Member Commissioner Michael Pacheco abstained.

ITEM 7. ADJOURNMENT

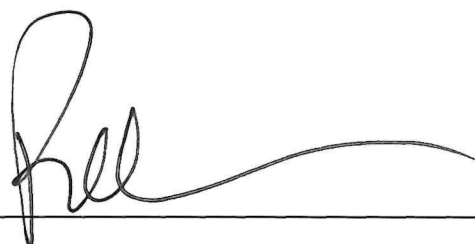
There being no further business to come before the board, Board Member Commissioner Ramiro Caballero **moved** to adjourn. Motion was seconded by Board Member Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:45 p.m.

PEDC II:



Mayor Ambrosio Hernandez, Chairman

ATTEST:



Commissioner Ramiro Caballero, Secretary

APPROVED:

December 16, 2024