



# Pharr

Economic Development  
Corporation



**TAKE NOTICE THAT A SPECIAL 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, FEBRUARY 3, 2025**

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

- A) Consideration and action, if any, on Approval of Minutes - December 16, 2024 Regular Called Meeting.
- B) Consideration and action, if any, on Lone Star Consulting Services.
- C) Consideration and action, if any, on accepting transfer of property from The City of Pharr to The Pharr Economic Development Corporation II.

**4. 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.

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

**6. 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](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 31st day of January 2025 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 31st day of January 2025**



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 #:** A.

**DATE SUBMITTED:** January 31, 2025

**MEETING DATE:** February 3, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** Consideration and action, if any, on Approval of Minutes - December 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 - 1/31/2025  
Final Approval - 1/31/2025

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

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, December 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  
Francisco Mendez, PEDC Accountant  
Karina Lopez, Economic Development 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 Ricardo Medina 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 3:07 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) SALES TAX REPORT – DECEMBER 2024.**

Victor Perez, President/CEO informed the Board about the December Sales Tax Report he stated we had an increase of 2.81% compared to last year and -4.6% below budget, 4.48% compared to last year

**B) PEDC End of Year Presentation.**

Karina Lopez, Economic Development Manager presented to the Board the PEDC End of Year Presentation

**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 3:14 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 3:29 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.

**A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES – OCTOBER 21, 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 Mario Lizcano seconded the motion and when put to a vote it carried unanimously.

**B) CONSIDERATION AND ACTION, IF ANY, ON LOT 6A.**

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

Commissioner Michael Pacheco abstained.

**C) CONSIDERATION AND ACTION, IF ANY, ON THE STATE OF THE CITY AGREEMENT.**

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.

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

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 MAD-WIN.**

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.

**ITEM 7. ADJOURNMENT**

There being no further business to come before the board, Board Member Mario Lizcano **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 3:30 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 #:** B.

**DATE SUBMITTED:** January 31, 2025

**MEETING DATE:** February 3, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Lone Star Consulting Services.

**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 - 1/31/2025  
Final Approval - 1/31/2025



## AGENDA MEMORANDUM

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** C.

**DATE SUBMITTED:** January 31, 2025

**MEETING DATE:** February 3, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on accepting transfer of property from The City of Pharr to The Pharr Economic Development Corporation II.

**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 - 1/31/2025  
Final Approval - 1/31/2025



## AGENDA MEMORANDUM

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** February 3, 2025

**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:** February 3, 2025

**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:** February 3, 2025

**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:** February 3, 2025

**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:** February 3, 2025

**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:** February 3, 2025

**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 -