

**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.

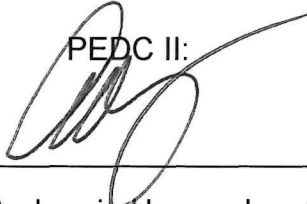
Board Member Mario Lizcano moved to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote it carried unanimously.

Commissioner Michael Pacheco abstained.

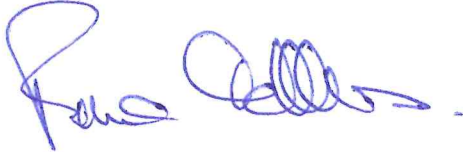
ITEM 7. ADJOURNMENT

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:

February 3, 2025