

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
TUESDAY, FEBRUARY 18, 2025
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Tuesday February 18, 2025, at 3:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT: Board Member Comm. Ricardo Medina
Board Member Comm. Michael Pacheco
Board Member Mario Lizcano
Board Member Reynaldo Perez
Board Member Romeo Cantu

MEMBERS ABSENT: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Dr. Ramiro Caballero

STAFF PRESENT: Victor Perez, PEDC President/CEO
Jonathan Flores, City Manager
Jameson Merrick, City Finance Director
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

Vice Chair, Mayor Mario Lizcano called the meeting to order at 3:00 p.m. Roll call established a quorum.

Board member Romeo Cantu moved to excuse absent members. Board member Reynaldo Perez 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

At this time of the agenda Victor Perez, President/CEO introduced Mr. Romeo Cantu PEDC new board of directors' member.

A) PEDC II EVENTS OF INTEREST.

Karina Lopez, Economic Development Manager, informed the Board and Community about upcoming events. She stated that the Pharr EDC Foundation has officially launched the 2024-2025 Scholarship Program and said that applications are online and gave a list of requirements.

Karina Lopez, Economic Development Manager continued informing the Board and Community about the Pharr Global Business Hub monthly open house hosting a variety of events gear toward our entrepreneurial and business community.

Karina Lopez, Economic Development Manager, announced the TESH FLEX LLC Groundbreaking Ceremony happening March 4, 2025, at 10 am 5120 N. Cage Blvd, Pharr. She stated that Pharr EDC would be hosting a groundbreaking alongside Forum CRE for a new flex-industrial facility.

Karina Lopez, Economic Development Manager, invited the Board and the community to the Pharr EDC Foundation 4th Annual Casino Night April 17th at the Regency Hall 207 E. Ferguson Ave. Pharr, she stated this fundraising event offers guests an exciting evening of gaming and entertainment while supporting our mission to build brighter futures for recipients of the Pharr EDC Foundation's Scholarship Program.

Karina Lopez, Economic Development Manager, stated that this year the Pharr EDC was selected as one of the hosting organizations for the Governor's Small Business Summit in Texas. The summit aims to help small businesses owners and aspiring entrepreneurs connect with resources to start, strengthen, and grow their business. The Summit would take place at the former Pharr Events Center, August 7, 2025.

B) SALES TAX REPORT – FEBRUARY 2025.

Victor Perez, President/CEO informed the Board about the February Sales Tax Report he stated we had an increase of 13.49% compared to last year and 22.87% compared to February last year.

ITEM 4. CONSENT AGENDA:

A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES – FEBRUARY 3, 2025, SPECIAL CALLED MEETING.

B) CONSIDERATION AND ACTION, IF ANY, ON LONE STAR NATIONAL BANK LINE OF CREDIT RENEWAL.

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 Commissioner Ricardo Medina seconded the motion and when put to a vote it carried unanimously.

ITEM 5. REGULAR AGENDA – OPEN SESSION:

At this time, Vice Chair Mario Lizcano requested to deviate from the agenda and enter into closed session. There was no objection.

ITEM 6. 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 3:08 p.m. Vice Chair Mario Lizcano stated the Board would be entering into closed session in accordance with Sections 551.071 thru 551.087 of the Texas Government Code.

ITEM 7. RECONVENED:

The time being 3:26 p.m., Vice Chair, Mario Lizcano 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 PROJECT JAP.

Jaime Muñoz, PEDC II Attorney 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.

Commissioner Michael Pacheco abstained.

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

Jaime Muñoz, PEDC II Attorney 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.

Commissioner Michael Pacheco abstained.

C) CONSIDERATION AND ACTION, IF ANY, ON INFRASTRUCTURE SOLUTIONS INC. CONTRACT.

Jaime Muñoz, PEDC II Attorney 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.

ITEM 8. ADJOURNMENT

There being no further business to come before the board, Board Member Commissioner Michael Pacheco **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 3:26 p.m.

PEDC II:



Mario Lizcano, Vice Chair

ATTEST:



Michael Pacheco, Treasurer

APPROVED:

April, 21, 2025