

**TAKE NOTICE THAT A REGULAR MEETING  
OF THE COMMUNITY DEVELOPMENT COUNCIL  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS  
COMMENCING AT 6:00 PM ON  
THURSDAY, MAY 22, 2025**

*The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.*

**1. CALL MEETING TO ORDER:**

A) Roll call and possible action on the excusing of any absent member.

**2. PUBLIC HEARING:** *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Public Hearing for Notice of Funding Availability for 2025 Annual Action Plan 2nd (Second) Notice

**3. ADMINISTRATIVE:**

A) Designation of Board for the Community Development Council

B) Presentation of applications of prospective subrecipients

C) Recommendation to approve prospective subrecipients and set recommended amounts

D) Approval of Minutes for April 14, 2025

E) Open discussion on ongoing projects and current events

F) Substantial Amendment to fiscal year 2024 Annual Action Plan and 2020 CV

**4. 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 Community Development Council of the City of Pharr 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 16<sup>th</sup> day of May 2025 at 2:00 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 16<sup>th</sup> day of May 2025**



  
\_\_\_\_\_  
ALESSANDRA GARCIA, CPM  
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Community Development Council was removed from the bulletin board of City Hall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by,

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## AGENDA MEMORANDUM



**BOARD:** Community Development Council

**AGENDA ITEM #:** 2.A.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Public Hearing for Notice of Funding Availability for 2025 Annual Action Plan 2nd (Second) Notice

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Public Hearing for Notice of Funding Availability for 2025 Annual Action Plan 2nd (Second) Notice

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends approval

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Cynthia Speedon

Created/Initiated - 5/16/2025

Sandra Regalado

Approved - 5/16/2025

Napoleon Coca

Approved - 5/16/2025

Elizabeth Diaz

Final Approval - 5/16/2025

**CITY OF PHARR, HIDALGO COUNTY, TEXAS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
PROGRAM YEAR 2025**

**PUBLIC NOTICE  
ATTENTION PUBLIC SERVICE AGENCIES, NON-PROFIT  
AND GOVERNMENTAL AGENCIES**

The City of Pharr's Community Development Block Grant (CDBG) Program is now accepting Request for Proposals applications from public service agencies for the Program Year 2025. The city will follow its Citizens Participation Process with public hearings/meetings beginning February 1, 2025 through April 30, 2025. Agencies with programs specifically designed to meet the national objectives of the CDBG Program (listed below) are encouraged to pick up an application at the Grants Management & Community Development office located at 118 S. Cage, Pharr, Texas, or online at [www.pharr-tx.gov](http://www.pharr-tx.gov).

The deadline for submission of applications was Friday, May 2, 2025 by 5:00 p.m.

The primary objectives of the CDBG Program is the development of viable urban communities by providing decent and affordable housing and a suitable living environment while expanding economic opportunities, principally to persons of low and moderate income. CDBG funds may be awarded to any activity meeting the eligibility criteria of the U.S. Department of Housing & Urban Development's national objectives:

- A. Principally benefits low- and moderate-income persons
- B. Aids in the prevention or elimination of slums and blights.
- C. Meet a need having a particular urgency.

The City's proposed 2025 Community Development Block Grant allocation is estimated to be \$1,247,171.00. Proposed allocation is subject to change, as per the U.S. Department of Housing & Urban Development's allocation release.

**PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE ASKED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT 956-402-4100 THREE WORKING DAYS PRIOR TO ANY MEETINGS SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**

I, The undersigned authority do certify that the above document of said notice is a true and correct copy and that said notice was posted on the bulletin board of City Hall, The Advance, The Pharr Library, on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This notice was posted at a place convenient and readily accessible to the general public at all times, and said notice was posted on Wednesday, May 14, 2025 at 5:00 p.m. and will remain posted continuously for the period of the aforementioned in compliance with Chapter 551 of the Texas Government Code (Open Meeting Act)

WITNESS MY HAND AND SEAL, THIS 14<sup>th</sup> DAY OF May, 2025.



  
ALESSANDRA GARCIA, CPM  
ASSISTANT CITY CLERK

**CIUDAD DE PHARR, CONDADO DE HIDALGO, TX  
SOLICITUDES DE FONDOS PARA EL  
PROGRAMA DE SUBSIDIO GLOBALES PARA EL DESARROLLO DE LA  
COMUNIDAD (CDBG) AÑO FISCAL 2025**

**AVISO PUBLICO  
ATENCION AGENCIAS PUBLICAS, NO-COMERCIALES Y GUBERNAMENTALES**

El programa de Subsidio Globales para el Desarrollo de la Comunidad (CDBG) de la Ciudad de Pharr estará aceptando solicitudes para Fondos, de Agencias Públicas, No-Comerciales y Gubernamentales, para el Año 2025. Se programaran juntas y reuniones públicas a partir del 1 de febrero, 2025 al 30 de Abril, 2025. Agencias con programas designados en cumplir con los objetivos de Programa CDBG, se les invita a recoger una solicitud en las oficinas de Grants Management and Community Development (GMCD) localizada en 118 S. Cage Blvd. Pharr, Texas, o por el sitio de internet de la ciudad de Pharr en [www.pharr-tx.gov](http://www.pharr-tx.gov). El ultimo día para entregar solicitudes era el Viernes, 2 de Mayo, 2025 a las 5:00 p.m.

Los principales objetivos del programa son hacer cambios productivos para la comunidad. Viviendas decentes para familias de bajos recursos, mejorar el ambiente y expandir oportunidades en la economía. El programa puede asistir a cualquier actividad en parte o entero, si cumple uno o todos los requisitos siguientes:

- A. Beneficencia para personas de bajos y modernos recursos
- B. Prevención o Eliminación de Barrios Bajos o en la ruina
- C. Urgencias Particulars

La Ciudad fue notificada en la propuesta de asignación de fondos con la cantidad estimada de \$1,247,171.00 para el programa de Subsidio Globales para el Desarrollo de la Comunidad (CDBG). La cantidad es un presupuesto y pueden ser cambiadas en base a las formulas de la oficina de parte del Departamento de Vivienda y Desarrollo Urbano.

**PERSONAS CON IMPEDIMIENTO, QUIENES NECESITAN COMUNICARSE MAS EFECTIVAMENTE Y QUIENES NECESITAN ASISTENCIA DE UN INTREPRETE SE REQUIERE QUE SE COMUNIQUE CON LA SECRETARIA DEL MUNICIPIO AL 956-402-4100 CON UN ANTICIPO DE TRES DIAS PARA COMODIDADES CORRESPONDIENTES.**

Yo, La autoridad firmante certifico que el documento anterior de dicho aviso es una copia verdadera y correcta y que dicho aviso fue publicada en el tablon de anuncios del la municipal de la Ciudad de Pharr, The Advance, Pharr Library, en la pagina web de la ciudad en [www.pharr-tx.gov](http://www.pharr-tx.gov). Este aviso fue publicado en un lugar conveniente y facilmente accesible para el publico en general en todo momento, y dicho aviso fue publicado Miercoles, 14 de Mayo, 2025 a las 5:00 p.m. y permanecera publicado continuamente en cumplimiento con el Capitulo 551 del Codigo del Gobierno de Texas (Ley de Reunion Abierta).

ATESTIGUA MI MANO Y SELLO, EL DIA 14 DE MAYO, 2025.



  
\_\_\_\_\_  
ALESSANDRA GARCIA, CPM  
ASSISTANT CITY CLERK

**CITY OF PHARR**  
**NOTICE OF FUNDING AVAILABILITY**  
**AND PUBLIC HEARING**

The City of Pharr will hold a public hearing for the purpose of soliciting comments for the Community Development Block Grant (CDBG) Program. Citizen participation is encouraged, and comments received will be considered for the City of Pharr's One Year Action Plan of the Consolidated Plan and Strategy for the 2025-2026 CDBG Program Year. Interested parties are encouraged to attend and make their views known.

The Public Hearing will be as follows:

May 22, 2025 at 6:00 p.m.  
City Hall – City Commission Room  
118 S. Cage Blvd. 2<sup>nd</sup> floor  
Pharr, Texas 78577

The City of Pharr anticipates an estimated allocation \$1,247,171.00 based on last year's Community Development Block Grant (CDBG) funds received. Proposed allocation is subject to change as per HUD final calculation formula. Listed below is a partial list of eligible activities:

Public Facilities Needs

Senior Centers	Health Facilities	
Neighborhood Facilities	Parking Facilities	
Youth Centers	Child Care Centers	Parks & Recreation

Infrastructure Improvements Needs

Flood Drain Improvements  
Sewer & Water Improvements  
Street Improvements

Public Service Needs

Senior Services	Youth Services	Lead Base Paint/Hazard Abatement
Handicapped Services	Child Care Services	Housing Needs
Accessibility	Community Planning	Program Administration
Economic Development Needs	Code Enforcement	Technical Assistance
Emergency Shelter Needs		

It is the objective of the City of Pharr to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 402-4190 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735- 2989 to call the City of Pharr Grants Management Community Development Department and request arrangements in order to participate in the citizen participation process. The City of Pharr GMCD does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities. Written comments can be forwarded to:

Elizabeth Diaz, GMCD Director  
City of Pharr – 118 S. Cage Blvd.  
Pharr, Texas 78577

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WITNESS MY HAND AND SEAL, THIS 14<sup>th</sup> DAY OF May, 2025.



  
\_\_\_\_\_  
ALESSANDRA GARCIA, CPM  
ASSISTANT CITY CLERK

**CIUDAD DE PHARR**  
**AVISO DE DISPONIBILIDAD DE FONDOS**  
**Y AUDENCIA PUBLICA**

La Ciudad de Pharr llevara acabo una audiencia publica para solicitar comentarios sobre el Programa Community Development Block Grant (CDBG). Se le invita al publico que participe en dicha audiencia, ya que los comentarios recibidos seran considerados para el Plan Anual del Programa CDBG para el año 2025-2026. Se les invita a las personas interesadas que asistan y den a conocer sus comentarios.

La Audencia Publica sera el dia:

22 de Mayo, 2025 a las 6:00 p.m.  
City Hall – Salon de Juntas  
118 S. Cage Blvd. 2do Piso  
Pharr, Texas 78577

La Ciudad de Pharr anticipa una asignación de aproximadamente \$1,247,171.00 basado en la asignación del año pasado de fondos de subsidies en bloque para desarrollo counitario (CDBG). La asignación propuesta está sujeta a cambios según la fórmula de cálculo final de HUD. A continuación se muestra una lista parcial de las actividades elegibles.

Centros Publicos

Centros para Ancianos	Centros de Salud
Centros para Jovenes	Guarderias Infantiles
Centros en Vecindarios	Estacionamiento
Parques y Areas Recreativas	

Infraestructura

Mejoramiento del sistema de Agua, Desague, y Drenaje  
Mejoramiento de Calles

Servicios Publicos

Servicios para Ancianos	Servicios para Personas Discapacitadas
Servicios para Jovenes	Servicios para Guarderia Infantil

Accesibilidad  
Desarrollo Economico  
Asistencia Tecnica  
Pintura a Base de Plomo/Peligro  
Enforzamiento de Codigos  
Centros de Refugio  
Viviendas  
Planificacion de la Ciudad  
Administracion de Programas

Es el objetivo del la Ciudad de Pharr para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 402-4190 por lo menos tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Ciudad de Pharr GMCD y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. La Ciudad de Pharr no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal. Los comentarios por escrito pueden enviarse a:

Elizabeth Diaz, GMCD Directora  
Ciudad de Pharr- 118 S. Cage Blvd  
Pharr, Texas 78577

Yo, La autoridad firmante certifico que el documento anterior de dicho aviso es una copia verdadera y correcta y que dicho aviso fue publicada en el tablon de anuncios del la municipal de la Ciudad de Pharr, The Advance, Pharr Library, en la pagina web de la ciudad en [www.pharr-tx.gov](http://www.pharr-tx.gov). Este aviso fue publicado en un lugar conveniente y facilmente accesible para el publico en general en todo momento, y dicho aviso fue publicado Miercoles, 14 de Mayo, 2025 a las 5:00 p.m. y permanecera publicado continuamente en cumplimiento con el Capitulo 551 del Codigo del Gobierno de Texas (Ley de Reunion Abierta).

ATESTIGUA MI MANO Y SELLO, EL DIA 14 DE MAYO, 2025.



  
ALESSANDRA GARCIA, CPM  
ASSISTANT CITY CLERK



## AGENDA MEMORANDUM



**BOARD:** Community Development Council

**AGENDA ITEM #:** 3.A.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Designation of Board for the Community Development Council

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Designation of Board for the Community Development Council

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends approval of designated board members

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Cynthia Speedon  
Sandra Regalado  
Napoleon Coca  
Elizabeth Diaz

Created/Initiated - 5/16/2025  
Approved - 5/16/2025  
Approved - 5/16/2025  
Final Approval - 5/16/2025



## AGENDA MEMORANDUM

**BOARD:** Community Development Council

**AGENDA ITEM #:** 3.B.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Presentation of applications from prospective subrecipients

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Presentation of applications from prospective subrecipients for 2025

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends consideration of applications from prospective subrecipients for 2025

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Cynthia Speedon  
Sandra Regalado  
Napoleon Coca  
Elizabeth Diaz

Created/Initiated - 5/16/2025  
Approved - 5/16/2025  
Approved - 5/16/2025  
Final Approval - 5/16/2025



## AGENDA MEMORANDUM

**BOARD:** Community Development Council

**AGENDA ITEM #:** 3.C.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Recommendation to approve prospective subrecipients and set recommended funding amounts

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Recommendation to approve prospective subrecipients and set recommended funding amounts

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends approval of prospective subrecipients applications for funding.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Cynthia Speedon  
Sandra Regalado  
Napoleon Coca  
Elizabeth Diaz

Created/Initiated - 5/16/2025  
Approved - 5/16/2025  
Approved - 5/16/2025  
Final Approval - 5/16/2025

## 2025/2026 Funding Applications

	Agencies	Funds Requested	Assisted Prior	New Applicant	Complete Application	Services Provided	Recommendations/Notes	Prior year funded amount	Proposed Amount
1	Make-A-Wish Foundation of the Rio Grande Valley	\$13,000.00	No	Yes	Yes	Support children who are severely ill	First time applicants	\$0	\$3,000
2	The Health & Performing Arts Collective, Inc.	\$5,000.00	No	Yes	Yes	To provide education in health, wellness and performing arts	First time applicants	\$0	\$3,000
3	Sisters Inspiring Success, Inc.	\$25,000.00	No	Yes	yes	Assist unemployed women with a full professional outfit for job interviews	First time applicants	\$0	\$3,000
4	CAMP University	\$4,000.00	No	Yes	Yes	For reimbursement of teachers salaries (kids to learn or practice their social skills, academics and life skills)	First time applicants	\$0	\$3,000
5	Ave Frontera	\$45,000.00	Yes	No	Yes	Provides educational support services to families	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$5,000.00	\$5,000.00
6	Comfort House	\$8,000.00	Yes	No	Yes	Provides 24 hour palliative care to the terminally ill	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$5,000.00	\$5,000.00
7	To Give International	\$11,200.00	Yes	No	Yes	Cover monthly class fees for students in fine arts education program	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$5,000.00	\$5,000.00
8	LRGVDC - Area Agency on Aging	\$30,000.00	Yes	No	Yes	Provides meals, caregiver education and health maintenance to seniors	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$30,000.00	\$25,000.00
9	LRGVDC - Aging and Disability Resource Center	\$30,000.00	Yes	No	Yes	Provides Health Maintenance & Homemaker Services	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$5,000.00	\$5,000.00
10	LRGVDC - Valley Metro	\$85,000.00	Yes	No	Yes	Provides public transportation in the City of Pharr (Route 30)	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$60,000.00	\$55,274.20
11	Children's Advocacy Center of Hidalgo and Starr Counties	\$20,000.00	Yes	No	Yes	Serve abused children and neglected victims with counseling	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$20,000.00	\$18,000.00

<b>12</b>	Women Together	\$6,200.00	Yes	No	Yes	Funds will be used to pay 25% salary and fringe benefits	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$5,000.00	\$5,000.00	
<b>13</b>	CASA	\$3,000.00	Yes	No	Yes	Funds will be utilized for salary and fringe benefits for direct services rendered to abuse & neglected children	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$3,000.00	\$5,000.00	
<b>14</b>	Amigos Del Valle	\$65,000.00	Yes	No	Yes	Provides home delivered meals to city of Pharr residents	Yes, all reports were submitted in a timely manner & all funds were exhausted	\$40,000.00	\$35,000.00	
<b>15</b>	Silver Ribbon	\$8,000.00	Yes	No	Yes	Assistance with rent, utility, medical expenses and or medical equipment	2023/2024 program year funding was not spent, there was a balance of \$8,081.32. Therefore reduced funding amount to \$5,000.00	\$15,000.00	\$5,000.00	
								Proposed budget	\$193,000	\$180,274
								Annual Allocation	\$180,274.20	\$1,201,828.00



## AGENDA MEMORANDUM

**BOARD:** Community Development Council

**AGENDA ITEM #:** 3.D.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Approval of Minutes April 14, 2025

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Approval of Minutes April 14, 2025

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends approval of minutes

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Cynthia Speedon  
Sandra Regalado  
Napoleon Coca  
Elizabeth Diaz

Created/Initiated - 5/16/2025  
Approved - 5/19/2025  
Approved - 5/19/2025  
Final Approval - 5/19/2025

**COMMUNITY DEVELOPMENT COUNCIL MEETING  
PUBLIC HEARING  
April 14, 2025**

The City of Pharr's Community Development Council held a public hearing on Monday April 14,2025 and the following is the record of attendance:

**MEMBERS PRESENT:** Victor Alvarez  
Norma Trevino  
Lucio Gaitan  
Marcos Gonzalez  
Olga Cardoza

**MEMBERS ABSENT:** Sabrina Garcia

**STAFF PRESENT:** Sandra Regalado, CDBG Manager  
Cynthia Speedon, Administrative Assistant  
Veronica Guerrero, CDBG Specialist  
Napoleon Coca, Grants Assistant Director  
Elizabeth Diaz, Grants Director

**1. CALL TO ORDER**

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER.**

Board Member Lucio Gaitan called the meeting to order at 6:01 p.m. Roll call established a quorum.

Board Member Lucio Gaitan moved to excuse the absent members. Board Member Olga Cardoza seconded the motion and when put to a vote, it carried unanimously.

**2. PUBLIC HEARING:** *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

**A) PUBLIC HEARING FOR NOTICE OF FUNDING AVAILABILITY FOR 2025 ANNUAL ACTION PLAN.**

Board Member Olga Cardoza opened the public hearing. There being no comments from the public. The public hearing was closed.

**3. ADMINISTRATIVE:**

**A. RECOGNITION OF FORMER COMMUNITY DEVELOPMENT COMMISSION BOARD MEMBERS**

Sandra Regalado, CDBG Manager, recognized the former Community Development Council Chairman, Rene Cantu and Board Member Danny Smith for their years of service and presented them with plaques.

**B. INTRODUCTION OF NEW COMMUNITY DEVELOPMENT COMMISSION BOARD MEMBERS**

Board Member Olga Cardoza introduced the item.

Sandra Regalado, CDBG Manager, mentioned Ordinance No. O-96-40 was amended and passed during the regular city commission meeting. She stated this would allow the Community Development Board to decrease the number of board members from eleven (11) members to seven (7) members. She also stated this new ordinance went into effect April 7, 2025 and Chapter 38 Article 2 would also take effect.

She further stated the current members were the following:

Vacant, CT 213 – Three (3) years, Expiring on March 19, 2027; Victor Alvarez, CT 213, Two (2) years, Expiring on March 19, 2028; Olga Cardoza, CT 214, Two (2) years, Expiring on March 19, 2027; Norma Trevino, CT 215, Two (2) years, Expiring on March 19, 2027; Marco Gonzalez, CT 216, Three (3) years, Expiring on March 19, 2028; Sabrina Garcia, CT 217, Three (3) years, Expiring on March 19, 2028; Lucio Gaitan, Member At Large, Three (3) years, Expiring on March 19, 2028.

Sandra Regalado, CDBG Manager, asked if anyone would be interested in the Vice Chairman position. Board Member Lucio Gaitan expressed interest in the position and suggested Olga Cardoza as Chairman.

**C. APPROVAL OF MINUTES FOR DECEMBER 19, 2024**

Board Member Olga Cardoza introduced the item.

Board Member Norma Trevino **moved** to approve the minutes as presented. Board Member Victor Alvarez seconded the motion and when put to a vote, it carried unanimously.

**D. STATUS OF CURRENT APPLICATIONS FOR FUNDING ASSISTANCE**

Sandra Regalado, CDBG Manager, stated the department was still in the process of accepting applications and currently has thirteen (13) agencies that have committed as of February and would be taking applications until May 2, 2025 at 5:00 pm.

Board Member Norma Trevino asked about the review of the applications, she was advised all applications would be sent to the board for review.

Board Member Lucio Gaitan asked if there were any cutbacks or pauses due to the new government administration that would affect our department. Napoleon Coca, Grants Assistant Director, responded by saying there were a lot of uncertainties in the federal aspect. He stated that in a recent meeting with our HUD Area field office representative they were advised our department was well and would have to make some slight changes and they would be on stand-by if any other changes arise.

Sandra Regalado, CDBG Manager, invited the Community Development Council Board Members to join the CDBG 51<sup>st</sup> Birthday celebration to be held on Thursday, April 24, 2025. She also mentioned the many agencies and departments from the City that would be participating.

**4. ADJOURNMENT:**

There being no other business to come before the board, Board member Olga Cardoza **moved** to adjourn. Board member Norma Trevino seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:19 p.m.

\_\_\_\_\_ COMMUNITY DEVELOPMENT COUNCIL

\_\_\_\_\_  
**Board Member Olga Cardoza**

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR**

**ON THIS THE** 22<sup>nd</sup> day of May 2025 the Community Development Council Board of the City of Pharr, Texas, convened in a **Regular Called Meeting** at the Commissioner’s Room located at 118 S. Cage Blvd, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public notice of the said meeting, giving the date, place, subject hereof, having been posted in accordance with Chapter 551. Texas Government Code (Open Meeting Act) and there being a present quorum, I, **CYNTHIA SPEEDON, ADMINISTRATIVE**

**ASSISTANT** of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

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CYNTHIA SPEEDON  
ADMINISTRATIVE ASSISTANT

APPROVED:



## AGENDA MEMORANDUM

**BOARD:** Community Development Council

**AGENDA ITEM #:** 3.E.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Open discussion on ongoing projects and current events

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Open discussion on ongoing projects and current events

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends discussion on ongoing projects and current events

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Cynthia Speedon  
Sandra Regalado  
Napoleon Coca  
Elizabeth Diaz

Created/Initiated - 5/16/2025  
Approved - 5/16/2025  
Approved - 5/16/2025  
Final Approval - 5/16/2025



## AGENDA MEMORANDUM



**BOARD:** Community Development Council

**AGENDA ITEM #:** 3.F.

**DATE SUBMITTED:** May 16, 2025

**MEETING DATE:** May 22, 2025

**FROM:** Cynthia Speedon, Administrative Assistant

**DEPARTMENT:** GMCD

**DIRECTOR:** Elizabeth Diaz

**Agenda Item:** Substantial Amendment to Fiscal year 2024 Annual Action Plan and 2020 CV

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Substantial Amendment to Fiscal Year 2024 Annual Action Plan and 2020 CV

**Fiscal Consideration:**

**Staff Recommendation:** Staff recommends approval

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Cynthia Speedon  
Sandra Regalado  
Napoleon Coca  
Elizabeth Diaz

Created/Initiated - 5/16/2025  
Approved - 5/16/2025  
Approved - 5/16/2025  
Final Approval - 5/16/2025

**AVISO DE AUDIENCIA PÚBLICA**  
**CIUDAD DE PHARR, CONDADO DE HIDALGO, TEXAS**  
**Fecha de publicación: miércoles, 7 de mayo de 2025**

**ENMIENDA SUSTANCIAL**

De conformidad con las regulaciones del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD), la Ciudad de Pharr llevará a cabo una Audiencia Pública para solicitar comentarios de las partes interesadas sobre la Enmienda Sustancial propuesta al Plan de Acción 2020, Acción 2023, Acción 2024 y 2019 Cares Act Covid 2019.

El Borrador de la Enmienda Sustancial al Plan de Plan de Acción 2020, Acción 2023, Acción 2024 y 2019 Cares Act Covid 2019 estará disponible para que el público lo vea en la Oficina de GMCD, el Quiosco del Ayuntamiento, la Biblioteca Pública y el sitio web de la Ciudad de Pharr.

El Consejo de Desarrollo Comunitario llevará a cabo una audiencia pública para solicitar comentarios públicos durante un período de comentarios de 30 días empezando el día 7 de mayo de 2025 al 6 de junio de 2025 de ciudadanos interesados, organizaciones de servicio público sin fines de lucro y otras agencias públicas. La Audiencia Pública se llevará a cabo el miércoles 11 de junio de 2025 a las 6:00 p.m. en la Comisión de la Ciudad ubicada en 118 S. Cage Blvd, Segundo Piso, Pharr, Texas 78577.

La siguiente es la Enmienda Sustancial propuesta para su consideración:

**Enmiendas Sustanciales al Programa CDBG**

<u>FY</u>	<u>Descripción del Proyecto/Actividad</u>	<u>Detalles</u>	<u>Monto de financiamiento</u>
2024	Programa de Reparación de Emergencia	<b>Crear-</b> Programa diseñado para ayudar a las familias que fueron afectadas por desastres y/u otras reparaciones de emergencia en aproximadamente 10 hogares	\$165,000.00
2024	Subvención de Asistencia para Desastres por Inundaciones	<b>Crear-</b> Programa diseñado para asistir a 500 familias afectadas durante desastre de inundaciones.	\$250,000.00
2024	Pago anticipado adicional de la Sección 108	<b>Crear-</b> Actividad liquidará un préstamo de 2010 para el Centro Acuático Pharr	\$2,098,172.75
2024	Proyecto de Banda Ancha de Vivienda Pharr-Mejoras Públicas e Infraestructura	<b>Transfiere de los fondos asignados a lo siguiente:</b> 2020-\$340,145.00 2023-\$245,000.00 2024-\$200,000.00	\$785,145.66
2019-Cares Act Covid-19	Programa de Asistencia de Servicios Públicos de Emergencia	<b>Transfiere de los fondos asignados en la Subvención de Ayuda para Pequeñas Empresas al Programa de Asistencia de Servicios Públicos de Emergencia por un monto de \$200,000.00</b>	\$310,095.61

El objetivo de la ciudad de Pharr es cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, la Ley de Estadounidenses con Discapacidades (ADA) de 1990 y la Ley de Enmienda de la ADA de 2008, la Ley de Vivienda Justa y la Ley de Barreras Arquitectónicas en todos los aspectos. Las personas con discapacidades/minusvalías, que no hablen inglés o que tengan un dominio limitado del inglés (LEP) que puedan necesitar un intérprete se les proporcionará si lo solicitan llamando al (956) 402-4190 con al menos tres (3) días de anticipación. Las personas sordas, con dificultades auditivas, sordociegas o con discapacidades del habla pueden usar Relay Texas al (800) 735-2989 para llamar al Departamento de Desarrollo Comunitario de la Administración de Subvenciones de la Ciudad de Pharr y solicitar arreglos para participar en el proceso de participación ciudadana. La ciudad de Pharr no discrimina por motivos de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal.

Para obtener más información, acérquese al Departamento de Desarrollo Comunitario de Administración de Subvenciones en 118 S. Cage Blvd, segundo piso o llame al (956) 402-4190. Los comentarios por escrito pueden enviarse a:

Gestión de Subvenciones Departamento de Desarrollo Comunitario  
 Elizabeth Díaz, Directora de GMCD  
 118 S. Cage Blvd, segundo piso  
 Pharr, Texas 78577



Yo, La autoridad firmante certifica que el documento anterior de dicho aviso es una copia verdadera y correcta y que dicho aviso fue publicado en el tablón de anuncios del Municipal de la Ciudad de Pharr, The Advance, Pharr Library, DRC y en la pagina web de la ciudad en www.pharr-tx.gov. Este aviso fue publicado en un lugar conveniente y fácilmente accesible para el publico en general en todo momento, y dicho aviso fue publicado Miercoles, 8 de Mayo, 2025 a las 5:00 p.m. y permanecerá publicado continuamente por 30 días en cumplimiento con el Capitulo 551 del Código del Gobierno de Texas (Ley de Reunión Abierta).

ATESTIGUA MI MANO Y SELLO, EL DIA 8 de Mayo, 2025

  
 \_\_\_\_\_  
 Alesandra Garcia, Assistant City Clerk

**PUBLIC HEARING NOTICE**  
**CITY OF PHARR, HIDALGO COUNTY, TEXAS**  
**Publication Date: Wednesday, May 7, 2025**

**SUBSTANTIAL AMENDMENT**

Pursuant to the U.S. Department of Housing and Urban Development (HUD) regulations, the City of Pharr, will conduct a Public Hearing to solicit input from interested parties on the proposed Substantial Amendment to the 2020 Action Plan, 2023 Action Plan, 2024 Action Plan and 2019 Cares Act Covid 19.

The Draft Substantial Amendment to the 2020 Action Plan, 2023 Action Plan, 2024 Action Plan and 2019 Cares Act Covid 19 will be available for the public to view at the GMCD Office, City Hall Kiosk, Public Library and City of Pharr's Website.

The Community Development Council will hold a Public Hearing to solicit public comment during a 30 day comment period from May 8, 2025 to June 6, 2025 from interested citizens, non-profit public service organizations and other public agencies. The Public Hearing will be held on Wednesday June 11, 2025 at 6:00 p.m. at City Commission located at 118 S. Cage Blvd, Second Floor, Pharr, Texas 78577.

The following is the proposed Substantial Amendment for your consideration:

**Substantial Amendments to CDBG Program**

<u>FY</u>	<u>Project/ Activity Description</u>	<u>Details</u>	<u>Funding Amount</u>
2024	Emergency Repair Program	<i>Create- Program designed to assist families who were affected by disasters and/or other emergency repairs to approximately 10 homes</i>	\$165,000.00
2024	Flood Disaster Assistance Grant	<i>Create- Program designed to assistance 500 families affected during disaster flooding.</i>	\$250,000.00
2024	Additional Pre-Payment of Section 108	<i>Create- Activity will liquidate a 2010 Loan for the Pharr Aquatic Center</i>	\$2,098,172.75
2024	Pharr Housing Broadband Project-Public Improvements & Infrastructure	<i>Transfer fund allocated funds to the following: 2020-\$340,145.00 2023-\$245,000.00 2024-\$200,000.00</i>	\$785,145.66
2020-CV	Emergency Utility Assistance Program	<i>Transfer funds allocated in the Small Business Relief Grant to the Emergency Utility Assistance Program in the amount of \$200,000.00</i>	\$310,095.61

It is the objective of the City of Pharr to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 402-4190 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735-2989 to call the City of Pharr Grants Management Community Development Department and request arrangements in order to participate in the citizen participation process. The City of Pharr does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities.


For more information, please come by the Grants Management Community Development Department at 118 S. Cage Blvd, Second Floor or call (956) 402-4190. Written comments may be forwarded to:

Grants Management Community Development Department  
 Elizabeth Diaz, GMCD Director  
 118 S. Cage Blvd, Second Floor  
 Pharr, Texas 78577



I, The undersigned authority do certify that the above document of said notice is a true and correct copy and that said notice was posted on the bulletin board of City Hall, The Advance, The Pharr Library, on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This notice was posted at a place convenient and readily accessible to the general public at all times, and said notice was posted on Wednesday, May 8, 2025 at 5:00 p.m. and will remain posted continuously for the period of the aforementioned 30-day Comment Period in compliance with Chapter 551 of the Texas Government Code (Open Meeting Act)

WITNESS MY HAND AND SEAL, THIS 8th DAY OF May, 2025.

  
 Alessandra Garcia, Assistant City Clerk