



**TAKE NOTICE THAT A REGULAR 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, JULY 21, 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. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS:**

- A) PEDC II Events of Interest.

**4. CONSENT AGENDA:**

- A) Consideration and action, if any, on Approval of Minutes - May 28, 2025 Regular Called Meeting.
- B) Consideration and action, if any, on Ratification for Region One P.a.C.E. Program.

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

- A) Consideration and action, if any, on Letter of Intent (LOI) for Pharr Produce District Park Lot 6.
- B) Consideration and action, if any, on Project Master.

C) Consideration and action, if any, on Project ALP.

D) Consideration and action, if any, on Project FLEX.

E) Consideration and action, if any, on Project Roots.

**6. 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.

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

**8. ADJOURNMENT:**

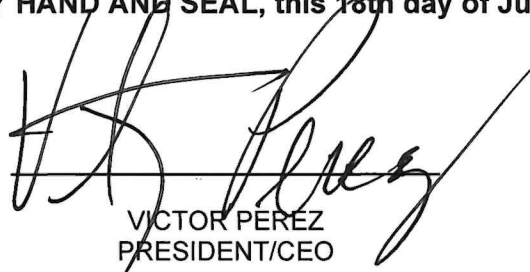
**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

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 18th day of July 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 18th day of July 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 #:** 3.A.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** PEDC II Events of Interest.

**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 - 7/18/2025  
Final Approval - 7/18/2025



## PEDC II EVENTS OF INTEREST

### Events of Interest

#### Activity Recaps (Videos)

- A. Pharr Global Business Hub – Virtual Tour
- B. Pharr EDC + Region One Partnership
- C. Canacintra & Zacatecas Commercial Mission

#### Events of Interest

##### I. Commercial Mission Guanajuato Government

July 31, 2025 | 8:00 AM-2:00PM

Pharr Global Business Hub | 301 S. Cage Blvd., Pharr, TX

PEDC will host the closing day of the Guanajuato Government Commercial Mission at the Pharr Global Business Hub. The event will showcase local economic opportunities, and our key partners the Pharr International Bridge, the Greater Chamber of Commerce, and UTRGV have been formally invited to strengthen cross-border business ties and spark new investments

##### II. Governor's Small Business Summit — Pharr

August 7, 2025 | 9:00AM-2:00PM

Pepe Salinas Civic Center | 1011 W. Kelly Ave., Pharr, TX 78577

The Governor's Small Business Summit — Pharr aims to help Texas small business owners and aspiring entrepreneurs reach new heights by connecting them with the resources and information needed to start, strengthen and grow a business. This event offers a variety of sessions, bringing together local, state and federal resource partners to provide key insights on critical business topics. It's also an opportunity to network with other business owners and meet experts who will share timely, relevant and actionable advice on a multitude of small business subjects.

Registration is \$20 and includes access to all sessions, resource providers, lunch and complimentary headshots. Registration link can be found on our website events at pharredc.com

##### III. Commercial & Investment Summit

August 14, 2025 | 8:30AM-1:00PM

Pharr One | 1121 E. Nolana Loop, Pharr, TX

The Pharr EDC is hosting it's annual commercial and investment summit. We invite Investors, developers, property owners, and professionals in the commercial and industrial real estate industry to join us for an exclusive in-person presentation highlighting the city's key strategic assets, commercial opportunities, ongoing developments, and available properties.

Registration is required as space is limited. Contact the Pharr EDC for more information at (956)402-4332.

#### **IV. PGBH – Kauffman Fastrac – English Cohort**

August 12<sup>th</sup> - September 23<sup>rd</sup> | Tuesdays from 4pm-7pm

Pharr Global Business Hub | 301 S. Cage Blvd., Pharr, TX

Through our ongoing programming at the PGBH, we are now hosting the second cohort of the Kauffman Fastrac program. This seven-session, hands-on course equips aspiring entrepreneurs with the essential tools to successfully start and grow their businesses. Participants will develop skills in business planning, marketing, sales, financial management, and more.

A vetting process is in place, and all interested individuals must apply to be considered. There will be a deposit required for approved applicants, which will be reimbursed upon program completion. Applications are now open and will close on August 5, 2025.

For more information or to apply, contact the Pharr Global Business Hub at (956) 402-4333.



**AGENDA MEMORANDUM**

**BOARD:** PHARR ECONOMIC  
DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** 4.A.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** Approval of Minutes for May 28, 2025 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 - 7/18/2025  
Final Approval - 7/18/2025

**MINUTES  
PHARR ECONOMIC DEVELOPMENT CORPORATION II  
REGULAR CALLED MEETING  
WEDNESDAY, MAY 28, 2025  
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Wednesday, May 28, 2025, at 3:00 p.m. and the following is the record of attendance.

**MEMBERS PRESENT:** Board Member Comm. Dr. Ramiro Caballero  
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

**STAFF PRESENT:** Victor Perez, PEDC President/CEO  
Francisco Mendez, PEDC Accountant  
Karina Lopez, PEDC Manager  
Dayonna McKinney, PEDC Foundation Director  
Maribel Garcia, Executive Administrative Assistant

**PEDC ATTORNEY:** Austin Oxford

**ITEM 1. CALL TO ORDER**

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

Vice Chair, 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**

#### **A) PEDC II EVENTS OF INTEREST.**

Karina Lopez, Economic Development Manager, shared with the Board the PEDC Foundation Scholarship Award Ceremony and the COMCE Zacatecas 2025 Commercial Mission video along with the COMCE Pharr Binacional Official Announcement, she stated that the Pharr Global Business Hub is now an official designated satellite office for COMCE Binacional Pharr Texas.

Karina Lopez, Economic Development Manager, further stated that on May 29<sup>th</sup> through the Pharr Global Business Hub we would host a free informational session to learn how the small business development center can support businesses at every stage from start up to growth.

Karina Lopez, Economic Development Manager, invited the Board to our 4<sup>th</sup> Annual Golf Classic Fundraising Tournament, she stated that through the PEDC Foundation we would be hosting our annual fundraiser event and that all proceeds would benefit our community by funding local scholarships opportunities.

#### **ITEM 4. REGULAR AGENDA – OPEN SESSION:**

At this time, Vice Chair Mario Lizcano stated they would deviate from the agenda and go into a 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. Vice Chair Mario Lizcano stated the PEDC II Board of Directors would be entering a closed session pursuant to Section 551.071 thru 551.087 of the Texas Government Code.

#### **ITEM 6. RECONVENED:**

Vice Chair, Mario Lizcano stated that the time being 3:49 p.m., the board will be resuming the 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 – APRIL 21, 2025 REGULAR CALLED MEETING.**

Mario Lizcano, Vice Chair introduced the item and stated staff recommended approval as discussed in open session.

Board Member Commissioner Michael Pacheco **moved** to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote it carried unanimously.

**B) CONSIDERATION AND ACTION, IF ANY, ON PROJECT DURA.**

Mario Lizcano, Vice Chair 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 was carried unanimously.

**C) CONSIDERATION AND ACTION, IF ANY ON PROJECT FIESTA.**

Mario Lizcano, Vice Chair 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.

**D) CONSIDERATION AND ACTION, IF ANY ON PROJECT FLEX.**

Mario Lizcano, Vice Chair introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Reynaldo Perez **moved** to approve. Board Commissioner Ricardo Medina seconded the motion and when put to a vote it carried unanimously.

**E) CONSIDERATION AND ACTION, IF ANY ON GONZALEZ PROPERTIES.**

Mario Lizcano, Vice Chair 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 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 3:51 p.m.

PEDC II:

\_\_\_\_\_  
Mario Lizcano, Vice Chair

**ATTEST:** \_\_\_\_\_  
Commissioner Ramiro Caballero, Secretary

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

**ON THIS 28TH DAY OF MAY 2025** the Board of Directors of the Economic Development Corporation of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2<sup>nd</sup> Loor, Pharr, Texas. The meeting being open to the public and notice of 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 present a quorum, **I MARIBEL GARCIA**, Executive Administrative Assistant of the Economic Development Corporation, of the city of Pharr, Texas, certify that this is true and correct copy of the minutes.

**ATTEST:**  
\_\_\_\_\_  
MARIBEL GARCIA, Executive Administrative Assistant

**APPROVED:**

DRAFT



## AGENDA MEMORANDUM

**BOARD:** PHARR ECONOMIC  
DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** 4.B.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** Consideration and action, if any, ratifying Region One P.a.C.E. Program.

**Classification:** Consent

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

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

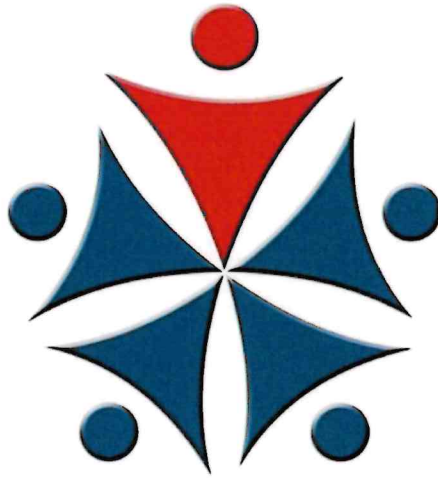
**Reason:**

---

**ROUTING:**

Maribel Garcia  
Victor Perez

Created/Initiated - 7/18/2025  
Final Approval - 7/18/2025



# Project P.a.C.E

PREPARING AND CERTIFYING EDUCATORS  
REGION ONE ESC



*Daniel P. King, Ph.D.  
Executive Director*

**Region One Education Service Center**  
1900 W. Schunior, Edinburg, TX 78541 ♦ Ph (956) 984-6000 ♦ Fax (956) 984-7655

## **REGION ONE EDUCATION SERVICE CENTER PARTNERSHIP AGREEMENT**

### **Purpose of the Agreement:**

Between

**Region One Education Service Center Project P.a.C.E Educator Preparation  
Department**

And

**Pharr Economic Development Corporation**

This partnership agreement is entered by Region **One Education Service Center** through its Educator Preparation Department and Alternative Certification, **Project Preparing and Certifying Educators.** ( P.a.C.E)

### **Purpose of the Agreement**

The purpose of this agreement is to establish a partnership and financial commitment between Region One ESC and Pharr Economic Development Corporation to support the certification of teachers through sponsorship. The goal of this partnership is to increase the number of certified educators in these critical subject areas, thereby improving teacher preparation, retention, and ultimately long-term student outcomes. Accordingly, the aim is to enhance training opportunities within the community and strengthen the quality of life for individuals who become certified.



**AGENDA MEMORANDUM**

**BOARD:** PHARR ECONOMIC DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** A.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Letter of Intent (LOI) for Pharr Produce District Park Lot 6.

**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 - 7/18/2025  
Final Approval - 7/18/2025



**AGENDA MEMORANDUM**

**BOARD:** PHARR ECONOMIC  
DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** B.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Project Master.

**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 - 7/18/2025  
Final Approval - 7/18/2025



**AGENDA MEMORANDUM**

**BOARD:** PHARR ECONOMIC  
DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** C.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Project ALP.

**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 - 7/18/2025  
Final Approval - 7/18/2025



**AGENDA MEMORANDUM**

**BOARD:** PHARR ECONOMIC  
DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** D.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Project FLEX.

**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 - 7/18/2025  
Final Approval - 7/18/2025



**AGENDA MEMORANDUM**

**BOARD:** PHARR ECONOMIC DEVELOPMENT CORPORATION II

**AGENDA ITEM #:** E.

**DATE SUBMITTED:** July 18, 2025

**MEETING DATE:** July 21, 2025

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

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Project Roots.

**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 - 7/18/2025  
Final Approval - 7/18/2025



## AGENDA MEMORANDUM

**BOARD:** PHARR ECONOMIC  
DEVELOPMENT CORPORATION II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** July 21, 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:** July 21, 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:** July 21, 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:** July 21, 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:** July 21, 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:** July 21, 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 -