



**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 51st 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



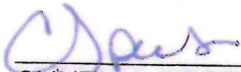
Board Member Olga Cardoza

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 22nd 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, 2nd 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:



CYNTHIA SPEEDON
ADMINISTRATIVE ASSISTANT

APPROVED:

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	Crear- 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	Crear- Programa diseñado para asistir a 500 familias afectadas durante desastre de inundaciones.	\$250,000.00
2024	Pago anticipado adicional de la Sección 108	Crear- 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	Transfera de los fondos asignados a lo siguiente: 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	Transfera 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	\$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 minusválidas, 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 (936) 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 (936) 402-4190. Los comentarios por escrito deben enviarse a:

Gestión de Subvenciones, Departamento de Desarrollo Comunitario
 Elizabeth Diaz, 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 de dicho aviso fue publicado en el tablón de anuncios del Municipal de la Ciudad de Pharr, The Advance, Pharr Library, DRC y en la página web de la ciudad en www.pharr-tx.gov. Este aviso fue publicado en un lugar conveniente y fácilmente accesible para el público en general en todo momento, y dicho aviso fue publicado Miércoles, 8 de Mayo, 2025 a las 5:00 p.m. y permanecerá publicado continuamente por 30 días en cumplimiento con el Capítulo 551 del Código del Gobierno de Texas (Ley de Reunión Abierta).

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

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	Create- Program designed to assist families who were affected by disasters and or other emergency repairs to approximately 10 homes	\$163,000.00
2024	Flood Disaster Assistance Grant	Create- Program designed to assistance 500 families affected during disaster flooding.	\$250,000.00
2024	Additional Pre-Payment of Section 108	Create- Activity will liquidate a 2010 Loan for the Pharr Aquatic Center	\$2,098,172.75
2024	Pharr Housing Broadband Project-Public Improvements & Infrastructure	Transfer fund allocated funds to the following: 2020-8340,145.00 2023-8245,000.00 2024-3200,000.00	\$785,145.66
2020-CY	Emergency Utility Assistance Program	Transfer funds allocated in the Small Business Relief Grant to the Emergency Utility Assistance Program in the amount of \$200,000.00	\$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 should 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 [redacted]. 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.