



Pharr
Economic Development
Corporation



**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, AUGUST 18, 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 - July 21, 2025 Regular Called Meeting and August 14, 2025 Budget Workshop 2025-2026.
- B) Consideration and action, if any, on Ratification of the UTRGV/PEDC Global Hub Agreement.

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

- A) Consideration and action, if any, on Letter of Intent (LOI) for Lot 6 A.
- B) Consideration and action, if any, on Lone Star Consulting Services.
- C) Consideration and action, if any, on approval of PEDC II Budget 2025-2026.

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

5. 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.

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

7. 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 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email 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. This Notice was posted on the 15th day of August 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 15th day of August 2025



[Handwritten signature in blue ink]

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: August 15, 2025

MEETING DATE: August 18, 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 - 08/15/2025
Final Approval - 08/15/2025



PEDC II EVENTS OF INTEREST

Activity Recaps (Videos & Photos)

I. Commercial Mission Guanajuato Government

The Pharr EDC hosted the closing day of the Guanajuato Government Commercial Mission on July 31, 2025 at the Pharr Global Business Hub. The event showcased local economic opportunities, and our key partners the Pharr International Bridge, the Greater Chamber of Commerce, and UTRGV all presented to strengthen cross-border business ties and spark new investments.

II. Governor's Office Small Business Summit

The Governor's Small Business Summit – Pharr, on August 7th, 2025, connected Texas small business owners and entrepreneurs with expert guidance and vital resources to start, grow, and succeed. Attendees gained insights from local, state, and federal partners, networked with fellow business owners, and received actionable advice on key topics.

III. Commercial & Investment Summit

The Pharr EDC's Commercial & Investment Summit brought together investors, developers, and property owners for dynamic presentations highlighting the city's key strategic assets, commercial opportunities, ongoing developments, and available properties.

Events of Interest

I. SRS Development Groundbreaking Ceremony

September 4, 2025 | 10am
300 W. Eldora | Pharr, TX

We are proud to announce and welcome the \$4.5 million warehouse development by SRS in our own city of Pharr. The SRS Development Groundbreaking Ceremony marks an exciting milestone for growth and innovation in our region. Community leaders, partners, and stakeholders are invited to celebrate the launch of this transformative project, highlighting its potential to drive economic development and create new opportunities for Pharr and beyond.

II. 4th Annual Pharr EDC Foundation Golf Classic Tournament

September 13, 2025 | Registration: 7:30am – 8:30am with 8:45am tee time
Tierra Del Sol Golf Course | 700 E. Hall Acres Rd., Pharr, TX

The 4th Annual Pharr EDC Foundation Golf Tournament will bring together community leaders, sponsors, and supporters for a day of friendly competition and networking. Held in support of the Foundation initiatives, the event combines sport and purpose, raising awareness and resources to drive meaningful impact through scholarships and local initiatives.

III. Industrial Warehouse Summit 5

October 8, 2024 | 8am-12pm
Pharr DRC | 850 W. Dicker Rd., Pharr, TX

The Pharr EDC are hosting the Industrial Warehouse Summit 5 in continuation of their event series. We'll provide project updates in Pharr, industry presentations by partner organizations, and highlight new and existing industrial parks and land availability in Pharr. This is a FREE event, but registration is required. Call us at (956) 402-4332 to learn more or RSVP.

IV. 5th Annual Manufacturing Day in Pharr

October 8, 2025 | 9am-12pm
Pharr DRC | 850 W. Dicker Rd., Pharr, TX

The Pharr EDC is proud to host our 5th Annual Manufacturing Day, an event dedicated to raising awareness about the manufacturing industry, its impact, and the career opportunities it offers to high school students. We will welcome students from across our region to engage with presenters from a variety of local industry and manufacturing companies. The event will also feature



Pharr

Economic Development



informational tables offering valuable insights and resources to inspire the next generation of talent.



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: 4.A.

DATE SUBMITTED: August 15, 2025

MEETING DATE: August 18, 2025

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of Minutes - July 21, 2025 Regular Called Meeting and August 14, 2025 Budget Workshop 2025-2026

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 - 08/15/2025
Final Approval - 08/15/2025

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, JULY 21, 2025
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, July 21, 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
Jonathan Flore, City Manager
Cynthia Garza, Assistant City Manager
Francisco Mendez, PEDC Accountant
Dayonna McKinney, PEDC Foundation Director
Maribel Garcia, Executive Administrative Assistant

PEDC ATTORNEY: Jaime Muñoz

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.

Dayonna McKenney, PEDC Foundation Director, presented video recap of the Pharr Global Business Hub Virtual Tour. She further presented video recaps of the Pharr EDC and Region One Partnership. And Canacintra/Zacatecas Commercial Mission.

Dayonna McKenney, PEDC Foundation Director, reported the Pharr EDC would host the closing day of the Guanajuato Government Commercial Mission at the Pharr Business Hub on July 31, 2025, at 8:00 a.m. The event would showcase local economic opportunities.

Dayonna McKenney, PEDC Foundation Director, further reported that Pharr EDC would host the Governor's Small Business Summit August 7, 2025, at the Pepe Salinas Civic Center from 9:00 a.m. to 2:00 p.m. She stated the Governor's Business Summit and 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.

Dayonna McKenney, PEDC Foundation Director, also reported the Commercial and Investment Summit August 14, 2025, at the Pharr One building from 8:00 a.m. to 1:00p.m. She stated Pharr EDC would host its annual commercial and investment summit inviting investors, developers, property owners, and professionals in the commercial and industrial real estate industry to join for an exclusive presentation highlighting the city's key strategic assets, commercial opportunities, ongoing developments, and available properties. She further stated that registration was required as space was limited.

Lastly, Dayonna McKenney, PEDC Foundation Director, reported the Pharr Global Business Hub Kauffman Frastrac – English Cohort through our ongoing programming are now hosting the second cohort of the program. These seven session hands on course equips aspiring entrepreneurs with the essential tools to successfully start and grow their businesses, she stated there would be a deposit required for approved applicants. Program would be from August 12 to September 23, 2025.

ITEM 4. CONCENT 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.**

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.

ITEM 5. REGULAR AGENDA – OPEN SESSION: *ADDITIONAL ITEMS ON THE AGENDA:*

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 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 3:11 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 7. RECONVENED:

Vice Chair, Mario Lizcano stated that the time being 3:35 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 LETTER OF INTENT (LOI) FOR PHARR PRODUCE DISTRICT PARK LOT 6.

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 Michael Pacheco seconded the motion and when put to a vote it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY ON PROJECT MASTER.

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

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

C) CONSIDERATION AND ACTION, IF ANY ON PROJECT ALP.

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

Board Member Romeo Cantu **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 Member Romeo Cantu seconded the motion and when put to a vote it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY ON PROJECT ROOTS.

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

Board Member Commissioner Ramiro Caballero **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 Romeo Cantu moved to adjourn. Motion was seconded by Board Member Reynaldo Perez when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:37 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, 2nd 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:

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
BUDGET WORKSHOP
THURSDAY, AUGUST 14, 2025
1215 S. CAGE BLVD. Pharr TX.**

The Pharr Economic Development Corporation II met for the Budget Workshop 2025-2026 on Thursday, August 14, 2025, at 4:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Dr. Ramiro Caballero
Board Member Comm. Ricardo Medina
Board Member Comm. Michael Pacheco
Board Member Mario Lizcano
Board Member Reynaldo Perez
Board Member Romeo Cantu

MEMBERS ABSENT:

STAFF PRESENT: Victor Perez, PEDC President/CEO
Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
Francisco Mendez, PEDC Accountant
Jamison Merrick, Finance Director
Maribel Garcia, Executive Administrative Assistant

PEDC ATTORNEY: Jaime Muñoz

ITEM 1. CALL TO ORDER

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

President, Ambrosio Hernandez called the meeting to order at 4:03 p.m. Roll call established a quorum.

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. ADMINISTRATIVE:

A) WELCOMING REMARKS BY PEDC II PRESIDENT/CEO, VICTOR PEREZ

B) DISCUSSION ON PROPOSED BUDGET 2025-2026 ON CAPITAL PURCHASES, CAPITAL IMPROVEMENT, PROJECTS, PERSONNEL, AND DEBT.

Victor Perez, President/CEO welcomed the Board of Directors to the Budget Workshop 2025-2026 and continued to the budget workshop presentation.

ITEM 4. ADJOURNMENT

There being no further business to come before the board, Board Member Romeo Cantu moved to adjourn. Motion was seconded by Board Member Reynaldo Perez when put to a vote, the motion carried unanimously. The meeting was adjourned at 4:57 p.m.

PEDC II:

Ambrosio Hernandez, Chairman

ATTEST: _____
Commissioner Ramiro Caballero, Secretary

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

ON THIS 14TH DAY OF AUGUST 2025, the Board of Directors of the Economic Development Corporation of Pharr, Texas, convened in a **BUDGET WORKSHOP** at the Pharr EDC 1215 S. Cage Blvd. 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: August 15, 2025

MEETING DATE: August 18, 2025

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Ratification of the UTRGV/PEDC Global Hub Agreement.

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 - 08/15/2025
Final Approval - 08/15/2025



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #: A.

DATE SUBMITTED: August 15, 2025

MEETING DATE: August 18, 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 Lot 6 A.

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 - 08/15/2025
Final Approval - 08/15/2025



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: B.

DATE SUBMITTED: August 15, 2025

MEETING DATE: August 18, 2025

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Lone Star Consulting Services.

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 - 08/15/2025
Final Approval - 08/15/2025



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #: C.

DATE SUBMITTED: August 15, 2025

MEETING DATE: August 18, 2025

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on approval of PEDC II Budget 2025-2026.

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 - 08/15/2025
Final Approval - 08/15/2025



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #: D.

DATE SUBMITTED: August 15, 2025

MEETING DATE: August 18, 2025

FROM: Maribel Garcia, Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

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

Classification: Closed Session

(* 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 - 08/15/2025
Final Approval - 08/15/2025



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 18, 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 -
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AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 18, 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

Created -

Ricardo Rodriguez

-

Jamison Merrick

-

City Management Office

-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 18, 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

Created -

Ricardo Rodriguez

-

Jamison Merrick

-

City Management Office

-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 18, 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 -
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AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 18, 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 -
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AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: August 18, 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

Created -

Ricardo Rodriguez

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Jamison Merrick

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City Management Office

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