

**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.

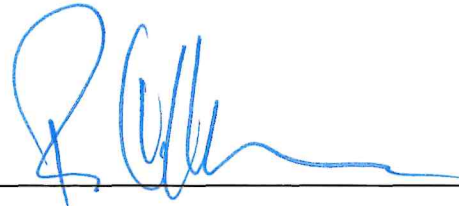
**ITEM 8. ADJOURNMENT**

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, 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:

**August 18, 2025**