

MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, OCTOBER 20, 2025
118 S. CAGE BLVD., 2ND FLOOR

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, October 20, 2025, at 3:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT: Board Member Comm. Itza Flores
Board Member Mario Lizcano
Board Member Reynaldo Perez
Board Member Romeo Cantu

MEMBERS ABSENT: Board Member Dr. Ambrosio Hernandez
Board Member Comm. Dr. Ramiro Caballero
Board Member Comm. Ricardo Medina

STAFF PRESENT: Victor Perez, PEDC President/CEO
Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
Francisco Mendez, PEDC Accountant
Leticia Adame, PEDC Marketing 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 Reynaldo Perez moved to excuse absent members. Board member Romeo Cantu 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

PEDC II EVENTS OF INTEREST.

Victor Perez, President/CEO, welcomed to the EDC Board Commissioner Itza Flores, he also welcomed Leticia Adame, EDC Marketing Director.

Leticia Adame, Marketing Director, thanked the board and invited them to the Sinergias Summit 2025, she stated that Pharr EDC is proud to host the Sinergias Summit a two day event focused on detailed discussions on Pharr’s economic assets, labor market public policies and workforce development and training, she further stated the Pharr EDC would lead a presentation highlighting our city’s capacity to support business growth and expansions.

Leticia Adame, Marketing Director, presented to the Board the Pharr EDC activity recaps on SRS Groundbreaking, Pharr EDC Foundation Golf Tournament, IKEA Grand Opening, Industrial Warehouse Summit and Manufacturing Day.

Reynaldo Perez, Board Member, on behalf of the PSJA School District and Pharr EDC Board of Directors thanked the PEDC for their collaboration efforts involving the student community on Manufacturing Day Event hosted by Pharr EDC.

ITEM 4. CONCENT AGENDA –

- A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES – AUGUST 18, 2025 REGULAR CALLED MEETING.**
- B) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF ALL CONTRACTS FOR THE 2025-2026 FISCAL YEAR.**

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

Board Member Reynaldo Perez moved to approve. Board Member Commissioner Itza Flores 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 3:16 p.m. Mario Lizcano, Vice Chair, stated the PEDC II Board of Directors would be entering into closed session in accordance with Section 551.071 thru 551.087 of the Texas Government Code.

ITEM 7. RECONVENED:

The time being 3:41 p.m., Vice Chair, Mario Lizcano stated the board will be resuming the open meeting.

A) CONSIDERATION AND ACTION, IF ANY ON PROJECT PLC.

Victor Perez, President/CEO, 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.

B) CONSIDERATION AND ACTION, IF ANY ON LETTER OF INTENT (LOI) FOR THE UNIVERSAL METALS PROJECT.

Victor Perez, President/CEO, introduced the item and stated staff recommended approval as discussed in closed session.

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

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

Victor Perez, President/CEO, 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 VIDA'S AGREEMENT 2025-2026 FISCAL YEAR.

Victor Perez, President/CEO, introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Commissioner Itza Flores 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 PEDC II 2025-2026 ORGANIZATION CHART.

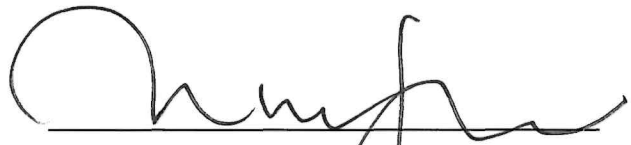
Victor Perez, President/CEO, introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Reynaldo Perez moved to approve. Board Member Romeo Cantu seconded the motion and when put to a vote it carried unanimously.

ITEM 8. ADJOURNMENT


There being no further business to come before the board, Board Member Reynaldo Perez moved to adjourn. Motion was seconded by Board Member Romeo Cantu when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:43 p.m.

PEDC II:



Mario Lizcano, Vice Chair

ATTEST:



Romeo Cantu, Secretary

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

ON THIS 20TH DAY OF OCTOBER 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 Floor, 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

MARIBEL GARCIA, Executive Administrative Assistant

APPROVED:

DECEMBER 15, 2025