



**TAKE NOTICE THAT A REGULAR MEETING
OF THE COMMUNITY DEVELOPMENT COUNCIL
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 6:00 PM ON
THURSDAY, JANUARY 29, 2026**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL MEETING TO ORDER:

A) Roll call and possible action on the excusing of any absent member.

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) Notice of Funding Availability to Solicit Public Service Agencies, NonProfit Agencies and Government Agencies

3. ADMINISTRATIVE:

A) Approval of Minutes for October 8, 2025

B) Approval of Minutes for December 19, 2025

4. 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 Community Development Council of the City of Pharr 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 21st of January 2026 at 9:00 a.m. and will remain posted continuously for at least three (3) business days 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 21st of January 2026



ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Community Development Council was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Name: _____

Title: _____



AGENDA MEMORANDUM

BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 2.A.

DATE SUBMITTED: January 21, 2026

MEETING DATE: January 29, 2026

FROM: Sandra Regalado, Grants Manager

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Notice of Funding Availability to Solicit Public Service Agencies,
NonProfit Agencies and Government Agencies

Classification: Public Hearing

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

Issue: Solicit Public Service Agencies, Non-Profit and Government Agencies

Fiscal Consideration:

Staff Recommendation: N/A

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Sandra Regalado
Sandra Regalado
Napoleon Coca

Created/Initiated - 01/21/2026
Approved - 01/21/2026
Final Approval - 01/21/2026

**CITY OF PHARR, HIDALGO COUNTY, TEXAS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROGRAM YEAR 2026**

PUBLIC NOTICE

**ATTENTION PUBLIC SERVICE AGENCIES, NON-PROFIT
AND GOVERNMENTAL AGENCIES**

The City of Pharr's Community Development Block Grant (CDBG) Program is now accepting Request for Proposals applications from public service agencies for the Program Year 2026. The city will follow its Citizens Participation Process with public hearings/meetings beginning February 1, 2026 through May 1, 2026. Agencies with programs specifically designed to meet the national objectives of the CDBG Program (listed below) are encouraged to pick up an application at the Grants Management & Community Development office located at 118 S. Cage, Pharr, Texas, or online at www.pharr-tx.gov.

The deadline for submission of applications is Friday, May 1, 2026 by 5:00 p.m.

The primary objectives of the CDBG Program is the development of viable urban communities by providing decent and affordable housing and a suitable living environment while expanding economic opportunities, principally to persons of low and moderate income. CDBG funds may be awarded to any activity meeting the eligibility criteria of the U.S. Department of Housing & Urban Development's national objectives:

- A. Principally benefits low- and moderate-income persons
- B. Aids in the prevention or elimination of slums and blights.
- C. Meet a need having a particular urgency.

The City's proposed 2026 Community Development Block Grant allocation is estimated to be \$1,201,828.00. Proposed allocation is subject to change, as per the U.S. Department of Housing & Urban Development's allocation release.

PERSONS WITH DISABILITIES WHO NEED TO COMMUNICATE MORE EFFECTIVELY AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED ARE ASKED TO CONTACT THE OFFICE OF THE CITY SECRETARY AT 956-402-4100 THREE WORKING DAYS PRIOR TO ANY MEETINGS SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

**CIUDAD DE PHARR, CONDADO DE HIDALGO, TX
SOLICITUDES DE FONDOS PARA EL
PROGRAMA DE SUBSIDIO GLOBALES PARA EL DESARROLLO DE LA COMUNIDAD (CDBG)
AÑO FISCAL 2026**

AVISO PUBLICO

**ATENCION AGENCIAS PUBLICAS, NO-COMERCIALES
Y GUBERNAMENTALES**

El programa de Subsidio Globales para el Desarrollo de la Comunidad (CDBG) de la Ciudad de Pharr estará aceptando solicitudes para Fondos, de Agencias Públicas, No-Comerciales y Gubernamentales, para el Año 2026. Se programaran juntas y reuniones públicas a partir del 1 de febrero, 2026 al 1 de Mayo, 2026. Agencias con programas designados en cumplir con los objetivos de Programa CDBG, se les invita a recoger una solicitud en las oficinas de Grants Management and Community Development (GMCD) localizada en 118 S. Cage Blvd. Pharr, Texas, o por el sitio de internet de la ciudad de Pharr en www.pharr-tx.gov. El ultimo día para entregar solicitudes es el Viernes, 1 de Mayo, 2026 a las 5:00 p.m.

Los principales objetivos del programa son hacer cambios productivos para la comunidad. Viviendas decentes para familias de bajos recursos, mejorar el ambiente y expandir oportunidades en la economía. El programa puede asistir a cualquier actividad en parte o entero, si cumple uno o todos los requisitos siguientes:

- A. Beneficencia para personas de bajos y modernos recursos
- B. Prevención o Eliminación de Barrios Bajos o en la ruina
- C. Urgencias Particulars

La Ciudad fue notificada en la propuesta de asignación de fondos con la cantidad estimada de \$1,201,828.00 para el programa de Subsidio Globales para el Desarrollo de la Comunidad (CDBG). La cantidad es un presupuesto y pueden ser cambiadas en base a las formulas de la oficina de parte del Departamento de Vivienda y Desarrollo Urbano.

PERSONAS CON IMPEDIMIENTO, QUIENES NECESITAN COMUNICARSE MAS EFECTIVAMENTE Y QUIENES NECESITAN ASISTENCIA DE UN INTREPRETE SE REQUIERE QUE SE COMUNIQUE CON LA SECRETARIA DEL MUNICIPIO AL 956-402-4100 CON UN ANTICIPO DE TRES DIAS PARA COMODIDADES CORRESPONDIENTES.



AGENDA MEMORANDUM

BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.A.

DATE SUBMITTED: January 21, 2026

MEETING DATE: January 29, 2026

FROM: Sandra Regalado, Grants Manager

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Approval of Minutes for October 8, 2025

Classification: Regular

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

Issue: Approval of Minutes

Fiscal Consideration:

Staff Recommendation: Staff recommends approval

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Sandra Regalado

Sandra Regalado

Napoleon Coca

Created/Initiated - 01/21/2026

Approved - 01/21/2026

Final Approval - 01/21/2026

**COMMUNITY DEVELOPMENT COUNCIL MEETING
PUBLIC HEARING
October 8, 2025**

The City of Pharr’s Community Development Council held a public hearing on Friday, October 8, 2025, and the following is the record of attendance:

Council Members present:

	Present	Absent
Olga Cardoza		X
Lucio Gaitan	X	
Norma Trevino	X	
Sabrina Garcia	X	
Marcos Gonzalez		X
Victor Alvarez	X	
Frank Santana		X

Staff Present:

Napoleon D. Coca, Director
Sandra Regalado, CDBG Manager
Veronica Guerrero, CDBG Coordinator
Cynthia Speedon, Administrative Assistant

1. CALL TO ORDER

A) Roll call and possible action to excuse any absent member.

Board Member **Lucio Gaitan** called the meeting to order at **6:04p.m.** Roll call established a quorum.

Board Member **Victor Alvares** moved to excuse the absent members. Board Member **Norma Trevino** seconded the motion. When put to a vote, the motion 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.*

3. ADMINISTRATIVE:

A. Approval of Minutes for July 14, 2025

Chairman Lucio Gaitan introduced the item.

Chairman Gaitan read the minutes verbatim.

Board Member Norma Trevino moved to approve the minutes as presented. **Board Member Victor Alvarez** seconded the motion. When put to a vote, the motion carried unanimously.

B. Staff recommends the CDC Board to discuss any pending topics

Mr. Napoleon Coca, Grants Director, introduced the item and provided an update to the Board.

Mr. Coca informed the Board of the current federal government shutdown and stated that, per guidance from the HUD Field Office, CDBG operations are to continue as normal. No disruptions are anticipated at this time, and reimbursements through the drawdown process with partnering agencies remain available.

Mr. Coca also reported that the FY 2025 Annual Action Plan was submitted on time and is currently pending HUD review. The federal shutdown has affected the approval timeline.

Mr. Coca further stated that if the shutdown continues, no disruptions are expected, as funding has already been allocated for existing projects, allowing them to continue moving forward.

An update was provided on the Consolidated Annual Performance and Evaluation Report (CAPER), which is due December 31, 2025. Mr. Coca stated that the report is currently being prepared and will be completed by the deadline. Copies will be provided to the Board upon completion.

Mr. Coca reported that the existing Section 108 Loan has been paid in full. He further stated that the city intends to submit two new Section 108 loan proposals to HUD—one for a Fire Station project and one for Public Utilities improvements.

Chairman Gaitan inquired about potential loan amounts. Mr. Coca explained that Section 108 borrowing capacity could range from approximately \$5–6 million, or up to five times the City's annual CDBG allocation. Project selections were made with the recommendation of City Administration, and based on project eligibility, staff anticipate HUD approval.

Mr. Coca also noted that he and Ms. Sandra Regalado attended meetings in Austin related to a potential HUD Emergency Solutions Grant opportunity.

Ms. Regalado then provided an update on organizational changes within the city. She stated that the City Clerk's Office has transitioned into a standalone department. To maintain transparency and consistency, meeting minutes will be submitted in the current standardized format for Board approval.

Ms. Regalado also reported that Ms. Elizabeth Diaz will be transitioning to the Public Health Department as Director, and Mr. Napoleon Coca will serve as Interim Director of the Grants Department.

Ms. Regalado concluded by extending an invitation to attend the City's 2025 Avocado Festival.

4. ADJOURNMENT:

There being no other business, **Board Member Victor Alvarez** moved to adjourn, **Board Member Sabrina Garcia**, seconded the motion and when put to a vote, it carried unanimously. Board meeting adjourned at 6:21 p.m.

STATE OF TEXAS COUNTY OF HIDALGO CITY OF PHARR On the 8th day of October 2025, the Community Development Council Board of the City of Pharr, Texas, convened a Regular Called Meeting at City Hall, 2nd floor, 118 S. Cage Blvd. The meeting being open to the public notice of the said meeting, giving the date, place, and subject hereof, having been posting in accordance with Chapter 551. Texas Government Code (Open Meeting Act) and there being a present quorum, I, Sandra Regalado, CDBG Manager of the City of Pharr, Texas, certify that this is true and correct copy of the minutes.

ATTEST: _____

Sandra Regalado, CDBG Manager

APPROVED DATE: _____

Chairwoman, Olga Cardoza
Community Development Council



AGENDA MEMORANDUM

BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.B.

DATE SUBMITTED: January 21, 2026

MEETING DATE: January 29, 2026

FROM: Sandra Regalado, Grants Manager

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Approval of Minutes for December 19, 2025

Classification: Regular

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

Issue: Approval of Minutes

Fiscal Consideration:

Staff Recommendation: Staff recommends approval

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Sandra Regalado

Sandra Regalado

Napoleon Coca

Created/Initiated - 01/21/2026

Approved - 01/21/2026

Final Approval - 01/21/2026

**COMMUNITY DEVELOPMENT COUNCIL MEETING
PUBLIC HEARING
December 19, 2025**

The City of Pharr’s Community Development Council held a public hearing on Friday, December 19, 2025, and the following is the record of attendance:

Council Members present:

	Present	Absent
Olga Cardoza	X	
Lucio Gaitan	X	
Norma Trevino	X	
Sabrina Garcia	X	
Marcos Gonzalez	X	
Victor Alvarez	X	
Frank Santana		X

Staff Present:

Napoleon D. Coca, Director
Carlos Alvarez, Grants Manager I
Veronica Guerrero, CDBG Coordinator

1. CALL TO ORDER

A) Roll call and possible action to excuse any absent member.

Board Member Lucio Gaitan called the meeting to order at 6:01p.m. Roll call established a quorum.

Board Member Lucio Gaitan moved to excuse the absent members. Board Member Victor Alvarez seconded the motion. When put to a vote, the motion 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 to solicit comments for the submittal of the 2024 Consolidated Annual Performance Evaluation Report

No formal comments were received during the comment period

Board member Olga Cardoza moved to close the Public Hearing, Council Member, Victor Alvarez, moved to close the Public Hearing, Council Member, Sabrina Garcia seconded the motion and when put to a vote, it carried unanimously.

3. ADMINISTRATIVE:

A. Open to discuss any pending business

Mr. Napoleon Coca, Grants Director, introduced the item and provided an update to the Board to discuss the submittal of CAPER (Consolidated Annual Performance and Evaluation Report. Also to recap 2025 projects. The highlight was the repayment of the Section 108 Loan.

Mr. Coca also reported that part of the 2026 Projects was the Broadband Expansion recurring funds. This project is supported by Leadership and HUD. This project includes Multi Dwelling units here in the City of Pharr.

Shifting into housing projects Mr. Coca mentioned the in-house Emergency Repair Program that will replace the project is currently undertaken by AHSTI. This project is to assist qualifying residents with repairs to their homes.

Additionally, the CDBG Program also proposes to launch a solar lighting program in collaboration with the Public Works Department.

Mr. Coca noted that although the government shutdown the CDBG program was able to still meet its spending ratio. Also noted that the City has already received the 2025 Funding Agreement from HUD and is currently closing out the year with the submittal of the CAPER.

A part of the process it advertised its 15 day comment period to submit its CAPER; no comments were received. In the report we included that more than 250 unduplicated clients were assisted. One of the Agencies currently receiving funding is the LRGVDC Valley Metro. It increased its services to 4300 individuals. They service from South Pharr and ends at Las Tiendas. This is categorized as a citywide project because it serves the City of Pharr as a whole.

Board member Lucio Gaitan inquired if Valley Metro will offer routes to UTRGV in Edinburg.

Mr. Coca stated that the City of Pharr is currently working on a collaboration with UTRGV and possibly to include a route. Route services Seniors, Elderlys and Students alike.

Mr. Coca further stated that the program continuously works on new projects to serve residents of City of Pharr as a result of its staffs dedication and efforts. And mentioned that additional changes are coming by the end of February with the hiring of 2 additional staff members.

4. ADJOURNMENT:

There being no other business, Board Member Victor Alvarez moved to adjourn, Board Member Norma Terevino, seconded the motion and when put to a vote, it carried unanimously. Public Hearing adjourned at 6:22 p.m.

STATE OF TEXAS COUNTY OF HIDALGO CITY OF PHARR On the 19th day of December 2025, the Community Development Council Board of the City of Pharr, Texas, convened a Regular Called Meeting at City Hall, 2nd floor, 118 S. Cage Blvd. The meeting being open to the public notice of the said meeting, giving the date, place, and subject hereof, having been posting 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 true and correct copy of the minutes.

ATTEST: _____

Veronica Guerrero, CDBG Coordinator

APPROVED DATE: _____

Chairwoman, Olga Cardoza
Community Development Council