

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, AUGUST 18, 2025
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, August 18, 2025, at 3:00 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 Pérez
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
Dayonna McKinney, PEDC Foundation Director
Maribel Garcia, Executive Administrative Assistant

PEDC ATTORNEY: Austin Oxford

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.

Mayor Ambrosio Hernandez entered the meeting at this point of the agenda. The time being 3:06 p.m.

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.

Dayonna McKinney, PEDC Foundation Director, presented video recap of the Commercial Mission Guanajuato Government, Governor's Office Small Business Summit and Commercial and Investment Summit.

Dayonna McKinney, PEDC Foundation Director, extended an invitation to the SRS Development Groundbreaking Ceremony September 4, 2025 at 300 W. Eldora St. Pharr. She stated the Pharr EDC is proud to welcome a \$4.5 million warehouse development and transformative project highlighting its potential to drive economic development and create new opportunities for Pharr and beyond.

Dayonna McKinney, PEDC Foundation Director, also extended an invitation to the 4th Annual Pharr EDC Foundation Golf Classic Tournament, September 13, 2025 at the Tierra Del Sol Golf Course. She stated the 4th Annual Golf Tournament would bring together community leaders, sponsors, and supporters for a day of friendly competition and networking, raising awareness and resources to drive meaningful impact through scholarships and local initiatives.

Dayonna McKinney, PEDC Foundation Director, reported that the Pharr EDC would be hosting the Industrial Warehouse Summit October 7, 2025 at the DRC Center in Pharr, she stated this event series would provide project updates in Pharr, industry presentations by partner organizations, and highlight new and existing industrial parks.

Lastly, Dayonna McKinney, PEDC Foundation Director, further reported the 5th Annual Manufacturing Day in Pharr, October 8, 2025 at the DRC Center in Pharr. She stated the Pharr EDC is proud to host it's 5th Annual Manufacturing Day event dedicated to raising awareness about the manufacturing industry, its impact, and career opportunities offered to high school students.

ITEM 4. CONCENT 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.**

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

Board Member Mario Lizcano 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, Chairman Mayor Ambrosio Hernandez 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. Mayor Ambrosio Hernandez, Chairman, 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 3:51 p.m., Chairman, Mayor Ambrosio Hernandez stated the board will be resuming the open meeting.

A) CONSIDERATION AND ACTION, IF ANY ON LETTER OF INTENT (LOI) FOR LOT 6A.

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

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

Commissioner Michael Pacheco abstained.

B) CONSIDERATION AND ACTION, IF ANY ON LONE STAR CONSULTING SERVICES.

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

Board Member Mario Lizcano 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 APPROVAL OF PEDC II BUDGET 2025-2026.

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 Ricardo Medina seconded the motion and when put to a vote it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, ON PROJECT CTS.

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

Board Member Mario Lizcano 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 Commissioner Ramiro Caballero moved to adjourn. Motion was seconded by Board Member Mario Lizcano when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:52 p.m.

PEDC II:



Mayor Ambrosio Hernandez, Chairman



ATTEST:

Commissioner Ramiro Caballero, Secretary

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

ON THIS 18TH DAY OF AUGUST 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:

October 20, 2025