

**MINUTES  
PHARR ECONOMIC DEVELOPMENT CORPORATION II  
REGULAR CALLED MEETING  
MONDAY, DECEMBER 15, 2025  
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, December 15, 2025, at 3:00 p.m. and the following is the record of attendance.

**MEMBERS PRESENT:** Board Member Comm. Ricardo Medina  
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

**STAFF PRESENT:** Victor Perez, PEDC President/CEO  
Jonathan Flores, City Manager  
Cynthia Garza, Deputy City Manager  
Jamison Merrick, Finance Director  
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.**

Leticia Adame, Marketing Director presented a video recap of the Sinergias Summit 2025 and the 1<sup>st</sup> Year Anniversary for the Pharr Global Business HUB.

**ITEM 4. 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 5. 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 3:10 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 6. RECONVENED:**

The time being 3:21 p.m., Vice Chair, Mario Lizcano stated the board will be resuming the open meeting.

**A) CONSIDERATION AND ACTION, IF ANY ON APPROVAL OF MINUTES – OCTOBER 20, 2025 REGULAR CALLED MEETING.**

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

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

**B) CONSIDERATION AND ACTION, IF ANY ON LONE STAR NATIONAL BANK LINE OF CREDIT RENEWAL.**

Vice Chair, Mario Lizcano 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.

**C) CONSIDERATION AND ACTION, IF ANY ON PEDC II 380 AMENDED AGREEMENT.**

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

Board Member Commissioner Ricardo Medina 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 MATT'S.**

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

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

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

Vice Chair, Mario Lizcano 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.

**F) CONSIDERATION AND ACTION, IF ANY, ONSALES CONTRACT FOR LOT 6A.**

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

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


**G) CONSIDERATION AND ACTION, IF ANY, ON SPONSORING EDA GRANT FOR PROJECT CTS.**

Vice Chair, Mario Lizcano introduced the item and stated staff recommended no action as discussed in closed session.

**ITEM 7. ADJOURNMENT**

There being no further business to come before the board, Board Member Reynaldo Perez moved to adjourn. Motion was seconded by Board Member Commissioner Ricardo Medina when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:23 p.m.

PEDC II:

  
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Mario Lizcano, Vice Chair

ATTEST:

  
\_\_\_\_\_  
Romeo Cantu, Secretary

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

**ON THIS 15TH DAY OF DECEMBER 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> 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:

  
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MARIBEL GARCIA, Executive Administrative Assistant

APPROVED:

January 20, 2026