

**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.

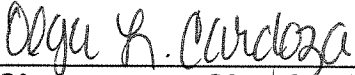
Ms. Regalado then provided an update on organizational changes within the city. She stated that the City Clerk's Office has transitioned into a standalone department. To maintain transparency and consistency, meeting minutes will be submitted in the current standardized format for Board approval.

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.



Chairwoman, Olga Cardoza
Community Development Council

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: 1/29/24