

**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:**

	<b>Present</b>	<b>Absent</b>
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.

Olga A. Cardoza  
Chairwoman, Olga Cardoza  
Community Development Council

**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  
Veronica Guerrero, CDBG Coordinator

APPROVED DATE: 1/28/26