

**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, MARCH 12, 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) Public Hearing for Notice of Funding Availability for 2026 Annual Action Plan

3. ADMINISTRATIVE:

A) Approval of Minutes for January 29, 2026

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 3rd day of March 2026 at 3:00 p.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 3rd day of March 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: February 26, 2026

MEETING DATE: March 12, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Public Hearing for Notice of Funding Availability for 2026 Annual
Action Plan

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Hernandez
Sandra Regalado
Napoleon Coca

Created/Initiated - 02/26/2026
Approved - 02/26/2026
Final Approval - 02/26/2026

**CITY OF PHARR
NOTICE OF FUNDING AVAILABILITY
AND PUBLIC HEARING**

The City of Pharr will hold a public hearing for the purpose of soliciting comments for the Community Development Block Grant (CDBG) Program. Citizen participation is encouraged, and comments received will be considered for the City of Pharr's One Year Action Plan of the Consolidated Plan and Strategy for the 2026-2027 CDBG Program Year. Interested parties are encouraged to attend and make their views known. Addendum to publication due to change in meeting date.

The Public Hearing will be as follows:

March 12, 2026, at 6:00 p.m.
City Hall – City Commission Room
118 S. Cage Blvd. 2nd floor
Pharr, Texas 78577

The City of Pharr anticipates an estimated allocation of \$1,201,828.00 based on last year's Community Development Block Grant (CDBG) funds received. Proposed allocation is subject to change as per HUD final calculation formula. Listed below is a partial list of eligible activities:

Public Facilities Needs

Senior Centers
Neighborhood Facilities
Youth Centers

Health Facilities
Parking Facilities
Child Care Centers

Parks & Recreation

Infrastructure Improvements Needs

Flood Drain Improvements
Sewer & Water Improvements
Street Improvements

Public Service Needs

Senior Services
Handicapped Services
Accessibility
Economic Development Needs
Emergency Shelter Needs

Youth Services
Child Care Services
Community Planning
Code Enforcement

Lead Base Paint/Hazard Abatement
Housing Needs
Program Administration
Technical Assistance

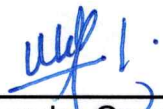
It is the objective of the City of Pharr to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons with disabilities/handicapped, non-English speaking, or limited English proficiency (LEP) who may require an interpreter shall be provided upon request by calling (956) 402-4190 at least three (3) days in advance. Persons who are deaf, hard-of-hearing, deaf-blind or speech-disabled may use Relay Texas at (800) 735- 2989 to call the City of Pharr Grants Management Community Development Department and request arrangements in order to participate in the citizen participation process. The City of Pharr GMCD does not discriminate on the basis of disability status in the admission of, or access to, or treatment in its federally assisted programs or activities. Written comments can be forwarded to:

City of Pharr
Napoleon D. Coca, GMCD Director
118 S. Cage Blvd.
Pharr, Texas 78577

I, The undersigned authority do certify that the above document of said notice is a true and correct copy and that said notice was posted on the bulletin board of City Hall, The Advance, The Pharr Library, on the City's web page at www.pharr-tx.gov. This notice was posted at a place convenient and readily accessible to the general public at all times, and said notice was posted on Wednesday, February 25, 2026, at 5:00 p.m. and will remain posted continuously in compliance with Chapter 551 of the Texas Government Code (Open Meeting Act)

WITNESS MY HAND AND SEAL, THIS 25th DAY OF FEBRUARY, 2026.





Alessandra Garcia, CPM
Assistant City Clerk

**CIUDAD DE PHARR
AVISO DE DISPONIBILIDAD DE FONDOS
Y AUDENCIA PUBLICA**

La Ciudad de Pharr llevara acabo una audiencia publica para solicitar comentarios sobre el Programa Community Development Block Grant (CDBG). Se le invita al publico que participe en dicha audiencia, ya que los comentarios recibidos seran considerados para el Plan Anual del Programa CDBG para el año 2026-2027. Se les invita a las personas interesadas que asistan y den a conocer sus comentarios. Adenda se publica para anunciar el cambio de fecha.

La Audencia Publica sera el dia:

12 de Marzo, 2026 a las 6:00 p.m.
City Hall – Salon de Juntas
118 S. Cage Blvd. 2do Piso
Pharr, Texas 78577

La Ciudad de Pharr anticipa una asignación de aproximadamente \$1,201,828.00 basado en la asignación del año pasado de fondos de subsidies en bloque para desarrollo cunitario (CDBG). La asignación propuesta está sujeta a cambios según la fórmula de cálculo final de HUD. A continuación se muestra una lista parcial de las actividades elegibles.

Centros Publicos

Centros para Ancianos	Centros de Salud
Centros para Jovenes	Guarderias Infantiles
Centros en Vecindarios	Estacionamiento
Parques y Areas Recreativas	

Infraestructura

Mejoramiento del sistema de Agua, Desague, y Drenaje
Mejoramiento de Calles

Servicios Publicos

Servicios para Mayores,	Pintura de Base de Plomo/	El desarrollo económico
Servicios para Jóvenes	Eliminación de Peligros	Asistencia técnica
Servicios para Discapacitados	Administración del Programa	Aplicación del código
Servicios de Cuidado Infantil	Planificación Comunitaria	Necesidades de refugio de emergencia
Necesidades de Vivienda	Accesibilidad	

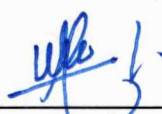
Es el objetivo del la Ciudad de Pharr para cumplir con la Sección 504 de la Ley de Rehabilitación de 1973, según enmendada, los Americanos con Discapacidades de la Ley de barreras arquitectónicas (ADA) de 1990 y la Ley ADA Enmienda de 2008, la Ley de Equidad de Vivienda, y Con todo respeto. Las personas con discapacidades / minusválidos, que no hablan inglés o con un dominio limitado del inglés (LEP) que pueden requerir un intérprete se les proporcionarán previa solicitud llamando al (956) 402-4190 por lo menos tres (3) días de anticipación. Las personas sordas, con problemas de audición, sordo-ciegos o del habla discapacitados pueden utilizar Relay Texas al (800) 735-2989 para llamar al Ciudad de Pharr GMCD y los arreglos de solicitud con el fin de participar en el ciudadano proceso de participación. La Ciudad de Pharr no discrimina en base al estado de discapacidad en la admisión, el acceso o el tratamiento en sus programas o actividades con asistencia federal. Los comentarios por escrito pueden enviarse a:

Napoleon D. Coca, GMCD Directora
Ciudad de Pharr- 118 S. Cage Blvd
Pharr, Texas 78577

Yo, La autoridad firmante certifico que el documento anterior de dicho aviso es una copia verdadera y correcta y que dicho aviso fue publicada en el tablon de anuncios del la municipal de la Ciudad de Pharr, The Advance, Pharr Library, en la pagina web de la ciudad en www.pharr-tx.gov. Este aviso fue publicado en un lugar conveniente y facilmente accesible para el publico en general en todo momento, y dicho aviso fue publicado Miercoles, 25 de Febrero, 2026 a las 5:00 p.m. y permanecera publicado continuamente en cumplimiento con el Capitulo 551 delCodigo del Gobierno de Texas (Ley de Reunion Abierta).

ATESTIGUA MI MANO Y SELLO, EL DIA 25 DE FEBRERO, 2026




Alessandra Garcia, CPM
Assistant City Clerk



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.A.

DATE SUBMITTED: February 26, 2026

MEETING DATE: March 12, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Approval of Minutes for January 29, 2026

Classification: Regular

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

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff recommends approval of minutes

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Hernandez
Sandra Regalado
Napoleon Coca

Created/Initiated - 02/26/2026
Approved - 02/26/2026
Final Approval - 02/26/2026

**COMMUNITY DEVELOPMENT COUNCIL MEETING
PUBLIC HEARING
January 29, 2026**

The City of Pharr's Community Development Council held a public hearing on Thursday January 29, 2026, and the following is the record of attendance:

MEMBERS PRESENT: Olga Cardoza
Lucio Gaitan
Marcos Gonzalez
Victor Alvarez

MEMBERS ABSENT: Sabrina Garcia
Norma Trevino
Frank Santana

STAFF PRESENT: Napoleon D. Coca, Grants Director
Sandra Regalado, CDBG Manager
Veronica Guerrero, CDBG Coordinator
Kimberly Hernandez, Administrative Assistant

1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER.

Chairwoman Olga Cardoza called the meeting to order at 6:01 p.m. Roll call established a quorum.

Council Member Lucio Gaitan moved to excuse the absent members. Council Member Victor Alvarez seconded the motion and when put to a vote, the motion carried unanimously.

2. NOTICE OF FUNDING AVAILABILITY TO SOLICIT PUBLIC SERVICE AGENCIES, NONPROFIT AGENCIES AND GOVERNMENT AGENCIES

Chairwoman Olga Cardoza opened the public hearing. Staff reported that no individuals signed up to speak and no public comments were received.

Mr. Napoleon Coca announced the Notice of funding for the year 2026/2027 grant application was going to open with an estimated funding of \$1.2 million. With 20% going to administration and 15% for public services. Public service categories mentioned were senior services, youth services, food banks, rental assistance, domestic violence victims, handicapped services, health services etc.

Mr. Coca stated that City of Pharr departments and Nonprofit organizations are invited to apply for these funds, a workshop will be hosted to go over requirements with the applicants. A major requirement is that the service benefits low- and moderate-income populations. The application deadline is May 1, 2026.

Council Member Lucio Gaitan inquired about the funds for the demolition programs; Mr. Coca informed the council members that the program was closed per HUD recommendation.

Chairwoman Olga Cardoza asked for an update on the emergency repair program. Mr. Coca mentioned that the agreement was approved and the first client is scheduled to start documentation soon.

Mr. Coca invited the Council to the upcoming Community Development Week Celebration and noted it would provide an opportunity for CDBG partners to engage with residents.

There being no comments from the public, Chairwoman Olga Cardoza moved to close the Public Hearing, Council Member Victor Alvarez moved to close the public hearing, Council Member Lucio Gaitan seconded the motion and when put to a vote, it carried unanimously.

3. ADMINISTRATIVE:

A. APPROVAL OF MINUTES FOR OCTOBER 8, 2025, MEETING

B. APPROVAL OF MINUTES FOR DECEMBER 19, 2025, MEETING

Chairwoman Olga Cardoza introduced the item.

Council Member Marco Gonzalez **moved** to approve the minutes for October 8, 2025, as presented. Council Member Victor Alvarez seconded the motion and when put to a vote, it carried unanimously.

Council Member Lucio Gaitan **moved** to approve the minutes for December 19, 2025 as presented. Council Member Victor Alvarez seconded the motion and when put to a vote, it carried unanimously.

4. ADJOURNMENT:

There being no other business to come before the board, Council Member Victor Alvarez **moved** to adjourn. Council Member Marcos Gonzalez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:10 p.m.

COMMUNITY DEVELOPMENT COUNCIL

Olga Cardoza, Chairwoman

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

ON THIS THE 29th day of January 2026 the Community Development Council Board of the City of Pharr, Texas, convened in a **Regular Called Meeting** at the Commissioner's Room located at 118 S. Cage Blvd, 2nd Floor, Pharr, Texas. The meeting being open to the public notice of the 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 a present quorum, I, **KIMBERLY HERNANDEZ, ADMINISTRATIVE ASSISTANT** of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

KIMBERLY HERNANDEZ
ADMINISTRATIVE ASSISTANT

APPROVED: _____