



**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, MAY 14, 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 2nd Notice

3. ADMINISTRATIVE:

A) Approval of Minutes for March 12, 2026 - Regular Called Meeting

B) Presentation of applications from prospective subrecipients

C) Recommendation to approve prospective subrecipients and set recommended funding amounts

D) Open discussion on ongoing projects

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 5th day of May 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 5th day of May 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: May 4, 2026

MEETING DATE: May 14, 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 2nd Notice

Classification: Regular

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

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Hernandez
Sandra Regalado
Napoleon Coca

Created/Initiated - 05/04/2026
Approved - 05/05/2026
Final Approval - 05/05/2026



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.A.

DATE SUBMITTED: May 4, 2026

MEETING DATE: May 14, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Approval of Minutes for March 12, 2026 - Regular Called Meeting

Classification: Regular

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

Issue: N/A

Fiscal Consideration:

Staff Recommendation: Staff Recommends Approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Hernandez
Sandra Regalado
Napoleon Coca

Created/Initiated - 05/04/2026
Approved - 05/05/2026
Final Approval - 05/05/2026

**COMMUNITY DEVELOPMENT COUNCIL MEETING
PUBLIC HEARING
MARCH 12, 2026**

The City of Pharr's Community Development Council held a public hearing on Thursday March 12, 2026, and the following is the record of attendance:

MEMBERS PRESENT: Olga Cardoza
Sabrina Garcia
Frank Santana
Victor Alvarez
Norma Trevino

MEMBERS ABSENT: Lucio Gaitan
Marco Gonzalez

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

ITEM 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 6:02 p.m. Roll call established a quorum.

Board Member Norma Trevino moved to excuse the absent members. Board Member Victor Alvarez seconded the motion and when put to a vote, the motion carried unanimously.

ITEM 2. PUBLIC HEARING

A) NOTICE OF FUNDING AVAILABILITY FOR 2026 ANNUAL ACTION PLAN

Chairwoman Olga Cardoza opened the public hearing. One individual was present in the audience; however, when asked if she wished to provide comments, she stated she was only attending to listen. Staff reported that no individuals had signed up to speak and that no written public comments had been received.

Napoleon Coca, Grants Director, reported that applications are being accepted through May 1, 2026, and that it is anticipated that approximately 15–20 partners would apply for public service funding and other eligible projects.

Board Member Norma Trevino inquired about current and upcoming projects.

Napoleon D. Coca, Grants Director, provided examples, including broadband initiatives, the Emergency Repair Program (ERP), Fire Department support, and Public Utilities projects. He also noted that two new organizations, Team Mario and Dentist Who Cares, had expressed interest in applying.

Napoleon D. Coca, Grants Director, informed the Board of the upcoming 52nd anniversary celebration of the Community Development Block Grant (CDBG) Program and extended an invitation to attend.

Chairwoman Olga Cardoza requested additional information regarding the Emergency Repair Program.

Veronica Guerrero, CDBG Specialist, reported that there is currently an approximate three (3) year waiting list. She stated that eleven (11) home inspections have been completed to date and described eligible repairs, including water damage, roofing, and water heater replacements. She stated the program would assist qualified households with up to \$15,000 in housing repairs.

There being no further public comments, Chairwoman Olga Cardoza **moved** to close the Public Hearing.

ITEM 3. ADMINISTRATIVE:

A. APPROVAL OF MINUTES FOR JANUARY 29, 2026, MEETING

Chairwoman Olga Cardoza introduced the item.

Board Member Victor Alvarez **moved** to approve the minutes as presented. Board Member Norma Trevino seconded the motion, and when put to a vote, it carried unanimously.

ITEM 4. ADJOURNMENT:

There being no other business to come before the board, Board Member Victor Alvarez **moved** to adjourn. Board Member Frank Santana 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 12th DAY OF MARCH 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: _____



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.B.

DATE SUBMITTED: May 4, 2026

MEETING DATE: May 14, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Presentation of applications from prospective subrecipients

Classification: Regular

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

Issue: N/A

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 - 05/04/2026
Approved - 05/05/2026
Final Approval - 05/05/2026



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.C.

DATE SUBMITTED: May 4, 2026

MEETING DATE: May 14, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Recommendation to approve prospective subrecipients and set recommended funding amounts

Classification: Regular

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

Issue: N/A

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 - 05/04/2026
Approved - 05/05/2026
Final Approval - 05/05/2026



AGENDA MEMORANDUM



BOARD: COMMUNITY DEVELOPMENT
COUNCIL

AGENDA ITEM #: 3.D.

DATE SUBMITTED: May 4, 2026

MEETING DATE: May 14, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Open discussion on ongoing projects

Classification: Regular

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

Issue: N/A

Fiscal Consideration:

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Hernandez
Sandra Regalado
Napoleon Coca

Created/Initiated - 05/04/2026
Approved - 05/05/2026
Final Approval - 05/05/2026