



**TAKE NOTICE THAT A REGULAR MEETING
OF THE PHARR ECONOMIC DEVELOPMENT CORPORATION II
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 3:00 PM ON
TUESDAY, SEPTEMBER 8, 2026**

If during the meeting, the Board of Directors should determine that a closed, or executive session of the Board is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice. On matters requiring a public hearing all persons desiring to speak during a public hearing shall sign in with the presiding clerk prior to the scheduled public hearing in accordance with city ordinances.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member.
- B) Pledge of Allegiance/Invocation.

2. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS:

- A) PEDC II Events of Interest.

4. REGULAR AGENDA - OPEN SESSION: *Additional Items on the Agenda:*

- A) Consideration and action, if any, on Approval of Minutes July 13, 2026 Regular Called Meeting
- B) Consideration and action, if any, on Approval of PEDC II 2026-2027 Budget.
- C) Consideration and action, if any, on Project Apple Request.
- D) Consideration and action, if any, on Letter of Intent LOI for Project Spam.

5. CLOSED SESSION: *In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below.*

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

6. RECONVENE: *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

7. ADJOURNMENT:

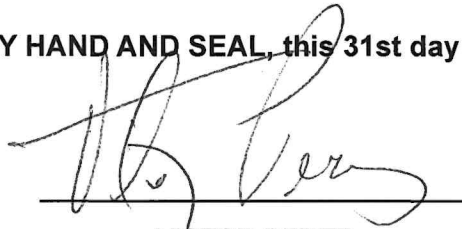
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 Pharr Economic Development Corporation II 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 31st day of August 2026 at 9:00 a. 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 31st day of August 2026



VICTOR PEREZ
PRESIDENT/CEO

I certify that the attached notice and agenda of items to be considered by the Pharr Economic Development Corporation II was removed from the bulletin board of City Hall on the _____ day of _____, 20____ by,

Name: _____

Title: _____



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: 3.A.

DATE SUBMITTED: August 31, 2026

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: PEDC II Events of Interest.

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia

Created/Initiated - 08/31/2026

Victor Perez

Final Approval - 08/31/2026



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: A.

DATE SUBMITTED: August 31, 2026

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Approval of Minutes July 13, 2026
Regular Called Meeting

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia

Created/Initiated - 08/31/2026

Victor Perez

Final Approval - 08/31/2026

**MINUTES
PHARR ECONOMIC DEVELOPMENT CORPORATION II
REGULAR CALLED MEETING
MONDAY, JULY 13, 2026
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Monday, July 13, 2026, at 3:00 p.m. and the following is the record of attendance.

MEMBERS PRESENT: 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
Board Member Comm. Ricardo Medina

STAFF PRESENT: Victor Perez, PEDC President/CEO
Francisco Mendez, PEDC Accountant
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.

There were no events at this time.

ITEM 4. REGULAR AGENDA – OPEN SESSION: *ADDITIONAL ITEMS ON THE AGENDA:*

A) CONSIDERATION AND ACTION, IF ANY ON APPROVAL OF MINUTES MAY 4, 2026 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.

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 3:02 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 3:10 p.m., Vice Chair, Mario Lizcano stated the board will be resuming the open meeting.

B) CONSIDERATION AND ACTION, IF ANY ON PROJECT APPLE.

Vice Chair, Mario Lizcano introduced the item and stated staff recommended no action.

C) CONSIDERATION AND ACTION, IF ANY, ON VALLEY MART MARKET.

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.

D) CONSIDERATION AND ACTION, IF ANY, ON THE OLD FIREHOUSE PROPERTY.

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 Itza Flores seconded the motion and when put to a vote it carried unanimously

E) CONSIDERATION AND ACTION, IF ANY, ON PHARR GLOBAL BUSINESS HUB PERSONNEL

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 Itza Flores seconded the motion and when put to a vote it carried unanimously

ITEM 7. ADJOURNMENT

There being no further business to come before the board, Board Member Romeo Cantu moved to adjourn. Motion was seconded by Board Member Reynaldo Perez when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:12 p.m.

PEDC II:

Mario Lizcano, Vice Chair

ATTEST: _____

Romeo Cantu, Secretary

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

ON THIS 13th DAY OF JULY 2026, 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, 2nd 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:

MARIBEL GARCIA, Executive Administrative Assistant

APPROVED:



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: B.

DATE SUBMITTED: August 31, 2026

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Approval of PEDC II 2026-2027 Budget.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia

Created/Initiated - 08/31/2026

Victor Perez

Final Approval - 08/31/2026



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: C.

DATE SUBMITTED: August 31, 2026

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Project Apple Request.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia

Created/Initiated - 08/31/2026

Victor Perez

Final Approval - 08/31/2026



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #: D.

DATE SUBMITTED: August 31, 2026

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR: Victor Perez

Agenda Item: Consideration and action, if any, on Letter of Intent LOI for Project Spam.

Classification: Closed Session

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

Issue: To be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia

Created/Initiated - 08/31/2026

Victor Perez

Final Approval - 08/31/2026



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related **to legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia	Created -
Ricardo Rodriguez	-
Jamison Merrick	-
City Management Office	-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia	Created -
Ricardo Rodriguez	-
Jamison Merrick	-
City Management Office	-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.074, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia	Created -
Ricardo Rodriguez	-
Jamison Merrick	-
City Management Office	-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.076, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia	Created -
Ricardo Rodriguez	-
Jamison Merrick	-
City Management Office	-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.084, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia	Created -
Ricardo Rodriguez	-
Jamison Merrick	-
City Management Office	-



AGENDA MEMORANDUM

BOARD: PHARR ECONOMIC
DEVELOPMENT CORPORATION II

AGENDA ITEM #:

DATE SUBMITTED:

MEETING DATE: September 8, 2026

FROM: Maribel Garcia, Executive
Administrative Assistant

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Maribel Garcia	Created -
Ricardo Rodriguez	-
Jamison Merrick	-
City Management Office	-