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

MARIBEL GARCIA, Executive Administrative Assistant

APPROVED:

September 8, 2026