



**NOTICE THAT A REGULAR CALLED MEETING OF THE
PHARR ECONOMIC DEVELOPMENT CORPORATION II
BOARD OF DIRECTORS
WILL BE HELD AT
CITY HALL 118 SOUTH CAGE, 2ND FLOOR
COMMISSIONERS ROOM
PHARR, TEXAS 78577
COMMENCING AT 3:00 PM
*Monday, March 19, 2018***

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 O-2015-28.

1. Roll Call and possible action on the excusing of any absent Board Member
2. Pledge of Allegiance & Invocation
3. Public Comments. (Ordinance No. O-2015-28) - *A registered speaker may speak on several items or topics of public concern, however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*
4. Executive Director's Administrative Reports
 - A) PEDC II Events of Interest
 - B) Submission of March 2018 Sales Tax Report
 - C) Loans/Leases Report

5. CONSENT AGENDA:

A) Approval of Minutes - February 19, 2018 - Regular Called Meeting.

6. Public Hearing: *Notice that this is the Public Hearing portion of the Pharr Economic Development Corporation II for all eligible items listed in section 5.*

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

A) Consideration and action, if any, on budget amendment to the Fiscal Year 2017-2018 budget.

B) Consideration and action, if any, on sale of Lot 12 at the Pharr Produce District.

C) Consideration and action, if any, on sale of Lot 3 at the Pharr Produce District.

D) Consideration and action, if any, on extension of time to commence construction for Whiteranch Trading LLC.

E) Consideration and action, if any, on Waiver of Right of First Refusal for Lot 27 at the Pharr Produce District.

F) Consideration and action, if any, on authorization for Executive Director, Victor Perez, to negotiate a property and display leasing agreement.

G) Consideration and action, if any, on authorization for Executive Director, Victor Perez, to contract De Saro Rodriguez Advertising Agency for event planning services.

H) Consideration and action, if any, on Letter of Intent from Vipers Arena, LLC.

I) Consideration and action, if any, on Project Auto.

J) Consideration and action, if any, on Project River.

K) Consideration and action, if any, on Project China.

L) Consideration and action, if any, on Project Cliff.

M) Consideration and action, if any, on Project Nelson.

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N) Consideration and action, if any, on Project Grind.

O) Consideration and action, if any, on proposal for economic impact study on the proposed UTRGV/Pharr medical clinic campus and sports medicine institute and aquatic center in the amount of \$5,000.00. The study was commissioned by UTRGV.

8. 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 **authorization for Executive Director, Victor Perez, to negotiate a property and display leasing agreement, authorization for Executive Director, Victor Perez, to contract De Saro Advertising Agency for event planning services, Letter of Intent from Vipers Arena LLC, 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 **the sale of Lot 12 at the Pharr Produce District, the sale of Lot 3 at the Pharr Produce District, extension of time to commence construction for Whiteranch Trading, LLC., Waiver of Right of First Refusal for Lot 27 at the Pharr Produce District, Project China, Project Cliff, Project Nelson, budget amendment to the Fiscal Year 2017-2018 budget, 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.

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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 **Project River, Project Auto, Project Grind, budget amendment to the Fiscal Year 2017-2018 budget, proposal for economic impact study on the proposed UTRGV/Pharr medical clinic campus and sports medicine institute and aquatic center in the amount of \$5,000.00, and 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.

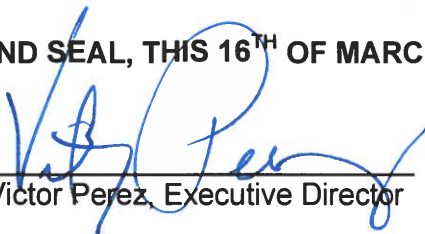
9. RECONVENE: *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

10. ADJOURNMENT:

I, the undersigned authority do certify that the above agenda of said regular meeting of the Pharr Economic Development Corporation II is a true and current copy and that said notice was posted at <http://pharredc.com/events/>, City Hall, 118 South Cage, PEDC, 1215 S. Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **16TH OF MARCH 2018 AT 3:00PM** and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting in compliance with Chapter 551 Texas Government Code (Opening Meetings Act).

WITNESS MY HAND AND SEAL, THIS 16TH OF MARCH 2018




Victor Perez, Executive Director