



**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 4:00 P.M.
MONDAY, AUGUST 15, 2016**

If during the course of 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 of meeting is authorized by Section 551 et seq. of the Texas Government Code. Notice of closed or executive session will be after 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.

- A.** Roll Call and possible action on the excusing of any absent board member.
- B.** Pledge of Allegiance & Invocation
- C.** 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.*
- D.** Executive Director's Administrative reports.
 - 1. PEDC Events of Interest
 - a. Submission of August 2016 Sales Tax Report
 - b. PEDC II Financial Report
 - c. Loans/Leases Report
 - 2. Presentation of proposed PEDC II Budget for FY 2016-2017
- E. CONSENT AGENDA:** *(All items listed under consent Agenda are considered to be routine and non-controversial by the Board of Directors and will be enacted by one motion. Any Board member may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

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1. Approval of Minutes – July 18, 2016 – Regular Called Meeting
2. Consideration and action, if any, on Sponsorship for the Food Bank of the Rio Grande Valley's Empty Bowls in the amount of \$1,000.

F. Public Hearing:

Notice that this is the public hearing portion of the PEDC II Regular Meeting for all eligible items listed in section G-H.

G. REGULAR AGENDA – OPEN SESSION:

Additional Items on the Agenda:

1. Consideration and action, if any, on resolution requiring any firm and/or individual that enters into an economic development incentive agreement and/or grant with the City of Pharr and/or PEDC II compensate all of its employees a minimum of \$11.00 per hour living wage rate.
2. Consideration and action, if any, authorizing PEDC II Executive Director to negotiate contract with TERMO International Productions for social media translation services.
3. Consideration and action, if any, on authorizing PEDC Executive Director to list the Pharr Trade District acreage at a new sales price of \$120,000 per acre.
4. Consideration and action, if any authorizing PEDC Executive Director to secure Request for Proposals for the sale of PEDC II real property located at Pharr Commercial Plaza.
5. Consideration and action, if any, on Incentive program for residential development.
6. Consideration and action, if any, on \$185,000 loan to Mayan Capital Marketing LLC D/B/A Khan's Grill from PEDC II line of credit.
7. Consideration and action, if any, authorizing PEDC II Executive Director on Advance Request and Compliance Certificate for Mayan Capital Marketing LLC D/B/A Khan's Grill loan.
8. Consideration and action, if any, on Incentive agreement with Evergreen Cold Storage.
9. Consideration and action, if any, on \$1,000,000 incentive agreement with the Pharr Bridge Business Park for infrastructure improvements.
10. Consideration and action, if any, on \$800,000 loan to the Pharr Bridge Business Park for infrastructure improvements from PEDC II line of credit.

11. Consideration and action, if any, authorizing PEDC II Executive Director on Advance Request and Compliance Certificate for the Pharr Bridge Business Park loan.
12. Consideration and action, if any, on Pharr Trade District Lots 1 & 2 and 25 & 26.
13. Consideration and action, if any, on incentive agreement for Grupo AV.

H. LEGAL:

Notice that items listed in section D – G may be taken into executive session.

- I. **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, including items D-G 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 concerning legal action, loan to Mayan Capital Marketing LLC D/B/A Khan's Grill, Advance Request and Compliance Certificate for Mayan Capital Marketing LLC D/B/A Khan's Grill loan, loan to the Pharr Bridge Business Park, Advance Request and Compliance Certificate for the Pharr Bridge Business Park loan, 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 **acquisition of real estate property, list the Pharr Trade District acreage at a new sales price, Request for Proposals, Pharr Trade District Lots 1 & 2 and 25 & 26, and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Pharr Economic Development Corporation 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 **personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, 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 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

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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 incentive agreement, incentive program for residential, incentive agreement with Evergreen Cold Storage, incentive agreement with the Pharr Bridge Business Park, incentive agreement for Grupo AV, 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.

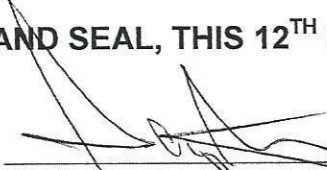
J. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

K. 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 correct copy and that said notice was posted at City Hall, 118 South Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **12TH day of August 2016 at 4:00 P.M.** 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 (Open Meeting Act).

WITNESS MY HAND AND SEAL, THIS 12TH DAY OF AUGUST 2016




Sergio Contreras, Executive Director