



**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, SEPTEMBER 19, 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

- Customer Service Workshop
- Ambassador Outreach
- Update on Facebook

2. Submission of September 2016 Sales Tax Report

3. PEDC II Financial Report

4. Loans/Leases Report

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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)*

1. Approval of Minutes – August 15, 2016 – Regular Called Meeting.
2. Consideration and action, if any, on sponsorship in the amount of \$2,500 for the Rio Reforestation.
3. Consideration and action, if any, on sponsorship in the amount of \$1,000 for the South Texas College Binational Innovation Conference.

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.

G. REGULAR AGENDA – OPEN SESSION:

Additional Items on the Agenda:

1. Consideration and action, if any, on membership dues in the amount of \$15,000 for the U.S. 281 Coalition.
2. Consideration and action, if any, on match commitment in the amount of \$30,000 for Texas A&M Engineering Extension Service Rio Grande Valley (RGV) Advanced Manufacturing Feasibility & Pilot Promotional Program Project.
3. Consideration and action, if any, on Incentive agreement with Evergreen Cold Storage. (Tabled)
4. Consideration and action, if any, on Incentive Program for residential development. (Tabled)
5. Consideration and action, if any on PEDC II real-estate property - Pharr Commercial Plaza.
6. Consideration and action, if any, on PEDC II real-estate property - Pharr Trade District.
7. Consideration and action, if any, on Project Pine.
8. Consideration and action, if any, on Project Fresh.
9. Consideration and action, if any, on Project Start.
10. Consideration and action, if any, on Project Tank.

11. Consideration and action, if any, on lease agreement between Rigo Eguia and PEDC II real estate property located on 201 W. Newcombe, Pharr, Texas.

H. **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, 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, real-estate property - Pharr Commercial Plaza, real-estate property - Pharr Trade District, Project Pine, Project Fresh, Project Start, real estate property located on 201 W. Newcombe 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 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.

**PEDC II AGENDA
SEPTEMBER 19, 2016**

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, Project Tank, Incentive Program for residential development, 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.

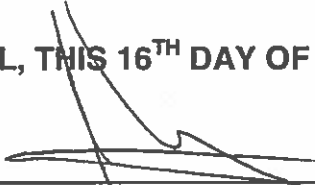
- I. RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

J. 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 **16TH day of September 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 Meetings Act).

WITNESS MY HAND AND SEAL, THIS 16TH DAY OF SEPTEMBER 2016





Sergio Contreras, Executive Director