



**NOTICE THAT A SPECIAL 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, DECEMBER 5, 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.** Public Hearing.

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

- C. 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. Consideration and action, if any, ratifying sponsorship request for Renaissance Cancer Foundation in the amount of \$1,000 for their Annual Gala to be held on Sunday, December 4, 2016.

D. REGULAR AGENDA – OPEN SESSION:

Additional Items on the Agenda:

- 1. Consideration and action, if any, on PEDC II Request For Purchase and Development Proposals No. 1516-86-510-0040.
 - 2. Consideration and action, if any, on repurchasing of Lots 1 & 2 of the Pharr Produce District.
 - 3. Consideration and action, if any, on Moonbeans Coffee, LTD loan extension.

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4. Consideration and approval of the Loan Agreement, the Sales Tax Remittance Agreement and the Tri Party Agreement pertaining to the Loan Agreement between the Pharr Economic Development Corporation II and Lone Star National Bank; and approving and authorizing all other documents related thereto.
5. Consideration and action. If any, on official name for the new Chamber.
6. Consideration and action, if any, on granting the City Attorney authority to draft and negotiate a contract for legal services.

E. **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, **request for purchase and development proposals No. 1516-86-510-0040, Moonbeans Coffee, LTD loan extension, Loan Agreement, the Sales Tax Remittance Agreement and the Tri Party Agreement pertaining to the Loan Agreement between the Pharr Economic Development Corporation II and Lone Star National Bank; and approving and authorizing all other documents related thereto, official name for the new Chamber, granting City Attorney authority to draft and negotiate a contract for legal services, 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, **repurchasing of Lots 1 & 2 of the Pharr Produce District, acquisition of real estate property, 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.

Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters **regarding incentive agreement 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.

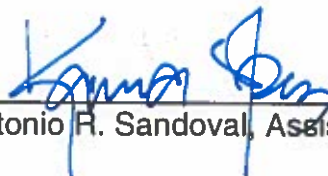
G. **RECONVENE** into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.

H. **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 <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 **2nd day of December 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 2ND DAY OF DECEMBER, 2016



for 
Antonio R. Sandoval, Assistant Director