



**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, 2<sup>ND</sup> FLOOR  
COMMISSIONERS ROOM  
PHARR, TEXAS 78577  
COMMENCING AT 3:00 P.M.  
MONDAY, JUNE 5, 2017**

*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
- 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 – April 17, 2017 – Regular Called Meeting.

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2. Consideration and action, if any, on sponsorship for Pharr Fire-Rescue program "FIRE PUP" in the amount of \$945.
3. Consideration and action, if any, on sponsorship for the Police Athletic League 2<sup>nd</sup> Annual Golf Tournament 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.

**G. REGULAR AGENDA – OPEN SESSION:**

Additional Items on the Agenda:

1. Consideration and action, if any, on accepting transfer of property from the City of Pharr to Pharr Economic Development Corporation II in the amount of 7.69 acres.
2. Consideration and action, if any, on renewal and extension of revolving line of credit loan with Lone Star National Bank. (Victor Perez)
3. Update on Incentive Agreement with Pharr Bridge Business Park. (Jesse Zambrano)
4. Consideration and action, if any, on LOI. (Victor Perez)
5. Consideration and action, if any, on loan to Carolina Fernandez, La Mexicana Restaurant. (Victor Perez)
6. Consideration and action, if any, on Incentive Agreement with Kapal, LLC. (Antonio Sandoval)
7. Consideration and action, if any, on lease termination with Oscar Vera, Model Cars of Texas at 209 W. Newcombe, Pharr, Texas. (Victor Perez)
8. Consideration and action, if any, on Lease Agreement with Veterans of Foreign Wars post 10712 at 209 W. Newcombe, Pharr, Texas. (Victor Perez)
9. Consideration and action, if any, on authorizing the Pharr Economic Executive Director to accept bid for the remodeling of the PEDC II buildings located at 201-209 W. Newcombe, Pharr, Texas. (Victor Perez)

**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

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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, **pending litigation, 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, **Lease Agreement with Veterans of Foreign Wars post 10712 at 209 W. Newcombe, Pharr, TX, authorizing the Pharr Economic Executive Director to accept bid for the remodeling of the PEDC II buildings located at 201-209 W. Newcombe, Pharr, Texas, on lease termination with Oscar Vera, Model Cars of Texas at 209 W. Newcombe, Pharr, Texas, 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 related to, **renewal and extension of revolving line of credit loan with Lone Star National Bank, Update on Incentive Agreement with Pharr Bridge Business Park, on LOI, on Incentive Agreement with Kapal, LLC, on loan to Carolina Fernandez, La Mexicana Restaurant, economic incentive agreement, 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 <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 **2<sup>nd</sup> day of June 2017 at 3:00 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 2<sup>ND</sup> DAY OF JUNE, 2017



A handwritten signature in black ink, appearing to read "Victor Perez", written over a horizontal line.

Victor Perez, Executive Director