



**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, 2<sup>ND</sup> FLOOR  
COMMISSIONERS ROOM  
PHARR, TEXAS 78577  
COMMENCING AT 3:00 PM  
*Monday, November 6, 2017***

*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 Hearing.:** *Notice that this is the Public Hearing portion of the Pharr Economic Development Corporation II for all eligible items listed in section 5.*
4. **CONSENT AGENDA:**
  - A) Consideration and action, if any, on sponsorship for PSJA ECHS "Our Community, Our Veterans and Our Law Enforcement" thanksgiving meals in the amount of \$250.00.
  - B) Consideration and action, if any, on sponsorship for Renaissance Cancer Foundation Gala in the amount of \$1,000.00.
5. **REGULAR AGENDA - OPEN SESSION:** *Additional Items on the Agenda:*

PEDC II AGENDA  
Monday, November 6, 2017

- A) Consideration and action, if any, on revised Letter of Intent (LOI) for Project Auto.
- B) Consideration and action, if any, on authorizing PEDC II Executive Director, Victor Perez, to complete Advance Request and Compliance Certificate for purchase of real property.
- C) Consideration and action, if any, on the sale of Lots 3, 4 and 5 at the Pharr Produce District.
- D) Consideration and action, if any, on the sale of Lot 3 at the Pharr Produce District.
- E) Consideration and action, if any, on the sale of Lot 11 at the Pharr Produce District.
- F) Consideration and action, if any, on contract renewal with Jesse Zambrano Law Firm.
- G) Consideration and action, if any, on Pharr Bridge Business Park.
- H) Consideration and action, if any, on 380 Stimulus Agreement with TOPGOLF USA PHARR, LLC.
- I) Consideration and action, if any, on Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements on the Pharr Commercial Park Phase 2.

**6. 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 4-5 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 **approval of Declaration of Covenants, Restrictions, and Reciprocal Easements, to 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 **authorizing PEDC II Executive Director, Victor Perez, to complete Advance Request and Compliance Certificate for purchase of real property, on the sale of Lot 3 at the Pharr Produce District, on the sale of Lot 11 at the Pharr Produce District, on the sale of Lot 3, 4 and 5 at the Pharr Produce District, 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.

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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.

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 **LOI for Project Auto, 380 Stimulus Agreement with Topgolf USA Pharr, Pharr Bridge Business Park, 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.

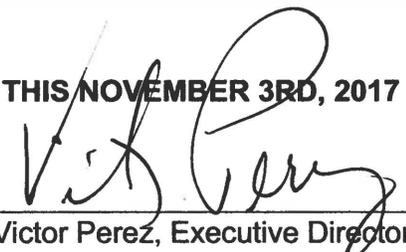
**7. RECONVENE:** *into Regular Session, and consider action, if necessary on any item(s) discussed in executive session.*

**8. 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 November 3rd, 2017 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 NOVEMBER 3RD, 2017**



  
Victor Perez, Executive Director