



**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, December 4, 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. Public Hearing:** *Notice that this is the Public Hearing portion of the Pharr Economic Development Corporation II for all eligible items listed in section 4.*

**3. Executive Director's Administrative Reports:**

A) PEDC Events of Interest

**4. REGULAR AGENDA - OPEN SESSION:** *Additional Items on the Agenda:*

A) Consideration and action, if any, on Pharr Landing Project.

B) Consideration and action, if any, on Project Stable.

C) Consideration and action, if any, on budget amendment to the Fiscal Year 2017 – 2018 budget.

PEDC II AGENDA  
Monday, December 4, 2017

D) Consideration and action, if any, on VFW relocation.

E) Consideration and action, if any, on Project Jackson.

F) Consideration and action, if any, on authorizing Pharr Economic Development Corporation, Executive Director, Victor Perez to proceed with the process for the Greater Pharr Chamber of Commerce to be a stand alone entity.

G) Consideration and action, if any, on contract renewal with BTI, Inc.

H) Consideration and action, if any, on 380 Economic Development Incentive Agreement between the City of Pharr and the Pharr Economic Development Corporation II and Campero Holdings, Co., LLS and Campero Legacy Properties, L.L.C.

5. **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 3-4 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 **contract renewal with BTI, Inc., on authorizing Pharr Economic Development Corporation, Executive Director, Victor Perez to proceed with the process for the Greater Pharr Chamber of Commerce to be a stand alone entity, 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 **Project Jackson, Project Stable, Pharr Landing Project, VFW relocation, purchase of real property, the sale of PEDC II real property, 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.

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

**PEDC II AGENDA**  
**Monday, December 4, 2017**

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 **380 Economic Development Incentive Agreement between the City of Pharr and the Pharr Economic Development Corporation II and Campero Holdings, Co., LLS and Campero Legacy Properties, L.L.C, 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.

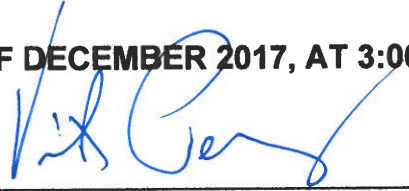
**6. RECONVENE:**

**7. 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 December 1<sup>st</sup>, 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 1<sup>st</sup> OF DECEMBER 2017, AT 3:00 PM**



  
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Victor Perez, Executive Director