

**TAKE NOTICE THAT A MEETING
OF THE PHARR HOUSING FINANCE CORPORATION
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 5:35 PM ON
TUESDAY, DECEMBER 1, 2015**

The Pharr Housing Finance Corporation (the "Corporation") has called this meeting as allowed pursuant to Texas law and the Articles of Incorporation of the Corporation. The Board of Directors may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. On matters requiring a public hearing, all persons desiring to speak during a public hearing shall sign in with the City Clerk prior to the scheduled public hearing.

1. Roll call.
2. 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.*
3. Consideration and action, if any, on minutes for November 23, 2015.
4. Consideration and action, if any, on loan agreement for the financing of the PHFC Jackson Place Apartments project.
5. Consideration and action, if any, on general contractor for the PHFC Jackson Place Apartments project.
6. **CLOSED SESSION**: In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Housing Finance Corporation hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda, including item 3-5 in accordance with the following below:

Pursuant to Section 551.071, the Corporation may convene in a closed, non-public meeting with its attorney and discuss any matters related 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 Corporation 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 Corporation may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Corporation and a third party in an open meeting.** The Corporation 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 Corporation 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 Corporation 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 551.075, the Corporation may convene in a closed, non-public meeting to discuss any matters with any and all **employees to receive information or question the employees.** The Corporation 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 Corporation 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 Corporation 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 Corporation 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 Corporation 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 551.086, the Corporation may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Corporation 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 closed session.
8. Adjournment.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/702-5335 ext 1003/1007 or FAX 956/702-5313 or E-mail hpedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

AGENDA -PHFC
DECEMBER 1, 2015

I, the undersigned authority, do hereby certify that the above notice of said Organizational Meeting of the Pharr Housing Finance Corporation of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov This Notice was posted on the 25th day of November, 2015 at 5:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 25th DAY OF NOVEMBER 2015.

A handwritten signature in black ink, appearing to read "Juan G. Guerra", written over a horizontal line.

JUAN G. GUERRA, EXECUTIVE DIRECTOR
PHARR HOUSING FINANCE CORPORATION

**THE PHARR HOUSING FINANCE CORPORATION
REGULAR CALLED MEETING MINUTES
COMMENCING AT 5:15 P.M.
TUESDAY, NOVEMBER 23, 2015**

PHFC Board Members Present: Board Member Mayor Ambrosio Hernandez
Board Member Comm. Eleazar Guajardo
Board Member Comm. Roberto Carrillo
Board Member Comm. Oscar Elizondo
Board Member Comm. Edmund Maldonado
Board Member Comm. Ricardo Medina

Absent: Board Member Comm. Mario Bracamontes

Staff Present: Juan G. Guerra, Executive Director
Hilda Pedraza, City Clerk
Karla Moya, Finance Director
Raul Garza, CDBG
Ruben Villescás, Police Chief
Lenny Perez, Fire Chief
Luis Bazan, Bridge Director
Roy Garcia, Public Works Director
Gary Rodriguez, Community Liaison
Adolfo Garcia, Library Director
Bill Ueckert, City Engineer

City Attorney: Patricia Rigney

ITEM 1 ROLL CALL

Board Member Mayor Hernandez called the meeting to order at 5:15 pm. Roll Call established a quorum.

Board Member Comm. Carrillo **moved** to excuse the absence of Board Member Comm. Bracamontes. It was seconded by Board Member Comm. Medina and when put to a vote, the motion carried unanimously.

ITEM 2 PUBLIC COMMENTS (ORDINANCE NO. O-2015-28)

No one signed up to speak.

ITEM 3 CONSIDERATION AND ACTION, IF ANY, ON MINUTES FOR NOVEMBER 17, 2015

Juan Guerra, Executive Director, introduced the item.

Board Member Comm. Elizondo **moved** to approve the minutes as submitted. It was seconded by Board Member Comm. Maldonado and when put to a vote, the motion carried unanimously.

ITEM 4 CONSIDERATION AND ACTION, IF ANY, ON SUPPORT AGREEMENT FOR THE FINANCING OF THE PHFC JACKSON PLACE APARTMENTS PROJECT

Juan Guerra, City Manager, introduced the item.

Board Member Comm. Carrillo **moved** to approve subject to City of Pharr's funds being at 0% at risk, the project be self-supporting, and the need for contingency be eliminated once the project is rated. It was seconded by Board Member Comm. Medina and when put to a vote, the motion carried by majority vote of five (5) ayes and one (1) abstention. Board Member Mayor Hernandez abstained from voting.

ITEM 5 CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PHARR HOUSING FINANCE CORPORATION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA, INCLUDING ITEMS 3 – 4

None

ITEM 6 RECONVENE INTO REGULAR SESSION, AND CONSIDER ACTION, IF NECESSARY ON ANY ITEM(S) DISCUSSED IN CLOSED SESSION

None

ITEM 7 ADJOURNMENT

There being no further business to come before the board, Board Member Comm. Maldonado **moved** to adjourn. Board Member Carrillo seconded and when put to a vote the motion carried unanimously. Meeting adjourned at 5:17 pm.

PHARR HOUSING FINANCE CORPORATION

President Mayor Ambrosio Hernandez

ATTEST:

Comm. Edmund Maldonado, Secretary



Pharr
Administration
interoffice
MEMORANDUM

To: Pharr Housing Finance Corporation

From: Hilda Pedraza, TRMC City Clerk

Subject: Agenda Item – Loan agreement for the financing of the PHFC Jackson Place Apartments project

Date: December 1, 2015

Agreement was not ready at the time of agenda distribution and will be presented at the meeting.

Thank you.



Pharr
Administration
interoffice
MEMORANDUM

To: Pharr Housing Finance Corporation

From: Hilda Pedraza, TRMC City Clerk

Subject: Agenda Item – General Contractor for the PHFC Jackson Place Apartments project

Date: December 1, 2015

Backup information was not ready at the time of agenda distribution and will be presented at the meeting.

Thank you.