



**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 4:30 P.M
MONDAY, JUNE 13, 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. 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
 - a. Financing Forum
 - b. RGV Job Fair in Pharr
- 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 – May 16, 2016 – Regular Meeting

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.

REGULAR AGENDA – OPEN SESSION:

G. Additional Items on the Agenda:

1. Update on escrow letter and waiver of right of first refusal on lots 25 and 26 Pharr Produce District Subdivision Phase I.
2. Consideration and action, if any, authorizing PEDC II Executive Director to execute agreement with De Saro Rodriguez Advertisement Agency for professional services on media production services, utilizing Hotel/Motel budget funds.
3. Consideration and action, if any, on update on the authorization of PEDC II Executive Director to negotiate the acquisition of real estate property.
4. Consideration and action, if any, on allowing PEDC II Executive Director to negotiate and execute rental agreement on PEDC II real estate property with property address 301 S. Cage Blvd.
5. Consideration and action, if any, authorizing PEDC II Executive Director to amend consulting contract with RGEA Advisors on economic development strategies.
6. Consideration and action, if any, on waiver and consent letter by Frost regarding a \$5,000,000 loan with Lone Star National Bank for the use of PEDC II economic development projects.
7. Consideration and action, if any, on resolution of the Board of Directors of Pharr Economic Development Corporation II regarding a \$5,000,000 loan with Lone Star National Bank for the use of PEDC II economic development projects.
8. Consideration and action, if any, on resolution of the Board of Directors of Pharr Economic Development Corporation II regarding a sales tax remittance agreement for a \$5,000,000 loan with Lone Star National Bank for the use of PEDC II economic development projects.
9. Consideration and action, if any, on \$700,000 loan to APRL Investments, LLC. (previously discussed as RGV Careers).

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10. Consideration and action, if any, authorizing PEDC II Executive Director on Advance Request and Compliance Certificate for APRL Investments, LLC. loan.

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 discuss the items listed on the public portion of the meeting agenda, including items E-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 **legal advice on amending consulting contract with RGE Advisors on economic development strategies, on resolution of the Board of Directors of Pharr Economic Development Corporation II regarding a sales tax remittance agreement, 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 **acquisition of real estate property, rental agreement on PEDC II real estate property with property address 301 S. Cage Blvd., 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.

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Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters **regarding economic waiver and consent letter by Frost regarding a loan, resolution of the Board of Directors of Pharr Economic Development Corporation II regarding a loan, on \$700,000 loan to APRL Investments, LLC. (previously discussed as RGV Careers), authorizing PEDC II Executive Director on Advance Request and Compliance Certificate for APRL Investments, LLC. loan, 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 City Hall, 118 South Cage at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the **10TH day of June 2016 at 4:30 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 Meeting Act).

WITNESS MY HAND AND SEAL, THIS 10TH DAY OF JUNE 2016





Sergio Contreras, Executive Director