NOTICE THAT A REGULAR 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 5:00 pm
TUESDAY, DECEMBER 16, 2014

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 City Clerk no later than 5:00pm or the close of business day prior to the scheduled public hearing in accordance with O-2010-32.

A. Roll Call and possible action on the excusing of any absent board member.

B. Executive Director's Administrative reports.
   1. Unveiling of Pharr.BIZ on January 14, 2015

C. Financial Reports
   *** Regular Reports – November 2014**

D. **Public Hearing:**
   NOTICE THAT THIS IS THE PUBLIC HEARING PORTION OF THE PEDC II REGULAR MEETING FOR ALL ELIGIBLE ITEMS LISTED IN SECTION F.

E. Additional Items on the Agenda:

   1. Discussion and possible action, if any, amending Cross Default Agreement with Pharr Bridge Investment Company L.P.
   2. Discussion and possible action, if any, on approval of Economic Incentive Agreement with Create the Bridge.
   3. Discussion and possible action, if any, on approval of Fourth Contract Amendment for Pharr 83 Partners.
   4. Discussion and possible action, if any, on approval of Contract for electricity with Constellation Energy.
   5. Discussion and possible action, if any, on economic incentive agreement with Amerilink Capital, LLC.

G. Executive Session: In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session:

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 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**

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 **real 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 regarding **economic development negotiations**. 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.

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

I. 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 **12th day December 2014 at 5:00 pm** 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 12th DAY OF DECEMBER 2014

Fred Sandoval, Executive Director