

**NOTICE THAT A REGULAR 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 5:30 P.M.  
MONDAY, AUGUST 24, 2015**

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. Executive Director's Administrative reports.

C. Approval of Minutes – July 22, 2015 – Regular Meeting

D. Financial Reports - Regular Reports – July 2015

E. 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.

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.

G. Additional Items on the Agenda:

1. Discussion and possible action, if any, on changing the Pharr Produce District Declaration of Covenants, Conditions and Restrictions Article 4.1 – Formation of Committee. **(ACTION)**
2. Discussion and possible action, if any, on authorizing PEDC II Interim Director to consider Pharr Produce District Architectural Committee Board nominees for approval during the upcoming Board meeting. **(ACTION)**
3. Discussion and possible action, if any, on Rio Grande Valley Literacy Center request for funding in the amount of \$5,000.00. **(ACTION)**
4. Discussion and possible action, if any, on the reimbursement request of escrow monies for Luis Angiano on Lot 18 Pharr Produce District Subdivision Phase I. **(ACTION)**
5. Discussion and possible action, if any, regarding PEDC II organizational structure.

6. Discussion and possible action, if any, on authorizing the PEDC II Interim Director to negotiate consulting contracts for specialized legal services. **(ACTION)**
7. Discussion and possible action, if any, on authorizing PEDC II Interim Director to negotiate lease pricing/and or selling price of the available PEDC II buildings. **(ACTION)**
8. Discussion and possible action, if any, on authorizing the PEDC II Interim Director to negotiate the sale of real estate properties. **(ACTION)**

H. 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 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 **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.

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

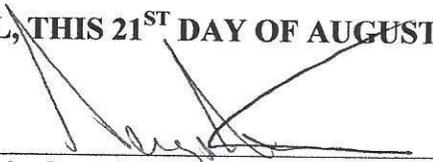
PEDC II AGENDA  
AUGUST 24, 2015

- 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 **21st day of August 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 Texas Government Code (Open Meeting Act).

WITNESS MY HAND AND SEAL, THIS 21<sup>ST</sup> DAY OF AUGUST 2015



  
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Sergio Contreras, Interim Executive Director