

**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, 2ND FLOOR
COMMISSIONERS ROOM
PHARR, TEXAS 78577
COMMENCING AT 4:00 P.M.
TUESDAY, SEPTEMBER 15, 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.

1. Current Events
2. Retail Development Update
3. VIDA Annual Summary Report

C. Approval of Minutes – August 24, 2015 – Regular Meeting

D. Financial Reports - Regular Reports – August 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 COPSync letter of intent. **(ACTION)**
2. Discussion and possible action, if any, on approving consultation with attorney regarding possible legal issues relating to economic development negotiations/TIRZ matters. **(ACTION)**
3. Discussion and possible action, if any, on possible incentive agreement with Marclynn Development Co. **(ACTION)**
4. Discussion and possible action, if any, on authorizing the PEDC II Interim Director to engage a consultant to help implement and execute the PEDC II Strategic Plan. **(ACTION)**

PEDC II AGENDA
SEPTEMBER 15, 2015

5. Discussion and possible action, if any, on authorizing the PEDC II Interim Director to negotiate the sale of real estate properties. **(ACTION)**
 6. Discussion and possible action, if any, on authorizing the PEDC II Interim Director to negotiate the hourly rate with current PEDC attorney. **(ACTION)**
 7. Discussion and possible action, if any, on amending contract and selling of land to the Glaser group. **(ACTION)**
 8. Discussion and possible action, if any, on VIDA request for funding for the upcoming year. **(ACTION)**
 9. Discussion and possible action, if any, to amend CC&R's to rename the Pharr Produce Park. **(ACTION)**
 10. Discussion and possible action, if any, on authorizing the PEDC II Interim Director to negotiate & execute a contract with an architectural firm. **(ACTION)**
 11. Discussion and possible action, if any, regarding sponsorship of the PSJA Education Foundation Annual Gala. **(ACTION)**
 12. Discussion and possible action, if any, on approving the Small Business Association Strategic Alliance Memorandum. **(ACTION)**
 13. Discussion and possible action, if any, on recommendation by PEDC II to the City of Pharr on possible consideration of incentives to M&R Commodities Inc. **(ACTION)**
 14. Discussion and possible action, if any, to share costs for the Nielsen Cross Border Study **(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 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 **11TH day of September 2015 at 4:00 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 11TH DAY OF SEPTEMBER 2015


Sergio Contreras, Interim Executive Director

