

**NOTICE THAT A REGULAR MEETING OF THE
PHARR ECONOMIC DEVELOPMENT CORPORATION II
BOARD OF DIRECTORS
WILL BE HELD AT CITY HALL COMMISSIONERS ROOM
118 SOUTH CAGE BLVD, 2ND FLOOR
PHARR, TEXAS 78577
COMMENCING AT 12 noon
TUESDAY, APRIL 15, 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.

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

B. Executive Director's Administrative reports.

C. Financial Reports

* Regular Reports – March 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 E.**

E. Additional Items on the Agenda:

1. Discussion and possible action, if any, authorizing Executive Director to negotiate contract with Sam Garcia Architects for as-built drawings of the PEDC Incubator Building located at 100 Austin Drive.
2. Discussion and possible action, if any, on budget amendments for FY2013-2014.
3. Discussion and possible action, if any, on acceptance of real property located at 201, 203, 205, 207, and 211 W. Newcombe (old city hall) and 118 W. Cherokee (old fire station) to Pharr Economic Development Corporation II.
4. Consideration and action, if any, on a Comprehensive 380 Stimulus and Development Agreement between CopSync, City of Pharr and Pharr Economic Development Corporation II.
5. Consideration and action, if any, on a Comprehensive 380 Stimulus and Development Agreement with the City of Pharr, Pharr Economic Development Corp. II and Baldy's Coffee Roasting/Moonbeans Coffee, LTD. to include property lease agreement and RBEG Loan.

F. 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:

PEDC II AGENDA
April 15, 2014

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.


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

H. Adjournment

I, the undersigned authority do certify that the above agenda of said annual 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 April 2014 at 4:30pm 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).

PEDC II AGENDA
April 15, 2014

WITNESS MY HAND AND SEAL, THIS 11th DAY OF APRIL, 2014



Fred Sandoval, Executive Director

