

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Community Development Board convened in a regular meeting on **Thursday, February 27, 2025** in the City Commission Chambers, 3rd Floor, City Hall, 1300 Houston, McAllen, Texas at 5:30 P.M. with the following present:

	Alex Lamela	Vice-Chair
	Joe A Califa	Member
	Heriberto Manrique	Member
	Jesus "Jesse" Barba	Member
	Steve Muenich	Member
	Andrea L. Rodriguez	Member
	Madeleine Aubrey Treu	Member
	Jaime Solis	Member
Absent:	Erica Perez	Chairperson
	Conrado Ito Alvarado III	Member
	Mathew P. Gabriel	Member
	Leonel Guerrero	Member
	Karen Valdez	Member
	Alejandro Aguirre	Member
Staff:	Priscilla Avila	Asst. Director of Grant Administration
	Christina Garcia	Program Coordinator
	Natalie Manzanares	Housing Program Coordinator
	Ryan Patlan	Program Coordinator
	Carla Castillo	Compliance Officer
	Crystal Montemayor	Administrative Assistant
	Michelle Rivera	Assistant City Manager
	Martin Canales	Assistant City Attorney III

Call to Order

Vice-Chair Alex Lamela called the meeting to order at 5:34 P.M.

1. Invocation.

Steve Muenich delivered the invocation.

2. Approval of Meeting Minutes

Mr. Muenich moved to approve the meeting minutes from December 19, 2024. Jaime Solis seconded the motion. All voted in favor of tabling the minutes with no abstentions and no objections; motion passed.

3. Point in Time – Check In

Natalie Manzanares discussed the Point in Time count, explaining the process of counting unsheltered individuals, and emphasized how the cold-weather could have impacted the count.

4. Discussion of Term/New Members

Mrs. Avila informed the Board that terms were up for reelection and informed the board the next meeting would consist of holding elections of officers.

5. Other Business

a. New Business

1. CD Meeting Schedule: Presentation of Projects

Mrs. Avila informed the Board of the upcoming schedules, and provided a schedule in their packet.

2. Neighborly Application Navigation

Ryan Patlan presented to the board on the navigation of the Neighborly software that will be used for application review. Mr. Patlan advised the board that a glitch in the software is causing small issues, and advised them to create their Neighborly account to expedite the process. Afterwards, he demonstrated how to review applications to the board, and answered any questions they had.

b. Old Business

1. HOME Update

Mrs. Manzanares gave the board an update on the HOME Program. Natalie informed the board that the HOME funds that have been frozen since 2022 have finally been released as per HUD. Contracts are being worked on, and Technical Assistance is being provided to help kick off programs with Affordable Homes to begin expenditures.

2. CAPER

Mrs. Avila provided a brief overview of the CAPER. The board was informed there was no findings, only recommendations, and the board was informed the majority of the recommendations were made around the HOME Program, which has since begun its steps for improvement.

6. CD Board 2024-2025 Calendar

Mrs. Avila reviewed the upcoming CD Board Meeting Calendar with the Board.

- A. CD Meeting – Presentation of Construction Applications: Thursday, March 13, 2025 at 5:30 P.M., City Commission Chambers, 3rd Floor City Hall
- B. CD Meeting – Presentation of Social Services Applications: Thursday, March 27, 2025 at 5:30 P.M., City Commission Chambers, 3rd Floor City Hall
- C. Recommendation of CD Projects: Thursday, April 3, 2025 at 5:30 P.M., City Commission Chambers, 3rd Floor City Hall

7. Adjournment of CDBG Business

Mr. Heriberto Manrique motioned for adjourning CDBG Business. Andrea Rodriguez seconded the motion. All voted in favor of adjourning with no abstentions and no objections. CDBG Business adjourned at 6:20 P.M.

8. Discussion of PALM Business

A. Calendar

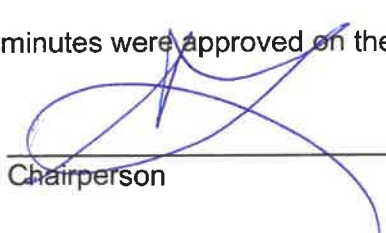
Mrs. Avila informed the board of the upcoming CD Board meeting that will review General Fund presentations and General Fund Recommendations.

9. Adjournment

Mr. Solis moved to adjourn the meeting. Joe Califa seconded the motion. All voted in favor of adjourning with no abstentions and no objections. The meeting adjourned at 6:22 P.M.

These minutes were approved on the 16th day of March, 2025.

By:


Chairperson

Attest:


Madeleine Treu, Board Member