

**MCALLEN DEVELOPMENT CORPORATION, INC.**

**August 15, 2016**

The McAllen Development Corporation convened in a Regular Meeting on **Monday, August 15, 2016** at 5:00 p.m. at McAllen City Hall, City Commission room, with the following present:

President	Veronica Whitacre	President
	Tony Sanchez	Vice-President
	Guillermo Aguirre	Director
	Jose G. Gonzalez	Director
	Robert P. Garcia	Director
Absent:	Mario Reyna	Director
	Gregory Kazen	Director
Staff:	Roel Rodriguez	City Manager
	Michelle Leftwich	Assistant City Manager
	Victor Flores	Assistant City Attorney
	Angie Rodriguez	Budget Director
	Susan Lozano	Finance Director
	Yvette Barrera	City Engineer
	Virginia Singleterry	Administrative Assistant

The meeting was called to order at 5:07 p.m.

- 1. Approval of Minutes for the Joint Meeting held between the Development Corporation of McAllen, Inc. and McAllen Board of Commissioners held on Monday, June 27, 2016 and the Regular Meeting held on Monday, July 18, 2016.**

Mr. Willie Aguirre moved to approve the minutes for the Joint Meeting held between the Development Corporation of McAllen, Inc. and McAllen Board of Commissioners held on Monday, June 27, 2016 and Regular Meeting held on Monday, July 18, 2016. Mr. Tony Sanchez seconded the motion. The motion carried unanimously by those present.

- 2. Receive and File Financial Report for nine months ending June 30, 2016.**

Susan Lozano, Finance Director addressed the board. She reported under Assets: TEXPOOL at \$2,637,492; Securities at \$8,502,084; Sales Tax Receivables at \$1,128,939; Total at \$13,002,139; Liabilities at \$64,305; Under Fund Balances - \$12,937,834 for Projects/Capital Outlay; Total Revenues at \$12,919,769; Expenditures at \$1,776,133 with \$850,254 already spent; 380 Agreements at \$637,921; Streets & Drainage at \$2,428,043; Recreation/Community Center Improvements at \$2,246,434; Total Transfers Out at \$6,360,383 with Total Expenditures at \$14,492,424.

No action taken (Receive and file only).

- 3. Review and Approve 2016-2017 Development Corporation's Proposed Budget.**

City Manager Roy Rodriguez addressed the Board and referred to the Development Corporation Fund Balance Summary. A hand out was reviewed outlining all the expenses and projects for the upcoming fiscal year including the outside agencies which would be discussed last. He informed the Board of the following:

**Revenues:**

TXDOT Enhancement Award: (Bicentennial Hike & Bike Trail) \$413,000  
South Bentsen Road: \$600,000 (EDA Project)  
Bentsen Road: Pecan to 3 mile: \$1,020,265 (TX DOT grant)  
TAAF Games: \$160,000  
McAllen Marathon: \$160,000  
City Annual Parade: \$750,000  
Texas Parks & Wildlife: (motocross project) \$584,000  
Texas Parks & Wildlife: (War Memorial) \$250,000  
Kennedy Avenue Drainage Improvements: \$633,041  
El Rancho Santa Cruz Subdivision: \$476,272  
Pecan Boulevard at 27<sup>th</sup> St.: \$178,886  
Westway Heights Drainage Improvements: \$3,177,230

**Expenses:**

City Entryway: \$115,000  
Retail (Buxton): \$50,000  
Tres Lagos (water re-use line): \$1,500,000 (part of TIRZ – will be reimbursed)  
South Bentsen Industrial Park: \$1,104,405  
380 Agreements: \$4,337,324 (includes all)  
Las Palmas Industrial Park: \$885,500  
El Rancho Santa Cruz Subdivision: \$635,029  
Kennedy Avenue Drainage Improvements: \$844,055  
Pecan Blvd at 27<sup>th</sup> St.: \$238,515  
Westway Heights Drainage: \$4,236,307

**Recreation & Community Centers**

Bicentennial Hike/Bike Trails: \$412,200  
Bentsen Road/Pecan to 3 mile: \$1,074,669  
Cascade pool renovations: \$50,000  
City Annual Parade: \$750,000  
Christmas in the park: \$25,000 (Chamber will take the lead on this)  
Games of Texas: \$239,700  
Golf Course Remodeling: (rollover) \$200,000  
Golf Course Sand Bunkers: \$45,000  
Lark Recreation Center: (rollover) \$305,863  
McHi Tennis Courts: \$85,000

A discussion ensued between President Whitacre and Director Gonzalez relating to the use of tennis courts by private entities. Mr. Gonzalez informed the Board that he has seen signs that belong to these entities being displayed while using the tennis courts. He requested the City Manager to bring back a report as to whether or not the persons using the tennis

courts pay for said use. He added that he has seen students sitting and waiting to use the tennis courts.

McAllen Nature Center: \$139,000  
 McAllen Marathon: \$160,000  
 Motocross Park: (rollover) \$715,000  
 Regional Linear Park Trails: (rollover) \$146,563

**Other:**

Management Fee: \$401,000  
 MEDC: \$1,383,195 (City is down in sales tax/this usually comes from General Fund/will take from Development Corporation but replace it when sales tax revenues go back up)  
 War Memorial: \$387,500  
 CDBG Administration Costs: \$6,000

**Other – Transfers-Out**

Parks & Recreation-After School Programs: \$200,000

**City-Wide Transit System**

Transit Fund –Maintenance & Operations: \$123,571

**Transit: Capital Match Projects**

Bike Share Expansion: \$10,000 (very successful)  
 North Transfer Station: \$170,377 (to be a workshop)

At this time City Manager Roy Rodriguez announced that he would address the funding for the outside agencies. He referred to the agency list sheet and explained to the board the three columns consisted of: 1) amount requested, 2) CDBG recommendation, and 3) City Manager’s recommendations.

Agency	Amount Requested	CDBG	City Manager
Affordable Homes	\$600,000	\$547,200	\$547,200
Imagine Tomorrow	\$300,000	\$237,500	\$300,000
LiftFund, Inc.	\$490,000	\$275,500	\$275,500
El Milagro Clinic	\$775,000	\$378,600	\$120,000
Comfort House	\$ 59,346	n/a	n/a
Retail & Business Development	\$150,000	\$114,000	\$125,000
VIDA	\$902,000	\$586,300	\$800,000
STC	\$500,000	\$456,000	\$456,000
Boys & Girls Club	\$183,732	\$174,798	\$174,798

Mr. Aguirre addressed the board and stated that he differed with the City Manager’s recommendation to El Milagro Clinic. He informed the board that he wanted to change the recommendations made to Imagine Tomorrow from \$300,000 to \$250,000, El Milagro

Clinic from \$120,000 to \$250,000, and VIDA from \$800,000 to \$820,000. Vice-President Sanchez stated that he would like VIDA's request remain as per the City Manager's recommendation.

At this time the City Manager suggested that a motion be made to approve the recommendations for the agencies they were not changing and address the other three separately.

Vice-President Tony Sanchez moved to approve the City Manager's recommendations as presented but to exclude items 2, 4, and 6 as they would be discussed separately. Mr. Robert Garcia seconded the motion. The motion carried unanimously by those present.

Item # 2 – Project Imagine Tomorrow

Mr. Willie Aguirre moved to approve funding in the amount of \$250,000 for Project Imagine Tomorrow. Vice-President Sanchez seconded the motion. The motion carried unanimously by those present.

Item # 4 – El Milagro Clinic

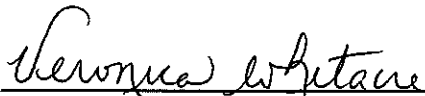
Mr. Willie Aguirre moved to approve funding in the amount of \$250,000 for El Milagro Clinic. Vice-President Sanchez seconded the motion. The motion carried unanimously by those present.

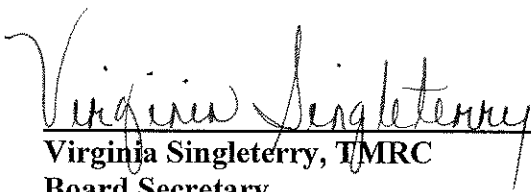
Item # 6 – VIDA

Vice President Sanchez moved to approve the City Manager's recommended amount of \$800,000 for VIDA. Mr. Willie Aguirre seconded the motion. The motion carried unanimously by those present.

**ADJOURNMENT**

**There being no other business to come before the board, Vice-President Sanchez moved to adjourn the meeting. Mr. Jose Gonzalez seconded the motion. The meeting was unanimously adjourned at 6:05 p.m.**

  
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Veronica Whitacre, President

  
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Virginia Singleterry, TMRC  
Board Secretary