

**MCALLEN DEVELOPMENT CORPORATION, INC.**  
**AUGUST 20, 2018**

The McAllen Development Corporation convened in a Regular meeting on **Monday, August 20, 2018** at 5:00 p.m. with the following present:

	James E. Darling	Mayor
	Olivia Gomez	Director
	Elva Cerda	Director
	Joaquin Zamora	Commissioner
	Miles Mulliin	Director
	Jose Gonzalez	Director
Absent:	Tony Sanchez	Vice-President
Staff:	Roel Rodriguez	City Manager
	Michelle Rivera	Assistant City Manager
	Joe Vera	Assistant City Manager
	Susan Lozano	Director of Finance
	Angie Rodriguez	Budget Director
	Evaristo Garcia	Assistant City Attorney
	Yvette Balderas	Community Development Assistant Director
	Mike Hernandez	Director of Parks & Recreation
	Carlos Espinosa	Director of Golf Course
	Yvette Barrera	Director of Engineering
	Mario Delgado	Director of Transit
	Virginia Singleterry	Administrative Assistant
Others:	Keith Patridge	MEDC CEO

In absence of Vice-President Tony Sanchez, Mayor Darling called the meeting to order.

**1. ELECTION OF OFFICERS.**

Mayor Darling opened the floor for nominations for President, Vice-President, Treasurer, and Secretary for the board.

Elva Cerda nominated Miles Mullin for President. Commissioner Joaquin Zamora seconded the motion. The motion carried unanimously by those present.

Commissioner Zamora nominated Elva Cerda for Vice-President. Director Olivia Gomez seconded the motion. The motion carried unanimously by those present.

Mayor Darling nominated Susan Lozano, Finance Director for Treasurer. Commissioner Zamora seconded the motion. The motion carried unanimously by those present.

Mayor Darling nominated Virginia Singleterry as Board Secretary. Director Olivia Gomez seconded the motion. The motion carried unanimously by those present.

At this time, Mayor Darling turned the meeting over to President Miles Mullin.

**2. APPROVAL OF MINUTES FOR THE REGULAR MEETING HELD ON MONDAY, JULY 17, 2017, SPECIAL MEETING HELD ON MONDAY, JULY 24, 2017, REGULAR MEETING HELD ON MONDAY, FEBRUARY 19, 2018, WORKSHOP HELD ON WEDNESDAY, APRIL 11, 2018, REGULAR MEETING HELD ON THURSDAY, JUNE 7, 2018, AND REGULAR MEETING HELD ON THURSDAY, JULY 5, 2018.**

President Mullin informed the board of the minutes included in their packet and asked if there were any corrections to be made.

**Monday, July 17, 2017** – Mayor Darling moved to approve the minutes as presented, Director Olivia Gomez seconded the motion. The motion carried unanimously by those present.

**Monday, July 24, 2017** – Mayor Darling moved to approve the minutes as presented. Commissioner Zamora seconded the motion. The motion carried unanimously by those present.

**Monday, February 19, 2018** – President Mullin noted a correction to be made to his last name. Correction noted.

Mayor Darling moved to approve the minutes noting the correction to be made. Vice-President Elva Cerda seconded the motion. The motion carried unanimously by those present.

**Wednesday, April 11, 2018** – President Mullin noted that at this meeting several items had been requested by board members. He asked City Manager Roy Rodriguez if that information had been provided. The City Manager addressed the board and stated that he was under the impression that all members had received what had been requested. He informed the board he would look into it and get back to them.

Mayor Darling moved to approve the minutes as presented. Vice President Elva Cerda seconded the motion. The motion carried unanimously by those present.

**June 7, 2018** – Commissioner Zamora moved to approve the minutes as presented. Vice-President Elva Cerda seconded the motion. The motion carried unanimously by those present.

**July 5, 2018** – Commissioner Zamora moved to approve the minutes as presented. Director Jose Gonzalez seconded the motion. The motion carried unanimously by those present.

**3. RECEIVE AND FILE FINANCIAL REPORT FOR NINE MONTHS ENDING JUNE 30, 2018.**

President Mullin raised a concern relating to the amount of minutes in the agenda. He stated that he wants to see minutes for each meeting presented as soon as they are ready. Assistant City Manager Michelle Rivera explained that there were two sets of minutes on

today's agenda had been previously presented for approval. Ms. Rivera stated to the board that at that meeting President Mullin had said they had already been approved but reminded the board that at that meeting City Manager Roy Rodriguez had requested that said minutes be tabled. Ms. Rivera informed everyone that Virginia Singleterry does prepare minutes after each meeting.

Finance Director Susan Lozano presented the Financial Report for nine months ending June 30, 2018. She reported Total Assets at \$14,856,661; Total Fund Balance: \$14,457,637; Revenues at \$17,599,067; Sales Tax Revenues at \$11,499,441; Parade Sponsorships at \$611,167; Parade Revenue at \$54,318; McAllen Marathon at \$132,675 and Bond Proceeds at \$5,115,000; VIDA/STC at \$665,640; Affordable Homes at \$350,000; Taylor Road (Phase III) at \$703,661; Bentsen Road Hike/Bike Trail at \$544,876; Parade Line Items at \$772,374; Simon at \$5 million; UT-RGV School of Medicine at \$1 million; Transfers Out at \$4,556,579 leaving Revenues Over Expenditures at \$693,324.

At this time Mayor Darling requested a change be made to Restricted and Committed projects suggesting each item be listed separately. Ms. Lozano advised the Mayor that could be done.

Liabilities and Fund Balance – Deferred Revenues – Receivables were discussed and what was being done to collect them. The City Manager stated that as of August 20, 2018, \$30,833.00 is pending for 2017.

At this time, President Mullin inquired about pre-paid inventory and Retail Coach. Ms. Lozano clarified that pre-paid inventory was miscellaneous items purchased for the parade. The City Manager explained that Retail Coach was a previous consultant for the city but noted they were replaced with Buxton and that correction needed to be made.

Mayor Darling moved to accept the Financial Report for nine months ending June 30, 2018. Commissioner Zamora seconded the motion. The motion carried unanimously by those present.

**4. REVIEW OF QUARTERLY INVESTMENT REPORTS FOR PERIODS ENDING MARCH 31, 2018 AND JUNE 30, 2018.**

Susan Lozano, Finance Director presented the Quarterly Investment Report for periods ending March 31, 2018 and June 30, 2018. She reported that these reports were approved by the Audit Committee on August 9, 2018.

She reported Interest earned at \$943,477; YTD \$2,481,035 in Investment Earnings.

Mayor Darling moved to accept the Quarterly Investment Reports for periods ending March 31, 2018 and June 30, 2018. Vice-President Elva Cerda seconded the motion. The motion carried unanimously by those present.

**5. REVIEW CITY MANAGER'S RECOMMENDATION OF 2018-2019 DEVELOPMENT CORPORATION'S PROPOSED BUDGET.**

At this time, City Manager Roy Rodriguez stated that a recommendation was needed on the 2018-2019 Proposed Budget. There was an inquiry by President Mullin as to whether the Board needed to vote. The City Manager stated that they could vote per line item

(increase or decrease) unless discussed and agreed to include it. The City Manager advised everyone if there were any items that they did not agree on, they could let him know.

President Mullin stated that he did not agree with Affordable Homes.

A discussion ensued regarding drainage issues and the recent rainfall in McAllen.

The City Manager stated that he would first review Revenues followed by Expenditures and afterwards any item could be discussed.

Commissioner Zamora questioned the category for Comfort House. The City Manager explained that it maintains jobs since some of their positions are paid. A discussion ensued related to Comfort House. Vice-President Cerda noted that their application was not complete. Yvette Balderas explained to the board that they submitted their information late therefore members did not receive it on time.

Vice-President Cerda pointed out that she saw no numbers in their packet and also their lack of recent fiscal information. She requested an intermittent statement from them adding that they could then make a recommendation based upon receipt of information not provided. City Manager commented that if the board requests information and doesn't receive it, he recommends the agency not receive funding. Furthermore, he stated to the Board that if the agencies did not bring the requested information, then a recommendation could not be made and he would advise the City Commission of that.

President Mullin asked if the agencies are given a checklist of what to submit and was informed that the agencies are told by CDBG what to submit. President Mullin asked Ms. Balderas if she had received any excuses from the agencies as to why they could not submit their information. At this time, Ms. Balderas answered questions posed by directors.

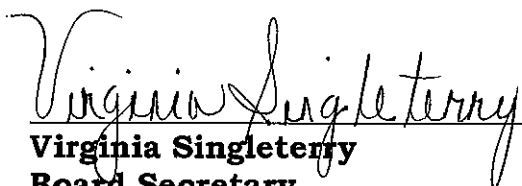
Commissioner Zamora moved to approve funding for Motorcross Park (Line 65) in the amount of \$715,000. Mayor Darling agreed.

President Mullin moved to not give any more money to the medical school. Commissioner Zamora agreed.

Vice-President Cerda moved to approve the City Manager's Recommendation of the 2018-2019 Development Corporation's Proposed Budget as per conditions set above. Director Gomez seconded the motion. The motion carried unanimously by those present.

## ADJOURNMENT

**The meeting was unanimously adjourned at 6:50 p.m.**

  
**Virginia Singletary**  
**Board Secretary**

  
**Miles Mullin, President**