

**MCALLEN DEVELOPMENT CORPORATION, INC.**

**February 27, 2017**

The McAllen Development Corporation convened in a Special Meeting on **Monday, February 27, 2017** at 3:30 p.m. at McAllen City Hall, City Commission room, with the following present:

	Tony Sanchez	Vice-President
	Robert P. Garcia	Director
	Guillermo Aguirre	Director
	Miles J. Mullin	Director
	Mayor Jim Darling	Director
Absent:	Veronica Whitacre	President
	Jose Gonzalez	Director
Staff:	Roel Rodriguez	City Manager
	Michelle Leftwich	Assistant City Manager
	Victor Flores	Assistant City Attorney
	Angie Rodriguez	Budget Director
	Susan Lozano	Finance Director

Vice-President Sanchez called the meeting to order.

**1. APPROVAL OF MINUTES FOR THE REGULAR MEETING HELD ON MONDAY, JANUARY 30, 2017.**

Mr. Miles Mullin moved to approve the minutes for the Regular meeting held on Monday, January 30, 2017. Mr. Guillermo Aguirre seconded the motion. The motion carried unanimously by those present.

**2. RECEIVE AND FILE FINANCIAL REPORT FOR THREE MONTHS ENDING DECEMBER 31, 2016.**

Susan Lozano, Finance Director addressed the Board and referenced the financial statement ending December 31, 2016. She reported: Assets at \$14,815,814; Liabilities at \$269,852; Fund Balance at \$14,545,962; Debt Service at \$1,316.00; Total Revenues at \$4,115,701; Parade Sponsorships at \$439,000; Sales Tax Revenues at \$3,561,495; Parade Sponsorships at \$439,000.00; Skill Job Training at \$263,303; Affordable Homes at \$547,200; Holiday Parade Expenses at \$500,000.00; Revenues over Expenditures at \$719,780.00.

Mr. Mullin inquired as to the status of collections from parade sponsors. The City Manager stated that there was an outstanding balance of \$191,000.00 that still needed to be collected.

Mayor Darling referred to the 380 Agreements and asked how often they are reviewed (as to inactivity). Mr. Rodriguez informed the Mayor that the contracts are reviewed every summer during budget. For future reference, the Mayor requested that the figures (incentives) for the 380 Agreements be included in the financials, especially since some companies are approved yet the city receives no feedback.

Mr. Mullin requested that a follow up be done on this item. He would like for the City to make sure that before any monies are paid out, the company has fulfilled the requirements as it relates to jobs, square footage, sales, etc.

Mayor Darling moved to Receive and File the Financial Report for three months ending December 31, 2016. Mr. Guillermo Aguirre seconded the motion. The motion carried unanimously by those present.

**3. CONSIDERATION AND APPROVAL OF RESOLUTION APPROVING AN AMENDED REINSTATED SALES TAX REMITTANCE AGREEMENT BETWEEN THE CORPORATION AND CITY.**

Victor Flores, Assistant City Attorney addressed the Board and asked the board members if they had any inquiries relating to this item.

Mayor Darling asked where Reinvestment Zone #1 was located. Michelle Leftwich responded that it was located at Tres Lagos.

Mr. Miles Mullin asked if there had been any changes to the resolution of the reinstated agreement since the approval by City Commission. Assistant City Attorney advised Mr. Mullin that no changes had been made. Mr. Mullin then asked for clarity of the language and referred to paragraph 2.4 of the agreement. These issues were addressed between members and Mr. Flores.

Mayor Darling moved to approve the Resolution approving an Amended Reinstated Sales Tax Remittance Agreement between the Corporation and City. Mr. Guillermo Aguirre seconded the motion. The motion carried unanimously by those present.

**4. CONSIDERATION AND APPROVAL OF BUDGET AMENDMENT IN THE AMOUNT OF \$690,151.45 FOR PHASE III IMPROVEMENTS-US EXPRESSWAY 83 NORTH TO MILE 2 NORTH.**

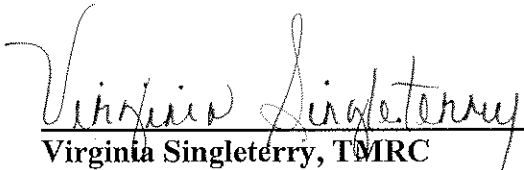
Roy Rodriguez, City Manager addressed the Board. Mr. Rodriguez explained to the board that Taylor Road has been under preliminary design for two years and the City has partnered with Mission, Hidalgo County and TXDOT to make improvements to Taylor Road. He stated that it was currently the last North and South corridor that is a two-lane highway from Expressway 83 to 2-mile line. In addition, he added that (1) Phase III would complete the agreement with these entities and (2) that this would be paid in two fiscal years. In conclusion, Mr. Rodriguez commented that Taylor Road is the division between Mission and McAllen.

Mayor Darling moved to approve the Budget Amendment in the amount of \$690,151.45 for Phase III Improvements-US Expressway 83 North to Mile 2 North. Mr. Miles Mullin seconded the motion. The motion carried unanimously by those present.

**ADJOURNMENT**

There being no other business to come before the board, Mr. Miles Mullin moved to adjourn the meeting. Mr. Guillermo Aguirre seconded the motion. The meeting was unanimously adjourned at 3:55 p.m.

  
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Tony Sanchez, Vice-President

  
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Virginia Singleterry, TMRC  
Board Secretary