

**MCALLEN DEVELOPMENT CORPORATION, INC.**

**July 17, 2017**

The McAllen Development Corporation convened in a Meeting on **Monday, July 17, 2017** at 4:00 p.m. at McAllen City Hall, City Commission room, with the following present:

Present:	Tony Sanchez	Vice-President
	Mayor Jim Darling	Director
	Jose Gonzalez	Director
	Robert P. Garcia	Director
	Olivia Tamez	Director
	Miles J. Mullin	Director
Absent:	Veronica Whitacre	President
Staff:	Roel Rodriguez	City Manager
	Michelle Leftwich	Assistant City Manager
	Jeff Johnston	Assistant City Manager
	Victor Flores	Assistant City Attorney
	Angie Rodriguez	Budget Director
	Susan Lozano	Finance Director
	Piedad Martinez	CDBG Director
	Virginia Singleterry	Board Secretary

President Sanchez called the meeting to order.

**1. APPROVAL OF MINUTES FOR THE SPECIAL MEETINGS HELD ON MONDAY, FEBRUARY 27, 2017 AND MONDAY, JUNE 12, 2017.**

Mr. Jose Gonzalez moved to approve the Minutes for the Special Meetings held on Monday, February 27, 2017 and Monday, June 12, 2017. Mr. Miles Mullin seconded the motion. The motion carried unanimously by those present.

**2. RECEIVE AND FILE FINANCIAL REPORT FOR EIGHT MONTHS ENDING MAY 31, 2017.**

At this time, Susan Lozano approached the podium. Mr. Miles Mullin asked her if the monies that were advanced for the 2016 parade had been returned to the Corporation. Ms. Lozano stated that it was noted under Expense item as well as Revenue item. She informed Mr. Miles Mullin that the City has received \$653,809 in sponsorships. Mr. Tony Sanchez noted that said information was listed on page 1.

Mayor Jim Darling moved to accept and file the Financial Report for eight months ending May 31, 2017. Mr. Robert Garcia seconded the motion. The motion carried unanimously by those present.

**3. 2017-2018 DEVELOPMENT CORPORATION AGENCY FUNDING RECOMMENDATIONS PRESENTED BY THE COMMUNITY DEVELOPMENT ADVISORY BOARD CHAIR.**

City Manager Roy Rodriguez addressed the board. Mr. Rodriguez reminded them about the Mayor and City Commission's decision to have the Community Development Board review all applications submitted from any outside agency (regardless of where the funding is coming from). He added that a very intense question and answer session is conducted to agencies. Mr. Rodriguez announced that the outside agencies were present to address the board and at the end of the meeting a discussion could be held and board members could then vote on amount of funding

At this time, Gabriela Espino, Community Development Advisory Board Chair addressed the Board. She stated that each application had been carefully reviewed and each agency was given an opportunity to present their proposals over a period of two evenings. Ms. Espino noted that the outside agency requests totaled \$4.6 million, noting that the Development Corporation had provided a \$3.5 million budget indicating a 6% decrease from last years awarded budget. She added that they were not there to determine each agency's value as an organization but to make sure that their tax money is being used efficiently and diligently. In conclusion, Ms. Espino reviewed the amount being requested by agencies and the amount being recommended by the Community Development board.

**4. PRESENTATION OF 2017-2018 BUDGET REQUESTS FROM OUTSIDE AGENCIES:**

**1. Affordable Homes of South Texas, Inc.**

Mr. Robert Calvillo, Executive Director addressed the Board. He reported that of the \$592,168 that was requested, \$260,000 would be used for the Rehabilitation and Repair Program - \$240,000 would be used for the Replacement Program - the remaining \$92,168 would be used for salaries/benefits, general office supplies and overhead. He noted that there would be about 44 beneficiaries.

Mr. Calvillo answered questions posed by Director Miles Mullin.

Requested: \$592,168

CD Board recommendation: \$500,000

**2. LRGV Community Health (aka El Milagro Clinic)**

Marisol Resendez, Interim Director addressed the Board. Ms. Resendez informed the board that this year they had lost some of their state funding. She briefed the board on all the services the clinic provides. She added that their request was to cover operating expenses and salaries to continue operating on a daily basis. In conclusion, she reported that they see about 1500 McAllen residents as well as 4500 unduplicated residents.

Ms. Resendez answered questions posed by Director Jose Gonzalez.

Requested: \$200,000

CD Board recommendation: \$188,000

### **3. Comfort House**

Mr. Paul Garcia addressed the Board. He stated that their request for funding is specific to patient care and training to be able to stay competitive for caregiver salaries. He commented that donations and fundraisers are held annually that keep operations going and not turn anyone away. Roger Stoley addressed the board and added that they received a grant to make improvements that were much needed yet the real need was money for caregivers which is very important.

Mr. Garcia answered questions posed by Mayor Jim Darling and Director Miles Mullin.

Requested: \$248,056

CD Board recommendation: \$187,000

### **4. LiftFund Inc.**

Marlene Rodriguez, Senior Development Officer addressed the Board. She stated that the requested funds would be used for the loan buy down program which is offered to small business owners at a zero percent interest. She added that the loans help attract business to the city and also helps small business owners qualify for loans.

Ms. Rodriguez answered questions posed by Mayor Jim Darling and Director Miles Mullin.

Requested: \$345,000

CD Board recommendation: \$258,000

### **5. Easter Seals RGV /Early Learning**

Ms. Patty Rosenlund addressed the Board. She advised the Board that they wanted to expand services that would provide an early learning program. The program would allow counselors to go into home and work with children so they can have skills when they start school. The funding is to be used to implement three positions for the Parents as Teachers Program.

Ms. Rosenlund answered questions posed by Director Miles Mullin.

Requested: \$145,646

CD Board recommendation: \$136,000

### **6. South Texas College**

Mr. Carlos Margo addressed the Board and briefed the board on the different grants received by the college. He stated that the college's goal was to increase the total number of high skill, high wage manufacturing jobs in the Rio Grande Valley South Texas region and become a leader in advanced and rapid response manufacturing. Mr. Margo added that they also do workforce training and receive matching grants. He reported that they have been receiving \$800,000.00 a year from the state for about 15-16 years. He concluded by adding that STC provides state of the art workforce training used for staffing but primarily for training.

Mr. Margo answered questions posed by Directors Tamez, Mullins, and Darling.

Requested: \$500,000

CD Board recommendation: \$376,000

**7. Boys & Girls Club of McAllen, Inc.**

Ms. Dalinda Gonzalez addressed the Board. She stated that the funds requested were to be used for the After School Enrichment Program which is run by the Boys & Girls Club through their partnership with McAllen ISD. It was noted that services would be provided at Seguin Elementary as well as at Brown, Lincoln, and Travis Middle Schools.

Requested: \$237,851

CD Board recommendation: \$164,300

**8. Easter Seals / Child Development Center**

Ms. Patty Rosenlund addressed the Board. She informed the Board that the funds being requested would be used to hire a certified teacher to serve as center manager for the Child Development Center. She added that the position is full-time and would allow the current Curriculum Specialist to focus on programming.

Requested: \$49,838

CD Board recommendation: \$46,800

**9. VIDA**

Priscilla Alvarez addressed the Board and provided a brief report. She indicated that the program was specifically for helping low income and unemployed as well as assisting residents in obtaining the necessary job skills to secure a high skilled high wage job. Ms. Alvarez added that they work in close partnership with South Texas College as well as entities to supply job training skills for these individuals.

Requested: \$800,000

CD Board: \$199,988

**10. McAllen Economic Development Corporation**

Mr. Keith Patridge, CEO and Mr. Robert Lozano, MEDC Board Chairman addressed the Board. Mr. Patridge requested that the board seriously consider the 6% budget cut to MEDC's funding request. He added that MEDC actually produces results as far as income and new businesses coming into the community. He informed the board that 30 companies have opened which will or has created over 2,500 jobs amounting to more wages and taxes for McAllen. In addition, he reported to the board that a survey of all hotels was conducted indicating that 35% of rooms were booked to companies MEDC works with. Mr. Patridge noted that the Foreign Trade Zone provides the city with a warehouse at the cost of \$1.00 a month which is used for parade float construction and storage; In conclusion, of the requested amount, we are giving back to the city and entities we work with – look at what we are giving and what we are getting back.

Mr. Patridge answered questions posed by Director Miles Mullin.

Requested: \$1,383,195.00

CD Board: \$1,300,203.00

**11. McAllen Heritage Center, Inc.**

Elva Cerda addressed the Board. She informed the Board that the Center is a museum of history and culture and is a nonprofit corporation. She stated that the requested funding was needed to remodel the public restroom facilities which would create additional exhibit space.

Requested: \$175,000

CD Board: \$175,000

Mr. Miles Mullin moved to table Agenda item #4 until a next meeting is held. Mayor Jim Darling seconded the motion. The motion carried unanimously by those present.

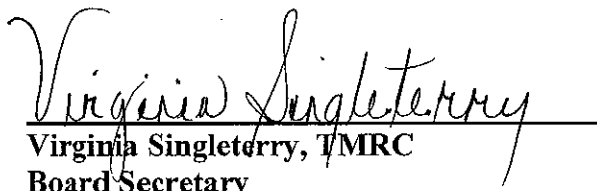
**ADJOURNMENT**

**There being no other business to come before the board, the meeting was unanimously adjourned at 5:49 p.m.**



---

**Tony Sanchez, Vice-President**



---

**Virginia Singleterry, TMRC  
Board Secretary**