

MCALLEN DEVELOPMENT CORPORATION, INC.
July 28, 2022

The McAllen Development Corporation convened in a Regular Meeting on **Thursday, July 28, 2022** at 4:00 p.m. at 1300 Houston Ave, McAllen City Hall, City Commission Room, with the following present:

Present:	Omar Quintanilla	President
	Victor “Seby” Haddad	Vice President
	Tony Aguirre	Director
	Reza Badiozzamani	Director
	Elva Cerda	Director – via Zoom
Absent:	Javier Villalobos	Director
	Trey Pebley	Director
Staff:	Roy Rodriguez	Executive Director
	Joe Vera	Assistant City Manager
	Michelle Rivera	Assistant City Manager
	Isaac Tawil	City Attorney
	Sergio Villasana	Finance Director
	Angie Rodriguez	Budget Director
	Yvette Balderas	Director of Grant Administration
	Carlos Espinosa	Director of Golf Course
	Rebecca Olaguibel	Director of Retail & Business Development
	Eduardo Mendoza	City Engineer
	Sarai Garcia	Deputy Director Operations & Maintenance
	Mario Cruz	Deputy Director Engineering
	Mario Delgado	Director of Transit & Downtown Services
	Cristina Monroy	Management Assistant
	Juan Olaguibel	Superintendent of Bridge
	Jeremy Santoscoy	Deputy Director Aviation
Yajaira Flores	Director Convention Facilities	
Steven Kotsatos	Director Health/Environmental	
Azeneth A. Vasquez	Board Secretary	

President Quintanilla called the meeting to order at 4:00 p.m.

1. APPROVAL OF MINUTES FOR REGULAR MEETING HELD ON MONDAY, APRIL 18, 2022

Director Aguirre moved to approve minutes as presented. Vice President Haddad seconded the motion. The motion carried unanimously by those present.

2. RECEIVE AND FILE UNAUDITED FINANCIAL STATEMENTS FOR THE MONTH ENDING JUNE 30, 2022

Finance Director Sergio Villasana addressed the board to present financial statements.

A brief discussion ensued. Questions were answered by Finance Director Sergio Villasana.

Director Aguirre moved to approve financials as presented. Director Badiozzamani seconded the motion. The motion carried unanimously by those present.

3. CONSIDERATION AND APPROVAL OF BUDGET AMENDMENT FOR SALES TAX REVENUE AND MORRIS PARK PHASE II EXPENDITURES

Executive Director Rodriguez addressed the board to discuss the consideration and approval of budget for sales tax revenue and Morris Park Phase II expenditures.

Director Aguirre moved to approve the budget amendment for sales tax revenue and Morris Park Phase II Expenditures. Vice President Haddad seconded the motion. The motion carried unanimously by those present.

4. CONSIDERATION AND APPROVAL OF BUDGET AMENDMENT FOR MEGAWARE/CHEDES

Executive Director Rodriguez addressed the board to discuss the consideration and approval of budget for Megaware/Chedes.

City Engineer Eduardo Mendoza addressed the board to discuss the map and improvements.

A brief discussion ensued. Questions were answered by City Engineer Eduardo Mendoza.

Director Badiozzamani moved to approve the budget amendment for Megaware/Chedes in the amount of \$1,500,000.00. Director Aguirre seconded the motion. The motion carried unanimously by those present.

5. PUBLIC HEARING, CONSIDERATION AND POSSIBLE ACTION FY 2022-2023 DEVELOPMENT CORPORATION BUDGET

Executive Director Rodriguez recommended to open the public hearing and then begin deliberation of the budget.

President Quintanilla called the public hearing to order at 4:11 p.m.

Executive Director Rodriguez addressed the board for consideration and possible action of FY 2022-2023 Development Corporation Budget. Mr. Rodriguez reported the beginning fund balance and revenues.

Mr. Rodriguez discussed each expenditures budget line item. Development Corporation Board reviewed and deliberated each line item. Comments and questions were posed by Development Corporation Directors. Comments and questions were answered by Executive Director Rodriguez and staff.

No one from the public spoke regarding the budget. Public hearing declared closed.

Director Badiozzamani moved to approve the Development Corporation Budget FY 2022-2023 with recommended changes. Director Cerda seconded the motion. The motion carried unanimously by those present. Director Aguirre abstained from VIDA budget line item. Director Cerda abstained from McAllen Heritage budget line item.

6. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.072 (DELIBERATION REGARDING REAL PROPERTY), SECTION 551.074 (PERSONNEL MATTERS) AND SECTION 551.087 (ECONOMIC DEVELOPMENT)

On behalf of the Presiding Officer, City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government, Section 551.071 Consultation with Attorney on Item 6A.

President Quintanilla recessed the meeting at 4:52 p.m. to go into Executive Session. President Quintanilla reconvened the meeting at 5:00 p.m. and noted the following Development Corporation Directors present: President Omar Quintanilla, Vice-President Victor “Seby” Haddad, Director Tony Aguirre, Jr, Director Aron Reza Badiozzamani, and Director Elva Cerda.

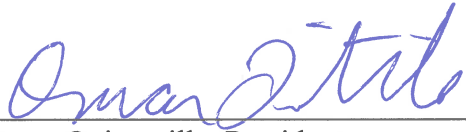
Absent: Director Javier Villalobos and Director Trey Pebley

a. CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (Section 551.087, T.G.C.)

Director Aguirre moved to authorize the economic development incentives as discussed in executive session. Vice President Haddad seconded the motion. The motion carried unanimously.

ADJOURNMENT

There being no other business to come before the board, the meeting unanimously adjourned at 5:11 p.m.



Omar Quintanilla, President



Azeneth A. Vasquez, Board Secretary