

**MCALLEN DEVELOPMENT CORPORATION, INC.**

**March 1, 2021**

The McAllen Development Corporation convened in a Regular Meeting on **Monday, March 1, 2021** at 4:00 p.m. at 1300 Houston Ave, McAllen City Hall, City Commission Room, with the following present:

Present:	Jim Darling	President
	Omar Quintanilla	Vice-President
	Trey Pebley	Second Vice-President – via Zoom
	Tania Ramirez	Director
	Victor “Seby” Haddad	Director
	Elva Cerda	Director
Absent:	Reza Badiozzamani	Director
Staff:	Roy Rodriguez	Executive Director
	Michelle Rivera	Assistant City Manager
	Joe Vera	Assistant City Manager
	Isaac Tawil	City Attorney
	Evaristo Garcia	Assistant City Attorney
	Mark Swaim	Assistant City Attorney
	Sergio Villasana	Finance Director
	Angie Rodriguez	Budget Director
	Yvette Balderas	Director of Grant Administration
	Elizabeth Suarez	Director of Aviation
	Jeremy Santoscoy	Deputy Director of Aviation
	Azeneth Vasquez	Board Secretary

President Darling called the meeting to order at 4:02 p.m.

**1. APPROVAL OF MINUTES**

- A. JOINT MEETING WITH CITY COMMISSION HELD ON MONDAY, JUNE 15, 2020**
- B. SPECIAL JOINT MEETING WITH CITY COMMISSION HELD ON MONDAY, JUNE 22, 2020**
- C. JOINT MEETING WITH MCALLEN COMMUNITY DEVELOPMENT ADVISORY BOARD HELD ON THURSDAY, JULY 9, 2020**
- D. REGULAR MEETING HELD ON WEDNESDAY, AUGUST 12, 2020**
- E. JOINT MEETING WITH CITY COMMISSION HELD ON MONDAY, NOVEMBER 23, 2020**
- F. REGULAR MEETING HELD ON JANUARY 8, 2021**
- G. SPECIAL JOINT MEETING WITH CITY COMMISSION HELD ON MONDAY, JANUARY 25, 2021**

A discussion ensued for Agenda Item 1D Number 2 Page 2. After due consideration, a correction was made to strike the following “tentatively” from Agenda Item 1D Number 2 Page 2.

Vice-President Quintanilla moved to approve all minutes including correction made to Agenda Item 1D. Director Ramirez seconded the motion. The motion carried unanimously by those present.

**2. RECEIVE AND FILE FINANCIAL STATEMENTS FOR THE MONTH ENDING JANUARY 31, 2021**

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

A discussion ensued. Questions posed were answered by Finance Director Villasana and Executive Director Rodriguez. After due consideration, Vice-President Quintanilla moved to accept the financial statements as presented. Director Haddad seconded the motion. The motion carried unanimously by those present.

**3. CONSIDERATION AND APPROVAL OF FUNDING, INCLUDING A BUDGET AMENDMENT, FOR AFFORDABLE HOMES OF SOUTH TEXAS, INC.'S EMERGENCY REPAIR GRANT PROGRAM**

Executive Director Rodriguez addressed the board and requested Grant Director Yvette Balderas to discuss possible consideration and approval of funding for Affordable Homes of South Texas.

Grant Director Balderas addressed the board and gave a brief presentation. The program provides \$300 per household for emergency repairs related to the freeze. Staff recommended approval of a budget amendment in the amount of \$50,000.00 of which \$25,000.00 be utilized for the winter storm and \$25,000.00 be allocated for future catastrophes. A discussion ensued. Questions posed were answered by Grant Director Balderas and Affordable Homes of South Texas Executive Director Robert Calvillo.

After due consideration, Director Cerda moved to approve a budget amendment in the amount of \$50,000.00 for Affordable Homes of South Texas, Inc.'s Emergency Repair Grant Program. Vice-President Quintanilla seconded the motion. The motion carried unanimously by those present.

**4. CONSIDERATION AND APPROVAL OF BUDGET AMENDMENT FOR CHAMBER INNOVATION GRANTS**

Executive Director Rodriguez addressed the board and requested Mr. Steve Ahlenius to give a brief presentation of chamber innovation grants.

Mr. Steve Ahlenius addressed the board to discuss possible consideration and approval of a budget amendment for Chamber Innovation Grants. Comments were expressed by the board of directors. Questions posed were answered by Mr. Ahlenius.

After due consideration, Vice-President Quintanilla moved to approve a budget amendment in the amount of \$50,000.00 for chamber innovation grants. Director Ramirez seconded the motion. The motion carried unanimously by those present.

**5. 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 Items 5A and 5B.

Vice-President Quintanilla moved to accept the recommendation for the basis of the discussion in Executive Session under the section cited by the City Attorney. Director Ramirez seconded the motion. The motion carried unanimously by those present.

Present: President Darling recessed the meeting at 4:21 p.m. to go into Executive Session. President Darling reconvened the meeting at 4:37 p.m. and noted the following Development Corporation Directors present: President Jim Darling, Vice-President Omar Quintanilla, Second Vice-President Trey Pebley, Director Tania Ramirez, Director Victor "Seby" Haddad, and Director Elva Cerda.

Absent: Direct Aaron Reza Badiozzamani

**A. CONSULTATION WITH CITY ATTORNEY REGARDING ECONOMIC MATTERS. (SECTION 551.087, T.G.C)**

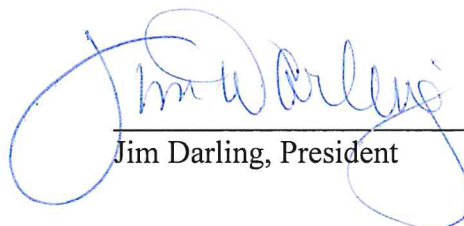
Vice-President Quintanilla moved to approve a budget amendment in the amount up to \$29,236.22 to support the economic development matters discussed in Executive Session. Director Haddad seconded the motion. The motion carried unanimously by those present.

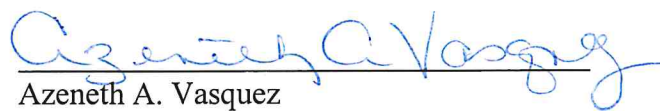
**B. CONSULTATION WITH CITY ATTORNEY REGARDING ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**

Vice-President Quintanilla moved to adopt a budget amendment in the amount up to \$345,402.00 to support the economic development matters discussed in Executive Session. Director Ramirez seconded the motion. The motion carried unanimously by those present.

**ADJOURNMENT**

There being no other business to come before the board, the meeting was adjourned at 4:48 p.m.

  
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Jim Darling, President

  
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Azeneth A. Vasquez  
Board Secretary