

**NOTICE OF MEETING TO BE HELD BY THE
HISTORIC PRESERVATION COUNCIL
THURSDAY, OCTOBER 29, 2026 - 12:00 PM
MCALLEN DEVELOPMENT CENTER – 311 NORTH 15TH STREET**

AGENDA

At any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Historic Preservation Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Historic Preservation Council may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER -

1. Minutes

- a) Minutes for the meeting held on September 17, 2026

2. Discussion and Possible Action

- a) Downtown & Entertainment District Revitalization Strategy **(TABLED: 9/17/2026)**
- b) Certified Local Government Grant for Fiscal Year 2027 **(TABLED: 9/17/2026)**
- c) Tax Incentives

3. Adjournment

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Historic Preservation Council is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Historic Preservation Council on the 23rd day of October, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

Jessica Cavazos, Management Assistant

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The Historic Preservation Council convened in a meeting on Thursday, September 17, 2026 at 12:04 p.m. at the McAllen Development Center – 311 N. 15th Street – Executive Conference

Present:	Carolina Civarolo	Chairperson
	Michael Hovar	Vice-Chairperson
	Marc Millis	Member
	Jesus De Leon	Member
	Christopher Davis	Member
Absent:	Daniel Padilla	Member
Staff Present:	Norma Borrego	Assistant City Attorney I
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Carmen White	Administrative Assistant

CALL TO ORDER – Carolina Civarolo - Chairperson

1. Minutes

- a) Minutes for the meeting held August 26, 2026

Mr. Christopher Davis **moved** to approve the minutes. Vice-Chairperson Michael Hovar **seconded** the motion. Motion approved with five Board members present and voting.

2. Discussion and Possible Action

- a) Downtown & Entertainment District Revitalization Strategy
- b) Certified Local Government Grant for Fiscal Year 2027

The items **2a and 2b** will be tabled until the next meeting.

Being no discussion, Mr. Christopher Davis made a **motion** to table items 2a and 2b until the next meeting. Vice-Chairperson Michael Hovar **seconded** the motion which passed unanimously with five members present and voting.

- c) Concerns Regarding the Proposed Changes to Section 106 of the National Historic Preservation Act

What Section 106 does

Mr. Forghanparast stated Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country.

- Applies when a federal action could affect a historic property

- Requires the federal agency to consider effects of their undertakings on historic properties
- Give the Advisory Council on Historic Preservation (ACHP) an opportunity to comment
- Seeks ways to avoid, reduce, or address harm

The Advisory Council on Historic Preservation (ACHP)

Independent federal agency

- Not part of the Department of the Interior or National Park Service
- Issues the regulations that govern the Section 106 process
- Advises the President and Congress on preservation policy
- May participate in important or disputed federal project reviews
- Federal law directs ACHP to provide procedures for local government participation

Mr. Forghanparast stated the current process for an undertaking was the Federal project is carried out by or on behalf of a federal agency. Federal funding is paid for or assisted with federal funds. Federal approval required a federal permit, license or approval. Federal delegation some actions administered by state or local agencies.

Main proposed changes. Current approach.

- Consultation develops the review
- Affected local governments participate
- Public involvement is required
- Review considers setting and indirect effects
- Parties seek agreement on how to address harm

Draft approach.

- Federal agency prepares one report before comments
- Local and public participation may become discretionary
- Review focuses mainly on direct effects
- Agency may issue its own decision without agreement
- Some landscapes may no longer qualify as historic property

What the proposal could mean, for federal undertakings generally.

- Some projects could move through review faster
- More activities could avoid a full Section 106 review
- Agencies could decide that other considerations outweigh preservation without consultation
- Communities may receive notice after key decisions are largely made
- Visual, setting, audible, and other indirect effects may receive less or no review

Local survey and designation records may be missed if the City is not contacted.

Possible Effects on Local Government, when it may matter.

- Projects involving HUD, FEMA, transportation, or other federal assistance
- Projects requiring a federal permit or approval
- Federal actions affecting a local landmark, district, or archaeological site

What could change

- The City and HPC may lose meaningful early input
- Residents may receive fewer opportunities to comment
- Federal reviewers may not learn about McAllen's local records
- Impacts to setting, views, and noise may receive less attention

Local role in federal law 54 U.S.C. § 304108(b) directs ACHP to provide procedures for local government participation when an undertaking affects that government.

McAllen's local preservation ordinance and Certificate of Appropriateness process would remain in place.

Status and remaining process. No regulatory change had taken effect yet.

Mr. Forghanparast stated the ACHP voted to advance a draft proposal on July 24, 2026. Pending OIRA (Office of Information and Regulatory Affairs) and interagency review before publication. Date unknown Notice of Proposed Rulemaking (NPRM) in Federal Register. Formal public comment period was 30 days. Date was unknown for reviewing comments, publish final rule, and set effective date.

- Recommended HPC response. List recent federal projects and where local input improved the outcome
- Gather surveys, inventories, designations, and review timelines
- Discuss with the City Commission to authorize an official City position
- Share information with interested community members and preservation partners.
- Act now. List recent federal projects and where local input improved the outcome
- Gather surveys, inventories, designations, and review timelines
- Discuss with the City Commission to authorize an official City position
- Share information with interested community members and preservation partners
- Comment when the NPRM opens. Submit comments through the official federal docket
- Identify the provision and explain its consequence
- Ask to retain local consultation, public input, and review of setting
- Show that early local knowledge improves outcomes and avoids delay

Best timing: advocate now, prepare evidences, and submit formal comments as soon as the federal docket opens.

Vice-Chairperson Hovar mentioned collaborating with Gabriel Ozuna, Hidalgo County Historian.

Vice-Chairperson Hovar suggested discussing property tax incentives.

Mr. Forghanparast stated had mentioned for the next upcoming meetings they would be October 29th and December 10, 2026.

3. Adjournment

Following discussion, Vice-Chairperson Michael Hovar made a **motion** to adjourn the meeting Mr. Christopher Davis **seconded** the motion, which passed unanimously with five members present and voting. The meeting was adjourned at 12:46 p.m.

Carolina Civarolo
Chairperson

ATTEST _____
Carmen White