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

The McAllen Board of Commissioners convened in a Special Joint Meeting on **Monday, November 23, 2020** at 4:00 pm at City Commission Chambers at McAllen City Hall, 1300 Houston Avenue, McAllen, Texas.

Mayor Jim Darling, Mayor Pro Tem Veronica Whitacre, Commissioner Javier Villalobos, Commissioner Joaquin Zamora, Commissioner Tania Ramirez, Commissioner Victor "Seby" Haddad

Absent: Commissioner Omar Quintanilla

Development Corporation: Second Vice President – Trey Pebley, Director Elva Cerda
Absent: Director Reza Badiozzamani

Staff: City Manager Roy Rodriguez, Assistant City Manager Michelle Rivera, Assistant City Manager Joe Vera, Assistant City Manager Jeff Johnston, City Attorney Kevin Pagan, City Secretary Perla Lara,

**CALL TO ORDER**

Mayor Jim Darling called the meeting to order on behalf of the Development Corporation Board and the City Commission.

1. **PUBLIC HEARING**

Public hearing held.

Mr. Noel Valdez presented information relating to the issuance of sales tax revenue bonds and expending bond proceeds to make improvements to and construct related infrastructure for the Anzalduas International Toll Bridge.

Mayor Jim Darling asked if there was anyone to speak in opposition to the item. No one spoke in opposition. Comments and concerns were expressed by the Mayor and City Commission. Questions were raised as to: 1) Bridge Project, 2) Chronology of Project, 3) Future Meeting to Award Project, 4) Construction, 5) City Goals, 6) Diplomatic Note and Construction, 7) Interest on Loan, 8) Market/Sales Tax Revenue Bonds/Rates, 9) Maximum Interest on Loan and 10) Expected Revenues. A quick recap was given of funding sources, sales tax revenue bond and balance from TxDot. Staff answered questions posed by the Mayor and City Commission.

Mayor Jim Darling declared public hearing closed at 4:15 pm.

2. **DISCUSS AND CONSIDER A RESOLUTION AUTHORIZING THE ISSUANCE OF DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE BONDS, SERIES 2021; APPROVING AND AUTHORIZING THE EXECUTION OF ALL INSTRUMENTS AND PROCEDURES RELATED THERETO INCLUDING A PURCHASE CONTRACT AND A PAYING AGENT/REGISTRAR AGREEMENT; AUTHORIZING A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CORPORATION AND THE CITY OF MCALLEN, TEXAS; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND A FINAL OFFICIAL STATEMENT; AND DELEGATING AUTHORITY TO CERTAIN OFFICIAL TO APPROVE ALL FINAL TERMS WITH RESPECT TO THE SELL OF THE BONDS AND OTHER MATTERS RELATED THERETO.**

Staff recommended approval of a resolution authorizing the issuance of Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Series 2021; approving and authorizing the execution of all instruments and procedures related thereto including a purchase contract and a paying agent/registrar agreement; authorizing a sales tax remittance agreement between the corporation and the City of McAllen, Texas; authorizing the preparation and distribution of a preliminary official statement and a final official statement; and delegating authority to certain official to approve all final terms with respect to the sell of the bonds and other matters related thereto.

Director Trey Pebley moved to approve item 2 on behalf of the Board. Commissioner Victor "Seby" Haddad seconded the motion. The motion carried unanimously by those present.

3. **DISCUSS AND CONSIDER A RESOUTION OF THE CITY OF MCALLEN, TEXAS AUTHORIZING THE DEVELOPMENT CORPORATION OF MCALLEN, INC. TO UNDERTAKE CERTAIN IMPROVEMENTS TO AND CONSTRUCT RELATED**

**INFRASTRUCTURE FOR THE ANZALDUAS INTERNATIONAL TOLL BRIDGE; APPROVING THE RESOLUTION OF THE CORPORATION ISSUING ITS SALES TAX REVENUE BONDS TO FINANCE SUCH PROJECT; AND APPROVING OTHER MATTERS RELATED THERTO INCLUDING A SALES TAX REMITTANCE AGREEMENT BETWEEN THE CITY AND THE CORPORATION.**

Staff discussed a resolution of the City of McAllen, Texas authorizing the Development Corporation of McAllen, Inc. to undertake certain improvements to and construct related infrastructure for the Anzalduas International Toll Bridge; approving the resolution of the corporation issuing its sales tax revenue bonds to finance such project; and approving other matters related thereto including a sales tax remittance agreement between the city and the corporation.

A discussion ensued. Comments and concerns were expressed by the Mayor and City Commission. Questions were asked relating to: 1) Further Action/Approval, 2) Up to 5% Interest Rate and up to a 32 year maturity, 3) Pricing/Interest Rates, 4) Procedures/Expectations, 5) Market Rates, 6) Time of Issuance, 7) Not to exceed numbers and 8) Final approval delegated to the Mayor /City Manager. Staff answered questions posed by the Mayor and City Commission.

After due consideration Mayor Darling called the question for approval on behalf of the City Commission. Commissioner Victor "Seby" Haddad moved to approved up to $24 Million and subject to the conditions and stipulations set by the City Commission and Development Corporation. Commissioner Joaquin Zamora seconded the motion. The motion carried unanimously by those present.

End of Joint Meeting

4. **PRESENT QUESTIONS TO STAFF RELATING TO THE NOVEMBER 23, 2020 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.**

Questions were asked relating to items 1C2 and 4A.

5. **PRESENTATION OF FY 2020 UNAUDITED BUDGET AND ACTUALS.**

Staff presented an update of the General Fund Budget and Actuals. Staff discussed on the following FY 2019-2020:

- Revenues
- Expenses
- Summary – Unaudited Results

City Manager recommended to Mayor and City Commission issuing a one time lump time payment to all City Employees and would not include City Manager. A discussion ensued. Comments and concerns were expressed by the Mayor and City Commission. 1) Budget, 2) Savings, 3) 1% vs 2%, 4) Timeline, 5) Recovery Fund and 6) Budget Amendment Staff answered questions posed by the Mayor and City Commission.

After due consideration, direction was given to staff to bring back item to the December 14, 2020 Regular City Commission Meeting.

6. **PRESENTATION OF OFFICE OF COMMUNICATIONS.**

Staff presented a brief update of the City of McAllen Office of Communications. Staff discussed the following:

- Communications Audience
- MCN 1300
- Value of MCN 1300 P.E.G. Channel
- Programming
- Future Opportunities
- Social Media: Facebook, Instagram, Twitter
- Next Steps

A discussion ensued. Comments and concerns were expressed by the Mayor and City Commission. Questions were asked relating to: 1) Schedule, 2) Programs, 3) Spanish Broadcasting, 4) Shows / Palm Valley Animal Shelter and 5) Social Media. Staff answered questions posed by the Mayor and City Commission.

Mayor Darling thanked staff for their presentation.

**7. SUBDIVISION MONTHLY REPORT.**

Said item was not addressed.

**8. STATUS REPORT ON PARKS & RECREATION PROJECTS.**

Said item was not addressed.

**9. PROJECT STATUS REPORT.**

Said item was not addressed.

**10. 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).**

**A) CONSULTATION WITH CITY ATTORNEY REGARDING PENDING LITIGATION CAUSE NO. C-3589-20-H; ROBERTO ZAMORA V. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**

**B) DISCUSSION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF LEGISLATIVE AGENDA. (SECTION 551.071, T.G.C.)**

**C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ASPECTS OF PERSONNEL PROCESS. (SECTION 551.071, T.G.C.)**

**D) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL ESTATE PROPERTY: TRACT 1. (SECTION 551.072, T.G.C.)**

**ADJOURNMENT**

There being no other business to come before the Commission, the meeting was adjourned at 5:10 p.m.

Jim Darling

Jim Darling, Mayor

Attest:

Perla Lara

Perla Lara, TRMC/CMC, CPM
City Secretary