



Mayor James "Jim" Darling
Mayor Pro Tem/Commissioner Veronica Whitacre
Commissioner Javier Villalobos
Commissioner Joaquin J. Zamora



Commissioner J. Omar Quintanilla
Commissioner Tania Ramirez
Commissioner Victor "Seby" Haddad
City Manager Roel "Roy" Rodriguez, P.E.

**NOTICE OF SPECIAL MEETING TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS AND THE
MCALLEN DEVELOPMENT CORPORATION
MONDAY, JANUARY 25, 2021 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

<https://zoom.us/j/5087553077?pwd=TjduYjR4U2l3cWU1NjlsZzlsM2hJUT09>

Members of the public that wish to listen to the meeting can log in to the virtual Zoom meeting or dial (346) 248-7799 US (Houston) Meeting ID: 508 755 3077 Passcode: 878576.

Individuals that wish to participate in the meeting or comment on an agenda item should call (956) 681-1020 by 3:30 pm. Any individual dialing in acknowledges his or her phone number may be visible to the public.

"At any time during the course of this meeting, the City Commission 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 City Commission 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 City Commission 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

JOINT MEETING WITH MCALLEN DEVELOPMENT CORPORATION

- 1.** Discuss and consider a resolution authorizing the Development Corporation of McAllen, Inc. to refinance certain outstanding sales tax revenue bonds; approving the resolution of the corporation issuing its sales tax revenue refunding bonds, taxable series 2021; and approving other matters related thereto including a sales tax remittance agreement between the city and the corporation.
- 2.** Discuss and consider the approval of a resolution of the Development Corporation of McAllen, Inc. amending a resolution of the corporation adopted on November 23, 2020 issuing its sales tax revenue refunding bonds, taxable series 2021 to further delegate to certain officials the authority to select the lien priority of the bonds.

3. Discussion and possible action for a Budget Amendment for Development Corporation Capital Projects Rollover.
4. Discussion and Possible Action of Chamber Innovation Grants.
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)**
 - A) Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)

END OF JOINT MEETING

6. Present questions to staff relating to the January 25, 2021 Regular Meeting Agenda, to be discussed at such meeting.
7. Discussion of possible amendments to the city charter.
8. Discussion of Abandoned Homes.
9. Discussion of Code Enforcement Pandemic Operations: Downtown Area 2020-2021.
10. McAllen Holiday Parade Recap.
11. Report on CARES Act Funding.
12. Overview of Scope of Work for a Comprehensive Plan.
13. Subdivision Monthly Report.
14. Project Status Report through December 31, 2020.
15. Status Report on Parks & Recreation Projects.
16. **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 legal aspects of selection of election dates. (Section 551.071, T.G.C.)
 - B) Consultation with City Attorney regarding legal aspects of election administration. (Section 551.071, T.G.C.)
 - C) Consultation with City Attorney regarding legal aspects of naming city parks. (Section 551.071, T.G.C.)
 - D) Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

CERTIFICATION

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 22, 2021 at 2:00 PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

/s/
Perla Lara, TRMC/CMC, CPM
City Secretary



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

1/25/2021

1. Agenda Item: Discuss and consider a resolution authorizing the Development Corporation of McAllen, Inc. to refinance certain outstanding sales tax revenue bonds; approving the resolution of the corporation issuing its sales tax revenue refunding bonds, taxable series 2021; and approving other matters related thereto including a sales tax remittance agreement between the city and the corporation.
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____
7. Routing:

Cindy Gonzalez

Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: Approved -- IJT
11. Manager's Recommendation: Approve. RR

RESOLUTION NO. 2021-__

RESOLUTION AUTHORIZING THE ISSUANCE OF *DEVELOPMENT CORPORATION OF McALLEN, INC. SALES TAX REVENUE REFUNDING BONDS, TAXABLE SERIES 2021*; APPROVING AND AUTHORIZING THE EXECUTION OF ALL INSTRUMENTS AND PROCEDURES RELATED THERETO INCLUDING A PURCHASE CONTRACT, AN ESCROW AGREEMENT AND A PAYING AGENT/REGISTRAR AGREEMENT; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND A FINAL OFFICIAL STATEMENT; AND DELEGATING AUTHORITY TO CERTAIN OFFICIALS TO APPROVE ALL FINAL TERMS WITH RESPECT TO THE SALE OF THE BONDS, INCLUDING SELECTING BONDS TO BE REFUNDED, AND APPROVING OTHER MATTERS RELATED THERETO

Date of Approval: January 25, 2021

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RESOLUTION NO. 2020-__

RESOLUTION AUTHORIZING THE ISSUANCE OF *DEVELOPMENT CORPORATION OF McALLEN, INC. SALES TAX REVENUE REFUNDING BONDS, TAXABLE SERIES 2021*; APPROVING AND AUTHORIZING THE EXECUTION OF ALL INSTRUMENTS AND PROCEDURES RELATED THERETO INCLUDING A PURCHASE CONTRACT, AN ESCROW AGREEMENT AND A PAYING AGENT/REGISTRAR AGREEMENT; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND A FINAL OFFICIAL STATEMENT; AND DELEGATING AUTHORITY TO CERTAIN OFFICIALS TO APPROVE ALL FINAL TERMS WITH RESPECT TO THE SALE OF THE BONDS, INCLUDING SELECTING BONDS TO BE REFUNDED, AND APPROVING OTHER MATTERS RELATED THERETO

THE STATE OF TEXAS

§

COUNTY OF HIDALGO

§

DEVELOPMENT CORPORATION OF McALLEN, INC.

§

WHEREAS, the City Commission of the **CITY OF McALLEN, TEXAS** (the "**City**") called an election for the purpose of receiving authority to levy a sales and use tax for the benefit of an industrial development corporation created under authority of the Development Corporation Act of 1979, Article 5190.6, V.A.T.C.S., as amended (the "**Original Act**"), all pursuant to the provisions of Section 4B of the Original Act; and

WHEREAS, at such election held on May 3, 1997, a majority of the citizens of the City voting at said election authorized the City to levy a sales and use tax on the receipts at retail of taxable items within the City at a rate of one-half of one percent ($\frac{1}{2}$ of 1%) pursuant to the provisions of Section 4B of the Original Act (the "**Sales Tax**") for the purpose of "*undertak[ing] projects as described in Section 4B of Article 5190.6, including but not limited to [certain specifically described projects] in addition to any other projects or expenditures, including maintenance and operation cost of any project, authorized under the provisions of Section 4B, Article 5190.6 . . .*"; and

WHEREAS, pursuant to the provisions of the Original Act, the City created the **DEVELOPMENT CORPORATION OF McALLEN, INC.** (the "**Issuer**"), a nonstock, nonprofit industrial development corporation created to act on behalf of the City to satisfy the public purposes set forth in Section 4B of the Original Act; and

WHEREAS, the City Commission of the City levied the Sales Tax for the benefit of the Issuer, and such tax began to be collected in the City on October 1, 1997; and

WHEREAS, in accordance with the provisions of Section 505.301 of the Act and the terms and conditions of that certain *Amended and Restated Sales Tax Remittance Agreement*, dated as of March 15, 2017 (the "**Transfer Agreement**"), between the City and the Issuer, the City is required to timely transfer to the Issuer the proceeds of the aforesaid Sales Tax; and

WHEREAS, subsequent to the creation of the Issuer, the Original Act was codified by the Legislature and is now found in Chapters 501 - 505 of the Texas Local Government Code (the "**Act**"); and

WHEREAS, Section 4B of the Original Act is now found primarily in Chapter 505, Texas Local Government Code, and Chapters 501, 502 and 505, Texas Local Government Code, are the primary provisions in Texas law under which the Issuer generally is governed; and

WHEREAS, (i) the City, (ii) the Issuer, and (iii) **SIMON PROPERTY GROUP (TEXAS), L.P.**, a Texas limited partnership, and **LA PLAZA MALL, LLC**, a Delaware limited liability company (collectively, the "**Developer**"), entered into an *Economic Development and Performance Agreement*, effective as of May 16, 2016 (the "**Economic Development Agreement**"), pursuant to which the City and the Issuer agreed to provide certain economic development incentives to the Developer to assist the Developer with undertaking a major renovation and expansion of a regional shopping mall located within the City known as the "La Plaza Mall"; and

WHEREAS, pursuant to the Economic Development Agreement, the City, through the Issuer, was obligated to provide the Developer with "*Parking Garage Grants*" to pay up to \$20,000,000 of "*Parking Garage Costs*" relating to the construction by the Developer of two new "*Parking Garages*" (as such terms are defined in the Economic Development Agreement) at the La Plaza Mall (the "**Project**"); and

WHEREAS, the Issuer has issued the following series of revenue bonds, which bonds are secured by a first and prior lien on and pledge of the hereinafter defined "Pledged Revenues"

Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Taxable Series 2016, dated July 1, 2016, maturing on August 15 in the years 2021 through 2026, 2031 and 2036 and now outstanding the principal amount of \$4,870,000 (the "Series 2016 Bonds")

Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Taxable Series 2017, dated March 15, 2017, maturing on August 15 in the years 2021 through 2029, 2032 and 2036 and now outstanding the principal amount of \$9,700,000 (the "Series 2017 Bonds")

Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Taxable Series 2018, dated January 1, 2018, maturing on August 15 in the years 2021 through 2028, 2032 and 2036 and now outstanding the principal amount of \$4,885,000 (the "Series 2018 Bonds" and together with the Series 2016 Bonds and the Series 2017 Bonds, the "**Mall Garage Project Bonds**")

WHEREAS, the Economic Development Agreement provides that the City will reimburse the Issuer for debt service paid by the Issuer on all of its Mall Garage Project Bonds over time using all or a portion of the additional sales tax revenues that are generated during each fiscal year from

the City's general 1% sales taxes at the mall which exceed the total amount of the City's general 1% sales tax generated at the La Plaza Mall during the City's fiscal year that ended on September 30, 2015 (the "***Additional Mall Sales Tax Revenues***"); and

WHEREAS, the Additional Mall Sales Tax Revenues are granted to the Corporation pursuant to Section 380.002(b), Texas Local Government Code, and are not pledged to secure the Mall Garage Project Bonds; and

WHEREAS, the Economic Development Agreement also provides that if the Additional Mall Sales Tax Revenues are not sufficient to pay debt service on the Mall Garage Project Bonds when due, the Developer is required to pay the shortfall within ninety (90) days after notice from the City of the amount due; and

WHEREAS, the Sales Tax, pledged to the payment of the Mall Garage Project Bonds through its inclusion as Pledged Revenues (which is collected city-wide), declined only slightly during the past year, the Sales Tax revenues generated specifically at the La Plaza Mall were more significantly and negatively impacted during the City's 2019/2020 fiscal year due to the COVID-19 pandemic; and

WHEREAS, the Developer has asked the City and the Issuer to restructure the debt service on the outstanding Mall Garage Project Bonds in order to defer certain principal and interest payments coming due through 2023; and

WHEREAS, the Issuer recognizes and finds that such refunding and restructuring will result in a debt service loss; however, the restructuring, in light of the COVID-19 pandemic, is in the best interest of the Issuer and the City; and

WHEREAS, the Issuer now desires to authorize the refunding of a portion of the Mall Garage Project Bonds in order to defer certain principal and interest payments coming due through 2023; and

WHEREAS, the Issuer now desires to delegate to a "Designated Officer" (as defined in Section 1(a) below), individually or collectively, the authority, individually or collectively, to select the specific maturities and principal amounts of the Mall Garage Project Bonds to be refunded with proceeds of the bonds authorized pursuant to this Resolution and effect the sale of such bonds; and

WHEREAS, the Mall Garage Project Bonds selected by a Designated Officer to be defeased and/or refunded as authorized by Section 1(e) of this Resolution are hereafter referred to as the "Refunded Bonds"; and

WHEREAS, the Designated Officer is hereby authorized to select any paying agent for the Refunded Bonds or another trust company or commercial bank that does not act as a depository for the Issuer as the escrow agent (the "***Escrow Agent***") for the Refunded Bonds; and

WHEREAS, the Bonds hereinafter authorized and designated are to be issued and delivered pursuant to Section 501.213 of the Act; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DEVELOPMENT CORPORATION OF McALLEN, INC. THAT:

SECTION 1. AUTHORIZATION OF BONDS; DELEGATION OF FINAL TERMS.

(a) Authorization to Issue Sales Tax Revenue Refunding Bonds. Sales tax revenue bonds of the Issuer are hereby authorized to be issued and delivered in the aggregate principal amount as designated by the President, Vice President and/or the Executive Director of the Issuer (each a "**Designated Officer**") pursuant to the provisions of Section 1(b) of this Resolution **FOR THE PURPOSE OF PROVIDING FUNDS TO REFUND A PORTION OF THE ISSUER'S OUTSTANDING SALES TAX REVENUE BONDS AND TO PAY FOR COSTS OF ISSUANCE.**

(b) Delegation of Final Terms. Each Designated Officer, acting individually or in combination with another Designated Officer, is hereby authorized, appointed, and designated as an officer of the Issuer authorized to act on behalf of the Issuer to effect the sale of the Bonds and establish the terms and details related to the issuance and sale of the Bonds including determining the method of sale (either through a negotiated underwriting, a competitive sale, or a private placement following the receipt of bids), the total aggregate principal amount of Bonds to be issued (but in no event to exceed \$4,750,000 in aggregate principal amount), the price at which the Bonds will be sold, the date of the Bonds, the aggregate principal amount of each maturity thereof, the due date of each maturity (but in no event later than *August 15, 2036*), the rate of interest to be borne on the principal amount of each such maturity (but in no event to exceed a true interest cost rate for all of the Bonds of 3.25% per annum), the interest payment periods, the dates, price and terms upon and at which the Bonds shall be subject to any mandatory sinking fund redemption provisions for any maturity, and all other matters relating to the issuance, sale and delivery of the Bonds. Each Designated Officer, acting individually or in combination with another Designated Officer for and on behalf of the Issuer, is further authorized to (i) complete and attach Exhibit A of this Resolution, (ii) revise and complete the FORM OF BOND set forth in Section 5 of this Resolution, with the final terms of the Bonds approved pursuant to the authority granted herein, (iii) select one or more investment banking firms (which firm or firms shall be identified in Exhibit A of this Resolution) to serve as the underwriters for the Bonds (herein referred to as the "**Underwriters**") and (iv) enter into, execute and carry out a Purchase Contract to purchase the Bonds (in the form approved by Bond Counsel for the Issuer) with the Underwriters of the Bonds.

(c) Delegation of Issuer to Select Mall Garage Project Bonds for Refunding. For and on behalf of the Issuer, the Designated Officer is hereby authorized to select all or any portion of the outstanding Mall Garage Project Bonds to be refunded with proceeds of the Bonds and to evidence the selection of such Mall Garage Project Bonds by completing and executing Exhibit A.

(d) Determination Required by Section 1201.022(a)(3), Texas Government Code. In satisfaction of Section 1201.022(a)(3), Texas Government Code, the Board of Directors hereby determines that the delegation of the authority to each Designated Officer to approve the final terms of the Bonds set forth in this Resolution is, and the decisions made by a Designated Officer pursuant to such delegated authority and incorporated in Exhibit A will be, in the Issuer's best interests, and each Designated Officer is hereby authorized to make and include in Exhibit A an appropriate finding to that effect.

SECTION 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS AND MATURITIES OF BONDS. Each Bond issued pursuant to this Resolution shall be designated **DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE REFUNDING BOND, SERIES 2021**, and initially there shall be issued, sold and delivered hereunder one fully registered bond, numbered T-1 (the "**Initial Bond**"), without interest coupons, dated as of the date determined by a Designated Officer and set forth in Exhibit A, and payable on the dates and in the principal amounts determined by a Designated Officer and set forth in Exhibit A, with Bonds issued and delivered in substitution for the Initial Bond being in the denomination of \$5,000 or any integral multiple thereof, being numbered consecutively from R-1 upward, and being payable to the initial registered owner designated in Section 27 hereof, or to the registered assignee or assignees of said Bonds or any portion or portions thereof (the "**Registered Owner**").

SECTION 3. INTEREST. The Bonds shall bear interest calculated on the basis of a 360-day year composed of twelve 30-day months from the dates specified in the FORM OF BOND set forth in this Resolution to their respective dates of maturity at the rates per annum determined by a Designated Officer as set forth in Exhibit A attached hereto. Said interest shall be payable in the manner provided and on the dates stated in the FORM OF BOND set forth in this Resolution.

SECTION 4. CHARACTERISTICS OF THE BONDS.

(a) Registration and Transfer. The Issuer shall keep or cause to be kept at the designated office of a bank, including a commercial bank, or a trust company organized under the laws of the State of Texas, that is selected by a Designated Officer to serve as the paying agent/registrar for the Bonds, which shall be identified in Exhibit A attached hereto (the "**Paying Agent/Registrar**"), books or records for the registration of the transfer and exchange of the Bonds (the "**Registration Books**"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers and exchanges as herein provided. Attached hereto as Exhibit B is a copy of the Paying Agent/Registrar Agreement between the Issuer and the Paying Agent/Registrar which is hereby approved in substantially final form, and the President, Vice President and Secretary of the Issuer are hereby authorized to execute the Paying Agent/Registrar Agreement and approve any changes in the final form thereof.

The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying

Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. To the extent possible and under reasonable circumstances, all transfers of Bonds shall be made within three business days after request and presentation thereof. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, exchange and delivery of a substitute Bond or Bonds shall be paid as provided in the FORM OF BOND set forth in this Resolution. Registration of assignments, transfers and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND set forth in this Resolution. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

Except as provided in (c) below, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Bond, date and manually sign the Paying Agent/Registrar's Authentication Certificate, and no such Bond shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for transfer and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing transfer and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Bonds in the manner prescribed herein, and said Bonds shall be of type composition printed on paper with lithographed or steel engraved borders of customary weight and strength. Pursuant to Chapter 1201, Texas Government Code, and particularly Subchapter D and Section 1201.067 thereof, the duty of transfer and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the transferred and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds which initially were issued and delivered pursuant to this Resolution, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(b) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds, all as provided in this Resolution. The Paying Agent/ Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Bonds.

(c) In General. The Bonds (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the registered owners thereof, (ii) may be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the Issuer at least 45 days prior to any such redemption date), (iii) may be transferred and assigned, (iv) may be exchanged for other Bonds, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Bonds shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in this Resolution. The Initial Bond is not required to be, and shall not be, authenticated by the Paying

Agent/ Registrar, but on each substitute Bond issued in exchange for the Initial Bond issued under this Resolution the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF BOND. In lieu of the executed Paying Agent/Registrar's Authentication Certificate described above, the Initial Bond delivered on the closing date (as further described in subparagraph (i) below) shall have attached thereto the Comptroller's Registration Certificate substantially in the form set forth in the FORM OF BOND below, manually executed by the Comptroller of Public Accounts of the State of Texas or by his duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller.

(d) Substitute Paying Agent/Registrar. The Issuer covenants with the registered owners of the Bonds that at all times while the Bonds are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Bonds under this Resolution, and that the Paying Agent/Registrar will be one entity and shall be an entity registered with the Securities and Exchange Commission. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 120 days written notice to the Paying Agent/Registrar, to be effective not later than 60 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Resolution. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each registered owner of the Bonds, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Resolution, and a certified copy of this Resolution shall be delivered to each Paying Agent/Registrar.

(e) Delivery of Initial Bond. On the closing date, one Initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the initial registered owner named in Section 27 of this Resolution or its designee, executed by manual or facsimile signature of the President or Vice President and the Secretary of the Issuer, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to the initial purchaser or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and deliver to the initial registered owner or its designee one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity.

SECTION 5. FORM OF BONDS. The form of the Bonds, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas (to appear only on the Initial Bond) shall be, respectively, substantially as follows, with such appropriate variations, omissions, or insertions as are permitted or required by this Resolution:

FORM OF BOND

R- _____

PRINCIPAL
AMOUNT

\$ _____

**UNITED STATES OF AMERICA
STATE OF TEXAS
DEVELOPMENT CORPORATION OF McALLEN, INC.
SALES TAX REVENUE REFUNDING, TAXABLE SERIES 2021**

<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>DATED DATE</u>	<u>CUSIP NO.</u>
_____ %	August 15, 20__	_____	579086 ____

REGISTERED OWNER:

PRINCIPAL AMOUNT:

DOLLARS

ON THE MATURITY DATE SPECIFIED ABOVE, THE DEVELOPMENT CORPORATION OF McALLEN, INC. (the "**Issuer**"), being a nonstock, nonprofit industrial development corporation organized and existing under the laws of the State of Texas, including particularly the Development Corporation Act (which was originally enacted as Article 5190.6, V.A.T.C.S., and was subsequently codified and now appears - as it relates to the Issuer - in Chapters 501, 502, and 505 of the Texas Local Government Code) (collectively, the "**Act**"), and acting on behalf of the *City of McAllen, Texas* (the "**City**"), hereby promises to pay to the registered owner set forth above or to the assignee or assignees thereof (either being hereinafter called the "**Registered Owner**") the Principal Amount set forth above, and to pay interest thereon (calculated on the basis of a 360-day year composed of twelve 30-day months) from the date of initial delivery of the Series of Bonds of which this Bond is a part (as shown on the records of the Paying Agent/Registrar, defined below) to the Maturity Date specified above, or the date of redemption prior to maturity, at the Interest Rate per annum specified above with interest being payable on _____ 15, 2021, and semiannually on each February 15 and August 15 thereafter; except that if the date of authentication of this Bond is later than any Record Date but on or before the next following interest payment date, such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date (hereinafter defined) but on or before the next following interest payment date, in which case such Principal Amount shall bear interest from such next following interest payment date.

THE PRINCIPAL OF AND INTEREST ON THIS BOND are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the Registered Owner hereof upon presentation and surrender of this Bond at maturity or upon the date fixed for its redemption prior to maturity, at the designated corporate trust office of _____, which is the "**Paying Agent/Registrar**" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the Registered Owner hereof on the interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the resolution authorizing the issuance of the Bonds (the "**Resolution**") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at the address of the Registered Owner, as it appeared on the last business day of the month next preceding such date (the "**Record Date**") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. Any accrued interest due upon the redemption of this Bond prior to maturity as provided herein shall be paid to the Registered Owner at the principal corporate trust office of the Paying Agent/Registrar upon presentation and surrender of this Bond for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar (unless the redemption date is a regularly scheduled interest payment date, in which case accrued interest on such redeemed Bond shall be payable in the regular manner described above). The Issuer covenants with the Registered Owner of this Bond that on or before each principal payment date, interest payment date, and accrued interest payment date for this Bond, it will make available to the Paying Agent/Registrar, from the "Debt Service Fund" created by the Resolution, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "**Special Record Date**") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the special record date by the United States mail, first-class postage prepaid, to the address of each owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

IF THE DATE FOR THE PAYMENT of the principal of or interest on this Bond shall be a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND IS ONE OF A SERIES OF BONDS dated as of January 1, 2018, authorized in accordance with the Constitution and laws of the State of Texas, including particularly the Act, in the original principal amount of \$_____ **FOR THE PURPOSE OF PROVIDING FUNDS TO REFUND A PORTION OF THE ISSUER'S OUTSTANDING SALES TAX REVENUE BONDS AND TO PAY FOR COSTS OF ISSUANCE.**

ON AUGUST 15, 20__, **OR ON ANY DATE THEREAFTER**, the Bonds scheduled to mature on and after August 15, 20__ may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole or in part (provided that a portion of a Bond may be redeemed only in an integral multiple of \$5,000), at the redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption. If less than all of the Bonds are to be redeemed, the Issuer shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot Bonds, or portions thereof, within such maturity or maturities and in such principal amounts, for redemption.

THE BONDS MATURING on August 15 in the years 20__ and 20__ (collectively, the "**Term Bonds**") are subject to mandatory redemption prior to maturity in part by lot, at a price equal to the principal amount thereof plus accrued interest to the date of redemption, on the dates and in the respective principal amounts shown below:

TERM BONDS MATURING AUGUST 15, 20__		TERM BONDS MATURING AUGUST 15, 20__	
Mandatory Redemption Date	Redemption Amount (\$)	Mandatory Redemption Date	Redemption Amount (\$)

The principal amount of the Term Bonds required to be redeemed pursuant to the operation of such mandatory redemption requirements may be reduced, at the option of the Issuer, by the principal amount of any such Term Bonds which, prior to the date of the mailing of notice of such mandatory redemption, (i) shall have been acquired by the Issuer and delivered to the Paying Agent/Registrar for cancellation, (ii) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer, or (iii) shall have been redeemed pursuant to the optional redemption provisions described in the preceding paragraph and not theretofore credited against a mandatory redemption requirement.

AT LEAST 30 DAYS PRIOR to the date fixed for redemption, notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first class postage prepaid, to the registered owner of each Bond to be redeemed at its address as it appeared on the day such notice is mailed. The failure to send, mail, or receive such notice in writing, or any defect therein, or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of Bonds, and the publication of notice as described above shall be the only notice actually required in connection with or as a prerequisite to the redemption of any Bonds. The notice with respect to an optional redemption of Bonds may state (1) that it is conditioned upon the deposit of moneys, in an amount equal to the amount necessary to effect the redemption, with the Paying

Agent/Registrar no later than the redemption date, or (2) that the Issuer retains the right to rescind such notice at any time prior to the scheduled redemption date if the Issuer delivers a certificate of an authorized representative to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is so rescinded. By the date fixed for any such redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds which are to be so redeemed, plus accrued interest thereon to the date fixed for redemption. If such notice of redemption is given and if due provision for such payment is made, all as provided above, the Bonds which are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner thereof to receive the redemption price plus accrued interest from the Paying Agent/Registrar out of the funds provided for such payment.

ALL BONDS OF THIS SERIES are issuable solely as fully registered Bonds, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Resolution, this Bond, or any unredeemed portion hereof, may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred and exchanged for a like aggregate principal amount of fully registered Bonds, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Resolution. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be transferred and registered. The form of Assignment printed or endorsed on this Bond shall be executed by the Registered Owner or its duly authorized attorney or representative to evidence the assignment hereof. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such transfer, but the one requesting such transfer shall pay any taxes or other governmental charges required to be paid with respect thereto. The Paying Agent/Registrar shall not be required to make transfers of registration of this Bond or any portion hereof (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or, (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date. The Registered Owner of this Bond shall be deemed and treated by the Issuer and the Paying Agent/Registrar as the absolute owner hereof for all purposes, including payment and discharge of liability upon this Bond to the extent of such payment, and the Issuer and the Paying Agent/Registrar shall not be affected by any notice to the contrary.

IN THE EVENT ANY PAYING AGENT/REGISTRAR for the Bonds is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Resolution that it promptly will appoint a competent and legally qualified substitute therefor, and promptly will cause written notice thereof to be mailed to the registered owners of the Bonds.

BY BECOMING THE REGISTERED OWNER OF THIS BOND, the Registered Owner thereby acknowledges all of the terms and provisions of the Resolution, agrees to be bound by such terms and provisions, acknowledges that the Resolution is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Resolution constitute a contract between the Registered Owner hereof and the Issuer.

THE ISSUER HAS RESERVED THE RIGHT, subject to the restrictions stated, and adopted by reference, in the Resolution, to issue additional parity revenue bonds which also may be made payable from, and secured by a first lien on and pledge of, the "Pledged Revenues" (as defined in the Resolution).

IT IS HEREBY CERTIFIED, RECITED, AND COVENANTED that this Bond has been duly and validly authorized, issued, sold, and delivered; that all acts, conditions, and things required or proper to be performed, exist, and be done precedent to or in the authorization, issuance, and delivery of this Bond have been performed, existed, and been done in accordance with law; that this Bond is a special obligation of the Issuer; that neither the State of Texas, the City, nor any political corporation, subdivision, or agency of the State of Texas, nor any member of the Board of Directors of the Issuer, either individually or collectively, shall be obligated to pay the principal of or the interest on this Bond and neither the faith and credit nor the taxing power (except as described below) of the State of Texas, the City, or any other political corporation, subdivision, or agency of the State of Texas is pledged to the payment of the principal of or the interest on this Bond; that the principal of and interest on this Bond, together with other outstanding "Parity Obligations" (as defined in the Resolution) are secured by and payable from a first lien on and pledge of the revenues defined in the Resolution as the "Pledged Revenues", which include the proceeds of a one-half of one percent sales and use tax levied for the benefit of the Issuer by the City pursuant to Chapter 505 of the Act; and that the Registered Owner hereof shall not have the right to demand payment of the principal of or interest on this Bond from any tax proceeds in excess of the aforesaid sales and use tax proceeds levied for the benefit of the Issuer by the City pursuant to Chapter 505 of the Act, or from any other source other than the Pledged Revenues.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the President or Vice President of the Issuer and countersigned with the manual or facsimile signature of the Secretary of the Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Bond.

(signature)
Secretary

(signature)
[Vice] President

(SEAL)

**FORM OF REGISTRATION CERTIFICATE OF THE
COMPTROLLER OF PUBLIC ACCOUNTS:**

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that this Bond has been examined, certified as to validity, and approved by the Attorney General of the State of Texas, and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this

(COMPTROLLER'S SEAL)

Comptroller of Public Accounts
of the State of Texas

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

(To be executed if this Bond is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Bond has been issued under the provisions of the Resolution described in the text of this Bond; and that this Bond has been issued in exchange for a Bond which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated

Paying Agent/Registrar

By _____
Authorized Representative

FORM OF ASSIGNMENT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

/_____/_____
(Assignee's Social Security or (Please print or typewrite name and address, including
Taxpayer Identification Number) zip code of Transferee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

INITIAL BOND INSERTIONS

The Initial Bond shall be in the form set forth above except that:

- (A) The Initial Bond shall be numbered "T-1".
- (B) Immediately under the name of the Bond, the headings "INTEREST RATE" and "MATURITY DATE" shall be completed with the words "As shown below" and "CUSIP NO. ____" shall be deleted.
- (C) The first paragraph shall be deleted and the following shall be inserted:

"ON THE RESPECTIVE MATURITY DATES specified below, the **DEVELOPMENT CORPORATION OF McALLEN, INC.** (the "**Issuer**"), being a nonstock, nonprofit industrial development corporation organized and existing under the laws of the State of Texas, including particularly the Development Corporation Act (which was originally enacted as Article 5190.6, V.A.T.C.S., and was subsequently codified and now appears - as it relates to the Issuer - in Chapters 501, 502, and 505 of the Texas Local Government Code) (collectively, the "Act"), and acting on

behalf of the *City of McAllen, Texas* (the "**City**"), hereby promises to pay to the registered owner specified above, or registered assigns (hereinafter called the "**Registered Owner**"), the respective Principal Installments specified below, and to pay interest thereon (calculated on the basis of a 360-day year composed of twelve 30-day months) from the date of initial delivery of the Series of Bonds of which this Bond is a part (as shown on the records of the Paying Agent/Registrar, defined below) at the respective Interest Rates per annum specified below, payable on _____ 15, 2021, and semiannually on each February 15 and August 15 thereafter to the respective Maturity Dates specified below, or the date of redemption prior to maturity. The respective Maturity Dates, Principal Installments and Interest Rates for this Bond are set forth in the following schedule:

MATURITY DATE (AUGUST 15)	PRINCIPAL INSTALLMENT (\$)	INTEREST RATE (%)
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert principal and interest information from Exhibit A]

SECTION 6. DEFINITIONS. In addition to the capitalized terms defined in the recitals above, as used in this Resolution the following terms shall have the meanings set forth below, unless the text hereof specifically indicates otherwise:

"**Act**" shall mean the Development Corporation Act, which was originally enacted as Article 5190.6, V.A.T.C.S., and was subsequently codified and now appears - as it relates to the Issuer - in Chapters 501, 502, and 505 of the Texas Local Government Code, as amended.

"**Additional Obligations**" shall mean those obligations hereafter issued by the Issuer pursuant to Section 19 of this Resolution.

"**Annual Debt Service Requirements**" means, as of the date of calculation, the principal of and interest on all Parity Obligations coming due in an applicable Fiscal Year.

"**Board**" shall mean the Board of Directors of the Issuer.

"**Bonds**" shall mean the **DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE REFUNDING BONDS, SERIES 2021**, in the aggregate principal amount of \$_____, authorized to be issued by this Resolution.

"**City**" shall mean the **CITY OF MCALLEN, TEXAS**.

"**Code**" shall mean the Internal Revenue Code of 1986, as amended.

"Comptroller" shall mean the Comptroller of Public Accounts of the State of Texas, and any successor official or officer thereto.

"Cost" shall mean with respect to the Project, the cost of acquisition, construction, reconstruction, improvement, and expansion of the Project as provided in the Act, including, without limitation, the cost of the acquisition of all land, rights-of-way, property rights, easements, and interests, the cost of all machinery and equipment, financing charges, interest prior to and during construction, and for one year after completion of construction whether or not capitalized, necessary reserve funds, cost of estimates and of engineering and legal services, plans, specifications, surveys, estimates of cost and of revenue, other expenses necessary or incident to determining the feasibility and practicability of acquiring, constructing, reconstructing, improving, and expanding any such Project, administrative expense, and such other expense as may be necessary or incident to the acquisition, construction, reconstruction, improvement, and expansion thereof, the placing of the same in operation, and the financing or refinancing of the Project.

"Credit Facility" shall mean a policy of municipal bond insurance, a surety bond or a bank letter or line of credit issued by a Credit Facility Provider, if any, to cause the amount on deposit in the Reserve Fund to satisfy the Required Reserve Amount.

"Credit Facility Provider" means (i) with respect to any Credit Facility consisting of a policy of municipal bond insurance or a surety bond, any issuer of policies of insurance insuring the timely payment of debt service on governmental obligations such as the Parity Obligations and provided that a nationally recognized rating agency having an outstanding rating on the Parity Obligations would rate such Parity Obligations fully insured by a standard policy issued by that issuer in its highest rating category for such obligations; and (ii) with respect to any Credit Facility consisting of a letter or line of credit, any bank, provided that a nationally recognized rating agency having an outstanding rating on the Parity Obligations would rate the Parity Obligations in its highest rating category for such obligations if the letter or line of credit proposed to be issued by such bank secured the timely payment of the entire principal amount of the Parity Obligations and the interest thereon.

"Fiscal Year" shall mean the fiscal year of the Issuer, being the twelve month period beginning October 1 of each year.

"Investment Act" shall mean the Public Funds Investment Act, Chapter 2256, Texas Government Code.

"Issuer" shall mean the *Development Corporation of McAllen, Inc.*

"Parity Obligations" shall mean, collectively, the Previously Issued Parity Obligations, the Bonds and any Additional Obligations.

"Paying Agent/Registrar" shall mean the financial institution so designated in accordance with the provisions of Section 4 of this Resolution.

"Pledged Revenues" shall mean the gross revenues received by the Issuer from the Sales Tax plus any interest earnings thereon, less any amounts due or owing to the Comptroller as charges for

collection or retention by the Comptroller for refunds and to redeem dishonored checks and drafts, to the extent such charges and retention are authorized or required by law.

"Previously Issued Parity Obligations" shall mean (i) the **DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE BONDS, TAXABLE SERIES 2016**, dated as of July 1, 2016, and issued in the original aggregate principal amount of \$5,120,000; (ii) **DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE BONDS, TAXABLE SERIES 2017**, dated as of March 15, 2017, and issued in the original aggregate principal amount of \$10,165,000; and (iii) **DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE BONDS, TAXABLE SERIES 2018**, dated as of January 1, 2018, and issued in the original aggregate principal amount of \$5,115,000.

"Project" shall mean the Anzalduas Bridge Improvements.

"Sales Tax" shall mean the one-half of one percent sales and use tax levied by the City within the boundaries of the City as they now or hereafter exist, together with any increases in the aforesaid rate if provided and authorized by the laws of the State of Texas, specifically the Act, and collected for the benefit of the Issuer, all in accordance with the Act, including particularly Chapter 505 thereof.

SECTION 7. PLEDGE AND SECURITY INTEREST.

(a) Cumulative Effect of Resolution. The Bonds being issued pursuant to this Resolution are "Additional Obligations" issued pursuant to applicable sections of the resolution authorizing the issuance of the currently outstanding Previously Issued Parity Obligations, and are in all respects on a parity with the currently outstanding Previously Issued Parity Obligations. Sections 7 through 22 of this Resolution substantially restate, and are supplemental to and cumulative of, Sections 7 through 22 of the resolution authorizing the issuance of the most recently issued series of Previously Issued Parity Obligations, so that Sections 7 through 22 of this Resolution are applicable to all Parity Obligations (i.e., the Bonds, all currently outstanding Previously Issued Parity Obligations and any future Additional Obligations) and state all requirements with respect thereto.

(b) Pledge. The Parity Obligations, and any interest payable thereon, are and shall be secured by and payable from a first lien on and pledge of the Pledged Revenues; and the Pledged Revenues are further pledged to the establishment and maintenance of the Debt Service Fund and the Reserve Fund as hereinafter provided. The Parity Obligations are and will be secured by and payable only from the Pledged Revenues, and are not secured by or payable from a mortgage or deed of trust on any real, personal or mixed properties constituting a project financed or refinanced with proceeds of any Parity Obligations.

(c) Security Interest. Chapter 1208, Texas Government Code, applies to the issuance of the Bonds and the pledge of the Pledged Revenues granted by the Issuer under Section 7(b) of this Resolution, and is therefore valid, effective, and perfected. If Texas law is amended at any time while the Bonds are outstanding and unpaid such that the pledge of the Pledged Revenues granted by the Issuer under Section 7(b) of this Resolution is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, then in order to preserve to the registered owners of

the Bonds the perfection of the security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code, and enable a filing to perfect the security interest in said pledge to occur.

SECTION 8. REVENUE FUND. There has been created and established, and shall continue to be maintained, on the books of the Issuer, and accounted for separate and apart from all other funds of the Issuer, a special fund entitled the "*Development Corporation of McAllen, Inc. Sales Tax Revenue Fund*" (hereinafter called the "**Revenue Fund**"). All Pledged Revenues shall be credited to the Revenue Fund immediately upon receipt. Monies in said Fund shall be maintained at an official depository bank of the City.

SECTION 9. DEBT SERVICE FUND. For the sole purpose of paying the principal of and interest on the Parity Obligations, as the same come due, there has previously been created and established, and shall continue to be maintained, on the books of the Issuer a separate fund entitled the "*Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds Debt Service Fund*" (hereinafter called the "**Debt Service Fund**"). Monies in said Fund shall be maintained at an official depository bank of the City.

SECTION 10. RESERVE FUND. There has previously been created and established, and shall continue to be maintained, on the books of the Issuer a separate fund entitled the "*Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds Reserve Fund*" (hereinafter called the "**Reserve Fund**"). As further described in Section 16(a) hereof, no amounts are required to be held on deposit in the Reserve Fund unless the amount of Pledged Revenues collected for the benefit of the Issuer during the most recently completed Fiscal Year is less than 1.35 times the average Annual Debt Service Requirements for all Parity Obligations. Monies in said Fund, if any, shall be maintained at an official depository bank of the City.

SECTION 11. RESERVED.

SECTION 12. TRANSFER AGREEMENT; TRANSFER OF SALES TAX REVENUES.

(a) Pursuant to the provisions of the Transfer Agreement, the City has agreed to do any and all things necessary to accomplish the transfer of the Sales Tax collected for the benefit of the Issuer to the Revenue Fund on a monthly basis. The Transfer Agreement shall govern matters with respect to the collection of sales taxes from the Comptroller, credits and refunds due and owing to the Comptroller, and other matters with respect to the collection and transfer of the Sales Tax. The City shall maintain the proceeds from the collection of the Sales Tax in an account to be maintained at an official depository bank of the City.

(b) The President, Vice President, Secretary, Treasurer and Executive Director of the Issuer are hereby ordered to do any and all things necessary including mandamus, and any action at law or in equity to accomplish the transfer of monies to the Debt Service Fund in ample time to pay the principal of and interest on the Parity Obligations.

SECTION 13. DEPOSITS OF PLEDGED REVENUES; INVESTMENTS. (a) The Pledged Revenues shall be deposited in the Debt Service Fund and the Reserve Fund, or shall be used

to reimburse a Credit Facility Provider in the event a Credit Facility has been drawn upon to pay debt service requirements on any Parity Obligations, when and as required by this Resolution.

(b) Money in any Fund established by this Resolution may, at the option of the Board, be invested in eligible investment securities as described in the Investment Act; provided that all such deposits and investments shall have a par value (or market value when less than par) exclusive of accrued interest at all times at least equal to the amount of money credited to such Funds, and shall be made in such manner that the money required to be expended from any Fund will be available at the proper time or times. Money in the Reserve Fund shall not be invested in securities maturing later than five years from the date such investment is made. Such investments shall be valued in terms of current market value as of the last day of each year, except that direct obligations of the United States (State and Local Government Series) in book-entry form shall be continuously valued at their par or face principal amount. Such investments shall be sold promptly when necessary to prevent any default in connection with the Parity Obligations.

SECTION 14. FUNDS SECURED. Money in all Funds created by this Resolution, to the extent not invested, shall be secured in the manner prescribed by law for securing funds of the City.

SECTION 15. DEBT SERVICE FUND REQUIREMENTS. (a) Promptly after the delivery of the Bonds the Issuer shall cause to be deposited to the credit of the Debt Service Fund any accrued interest and any capitalized interest received from the sale and delivery of the Bonds, and any such deposit shall be used to pay the interest next coming due on the Bonds.

(b) The Issuer shall transfer or cause to be transferred Pledged Revenues on deposit in the Revenue Fund, and deposit to the credit of the Debt Service Fund the amounts, and at the times, as follows:

(1) Such amounts, in substantially equal monthly installments, deposited on or before the last business day of each month hereafter, as will be sufficient, together with other amounts, if any, then on hand in the Debt Service Fund and available for such purpose, to pay the interest scheduled to accrue and come due on the Bonds on the next succeeding interest payment date.

(2) Such amounts, in substantially equal monthly installments deposited on or before the last business day of each month hereafter, as will be sufficient, together with other amounts, if any, then on hand in the Debt Service Fund and available for such purpose, to pay the principal scheduled to mature and come due on the Bonds on the next succeeding principal payment date.

SECTION 16. RESERVE FUND REQUIREMENTS.

(a) No Funds Initially Deposited to or Maintained in Reserve Fund. No funds shall be required to be deposited and maintained in the Reserve Fund as long as the amount of Pledged Revenues collected for the benefit of the Issuer during the most recently completed Fiscal Year has been greater than 1.35 times the average Annual Debt Service Requirements for all Parity Obligations. In the event, however, that the amount of Pledged Revenues collected for the benefit of the Issuer during the most recently completed Fiscal Year is less than 1.35 times the average Annual Debt Service Requirements for all Parity Obligations, the Issuer shall, subject and

subordinate to making the required deposits to the credit of the Debt Service Fund, transfer or cause to be transferred Pledged Revenues on deposit in the Revenue Fund, and deposit to the credit of the Reserve Fund, an amount equal to 1/24th of such deficiency and continue such deposits until the earlier of such time as (i) the Reserve Fund contains the average Annual Debt Service Requirements of the outstanding Parity Obligations (the "**Required Reserve Amount**"), or (ii) the Pledged Revenues in the most recently completed Fiscal Year is equal to not less than 1.35 times the average Annual Debt Service Requirements of all outstanding Parity Obligations.

(b) Use of Funds. Funds on deposit in the Reserve Fund shall be used to (i) pay the principal of and interest on the Parity Obligations at any time when there is not sufficient money available in the Debt Service Fund for such purpose, (ii) pay the principal of or interest on the last maturing Parity Obligations, or (iii) pay Reimbursement Obligations to restore the amount available to be drawn under a Reserve Fund Credit Facility to its original amount. If the amount on deposit in the Reserve Fund consists of cash and investments and a Reserve Fund Credit Facility, all cash and investments in such account shall be liquidated and withdrawn prior to drawing on the Reserve Fund Credit Facility. If more than one Reserve Fund Credit Facility is maintained in an account of the Reserve Fund, any withdrawals on such Reserve Fund Credit Facilities shall be pro rata.

(c) Right to Withdraw Excess Funds in Reserve Fund. In the event the amount on deposit in the Reserve Fund exceeds the Required Reserve Amount, the Issuer may withdraw such excess amount from the Reserve Fund and deposit such amount into the Revenue Fund or use it for other lawful purposes.

(d) Use of Credit Facility. The Issuer may, in lieu of depositing cash or investments in the Reserve Fund, obtain a Credit Facility in order to cause the amount on deposit therein to equal the Required Reserve Amount. The Credit Facility must (i) be issued for the benefit of all owners of the Parity Obligations, (ii) provide coverage, together with other cash and investments on deposit in the Reserve Fund, for the full amount of the Required Reserve Amount applicable to the series of Parity Obligations for which such Credit Facility was obtained, (iii) upon the demand of the owners or the Paying Agent/Registrar on behalf of the owners, provide for the withdrawal or disbursement of such amounts at the same times as would otherwise be permitted to be withdrawn for the Debt Service Fund, and (iv) be in form and substance approved by nationally recognized bond counsel. If the amount on deposit in the Reserve Fund consists of cash and investments and one or more Credit Facilities, as provided in this subsection, all cash and investments shall be liquidated and withdrawn prior to drawing on any Credit Facility, and all Credit Facility Providers shall be fully reimbursed in accordance with the provisions of the respective Credit Facility (including draws, expenses and accrued interest) prior to restoring any cash balance to the Reserve Fund. If more than one Credit Facility is on deposit in the Reserve Fund, any withdrawals on such Credit Facilities shall be made on a pro rata basis. Should the Issuer be obligated to repay or reimburse a Credit Facility Provider to replenish or restore the full amount of the coverage provided by a Credit Facility, on or before the last business day of each month following a withdrawal on a Credit Facility, the Issuer shall cause approximately equal monthly deposits to be made from Pledged Revenues to the Credit Facility Provider in order to restore the full coverage under such Credit Facility within a period of not greater than 12 months following the month during which a withdrawal was first made on such Credit Facility.

SECTION 17. DEFICIENCIES; EXCESS PLEDGED REVENUES. (a) If on any occasion there shall not be sufficient Pledged Revenues to make the required deposits into the Debt Service Fund and the Reserve Fund, then such deficiency shall be made up as soon as possible from the next available Pledged Revenues, or from any other sources available for such purpose.

(b) Subject to making the required deposits to the credit of the Debt Service Fund and the Reserve Fund when and as required by this Resolution, or any resolution authorizing the issuance of Additional Obligations, the excess Pledged Revenues may be used by the Issuer for any lawful purpose not inconsistent with the Act.

SECTION 18. PAYMENT. On or before _____ 15, 2021, and semiannually on or before each February 15 and August 15 thereafter while any of the Parity Obligations are outstanding and unpaid, the Issuer shall make available to the paying agents therefor, out of the Debt Service Fund, and the Reserve Fund (if necessary), money sufficient to pay such interest on and such principal of the Parity Obligations as shall become due on such dates, respectively, at maturity or by redemption prior to maturity. The aforesaid paying agents shall destroy all paid Parity Obligations, and furnish the Issuer with an appropriate certificate of cancellation or destruction.

SECTION 19. ADDITIONAL BONDS. (a) The Issuer shall have the right and power at any time and from time to time and in one or more series or issues, to authorize, issue and deliver additional parity revenue bonds (herein called "**Additional Obligations**"), in accordance with law, in any amounts, for purposes of financing or refinancing projects under the provisions of the Act, or for the purpose of refunding any Parity Obligations or other obligations of the Issuer incurred in connection with the financing of projects under the provisions of the Act. Such Additional Obligations, if and when authorized, issued and delivered in accordance with this Resolution, shall be secured by and made payable equally and ratably on a parity with the Parity Obligations then outstanding from a first lien on and pledge of the Pledged Revenues.

(b) The Debt Service Fund and the Reserve Fund established by this Resolution shall secure and be used to pay all Parity Obligations in accordance with the terms of this Resolution. However, each resolution under which Additional Obligations are issued shall provide and require that, in addition to the amounts required by the provisions of this Resolution and the provisions of any other resolution or resolutions authorizing Additional Obligations to be deposited to the credit of the Debt Service Fund, the Issuer shall deposit to the credit of the Debt Service Fund at least such amounts as are required for the payment of all principal and interest on said Additional Obligations then being issued, as the same come due; and that the aggregate amount to be accumulated and maintained in the Reserve Fund shall be increased (if and to the extent necessary, and subject to the provisions of Section 16(a) hereof relating to certain times during which no amounts are required to be on deposit in the Reserve Fund) to an amount not less than the average annual principal and interest requirements of all Parity Obligations which will be outstanding after the issuance and delivery of the then proposed Additional Obligations; and that the required additional amount, if any, shall be so accumulated by the deposit in the Reserve Fund of all or any part of said required additional amount in cash immediately after the delivery of the then proposed Additional Obligations, or, at the option of the Issuer, by the deposit of said required additional amount (or any balance of said required additional amount not deposited in cash as permitted above) in monthly installments, made on or before the last business day of each month following the delivery of the then proposed Additional

Obligations, of not less than 1/60th of said required additional amount (or 1/60th of the balance of said required additional amount not deposited in cash as permitted above).

(c) All calculations of average annual principal and interest requirement made pursuant to this Section shall be made as of and from the date of the Additional Obligations then proposed to be issued.

(d) No installment, series or issue of Additional Obligations shall be issued or delivered unless:

(i) The President, Vice President or Executive Director of the Issuer signs a written certificate to the effect that the Issuer is not in default as to any covenant, condition or obligation in connection with all outstanding Parity Obligations, and the resolutions authorizing same, and that the Debt Service Fund and the Reserve Fund each contains the amount then required to be therein;

(ii) The chief financial officer of the Issuer or the City signs a written certificate to the effect that, during either the next preceding year, or any twelve consecutive calendar month period ending not more than ninety days prior to the date of the then proposed Additional Obligations, the Pledged Revenues were, in his or her opinion, at least equal to 2.25 times the maximum annual principal and interest requirements (computed on a Fiscal Year basis) of all Parity Obligations to be outstanding after the issuance of then proposed Additional Obligations;

(iii) The respective governing bodies of the Issuer and the City by official action approves the issuance of the Bonds, as required by the Act; and

(iii) The Issuer receives the written consent of a Credit Facility Provider in the event a Credit Facility provided by such Credit Facility Provider has been drawn upon and such Credit Facility Provider has not been fully reimbursed for costs related to such withdrawal.

The foregoing notwithstanding, the Issuer may issue Additional Obligations, all or a portion of the proceeds of which are to be used to refund all of the outstanding Parity Obligations, without the necessity of satisfying the provisions of clause (ii) of this subsection.

(e) Any installment, series or issue of Additional Obligations may be issued in such a manner that such Additional Obligations would qualify as obligations described by Section 103(a) of the Code, without regard as to whether any other obligations of the Issuer then outstanding were so issued.

SECTION 20. GENERAL COVENANTS. The Issuer further covenants and agrees that in accordance with and to the extent required or permitted by law:

(a) Performance. It will faithfully perform at all times any and all covenants, undertakings, stipulations, and provisions contained in this Resolution, each resolution authorizing the issuance of Additional Obligations, and in each and every Parity Obligation; it will promptly pay or cause to be paid the principal of and interest on every Parity Obligation, on the dates and in the places and manner prescribed in such resolutions and Parity Obligations; and it will, at the times and in the

manner prescribed, deposited or cause to be deposited the amounts required to be deposited into the Debt Service Fund and the Reserve Fund; and any registered owner of the Parity Obligations may require the Issuer, its officials and employees to carry out, respect or enforce the covenants and obligations of this Resolution, or any resolution authorizing the issuance of Additional Obligations, by all legal and equitable means, including specifically, but without limitation, the use and filing of mandamus proceedings, in any court of competent jurisdiction, against the Issuer, its officials and employees, or by the appointment of a receiver in equity.

(b) Legal Authority. It is a duly created and existing industrial development corporation, and is duly authorized under the laws of the State of Texas, including the Act, to create and issue the Parity Obligations; that all action on its part for the creation and issuance of the Parity Obligations has been duly and effectively taken, and that the Parity Obligations in the hands of the registered owners thereof are and will be valid and enforceable special obligations of the Issuer in accordance with their terms.

(c) Further Encumbrance. It, while the Parity Obligations are outstanding and unpaid, will not additionally encumber the Pledged Revenues in any manner, except as permitted in this Resolution in connection with Additional Obligations, unless said encumbrance is made junior and subordinate in all respects to the liens, pledges, covenants and agreements of this Resolution; but the right of the Issuer to issue revenue bonds payable from a subordinate lien on the Pledged Revenues, in accordance with the provisions of the Act, is specifically recognized and retained.

(d) Collection of Sales Tax. For so long as any Parity Obligations remain outstanding, the Issuer covenants and agrees that it will take all steps necessary in any action at law or in equity to cause the Sales Tax, at its current rate ($\frac{1}{2}$ of 1%) or at a higher rate if legally permitted, to be levied and collected continuously throughout the boundaries of the City, as such boundaries may be changed from time to time, in the manner and to the maximum extent legally permitted; and to cause no reduction, abatement or exemption in the Sales Tax until all the Parity Obligations have been paid in full or until they are lawfully defeased in accordance with this Resolution. The Issuer further covenants and agrees that, if, subsequent to the issuance of any Parity Obligations, the City is authorized by applicable law to impose and levy the Sales Tax on any items or transactions that are not subject to the Sales Tax on the date this Resolution was adopted, then the Issuer will use its best efforts to cause the City to take such action as may be required by applicable law to subject such items or transactions to the Sales Tax.

(e) Records. It will keep proper books of record and account in which full, true and correct entries will be made of all dealings, activities and transactions relating to the Project, the Pledged Revenues and the Funds created or maintained pursuant to this Resolution, and all books, documents and vouchers relating thereto shall at all reasonable times be made available for inspection upon request of any bondholders.

SECTION 21. DEFEASANCE OF PARITY OBLIGATIONS. (a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "**Defeased Bond**") within the meaning of this Resolution, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in

accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "**Future Escrow Agreement**") for such payment (1) lawful money of the United States of America sufficient to make such payment and/or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable. Thereafter, the Issuer will have no further responsibility with respect to amounts available to the Paying Agent/Registrar for the payment of such Defeased Parity Obligation, including any insufficiency therein caused by the failure of the escrow agent under such Future Escrow Agreement to receive payment when due on the Defeasance Securities. At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes or revenues herein levied and pledged as provided in this Resolution, and such principal and interest shall be payable solely from such money or Defeasance Securities. Notwithstanding any other provision of this Resolution to the contrary, it is hereby provided that any determination not to redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in subsection (a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection (a)(i) or (ii) of this Section. All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Bonds, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term "**Defeasance Securities**" means (i) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date of the purchase thereof are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date on the date the governing body of the Issuer adopts or approves the proceedings authorizing the financial arrangements are rated as to investment quality

by a nationally recognized investment rating firm not less than AAA or its equivalent, and (iv) any other then authorized securities or obligations under applicable state law that may be used to defease obligations such as the Parity Obligations.

(d) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Resolution.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

(f) Notwithstanding the foregoing, no defeasance shall be deemed to occur until all costs (including draws, expenses and accrued interest) due to a Credit Facility Provider for a draw on a Credit Facility have been paid in full.

SECTION 22. RESOLUTION A CONTRACT; AMENDMENTS. (a) This Resolution shall constitute a contract with the registered owners of the Parity Obligations, binding on the Issuer and its successors and assigns, and shall not be amended or repealed by the Issuer as long as any Parity Obligations remain outstanding except as permitted in this Section.

(b) The Issuer may, with notice to each Credit Facility Provider but without the consent of or notice to any registered owners, amend, change, or modify this Resolution (i) as may be required by the provisions hereof, (ii) as may be required for the purpose of curing any ambiguity, inconsistency, or formal defect or omission herein, or (iii) in connection with any other change (other than any change described in clauses (i) through (iv) of the first sentence in subsection (c) below) with respect to which the Issuer receives written confirmation from each rating agency then maintaining a rating on the Parity Obligations at the request of the Issuer that such amendment would not cause such rating agency to withdraw or reduce its then current rating on the Parity Obligations.

(c) In addition, the Issuer may, with the written consent of each Credit Facility Provider and the registered owners of at least a majority in aggregate principal amount of the Parity Obligations then outstanding affected thereby, amend, change, modify, or rescind any provisions of this Resolution; provided that without the consent of all of the registered owners affected, no such amendment, change, modification, or rescission shall (i) extend the time or times of payment of the principal of and interest on the Parity Obligations, reduce the principal amount thereof or the rate of interest thereof, (ii) give any preference to any Parity Obligations over any other Parity Obligation, (i) extend any waiver of default to subsequent defaults, or (iv) reduce the aggregate principal amount of Parity Obligations required for consent to any such amendment, change, modification, or rescission.

(d) Whenever the Issuer shall desire to make any amendment or addition to or rescission of this Resolution requiring consent of each Credit Facility Provider and/or the registered owners of the Parity Obligations, the Issuer shall cause notice of the amendment, addition, or rescission to be sent by first class mail, postage prepaid, to (i) each Credit Facility Provider, and (ii) the registered owners

(if the registered owners of all Parity Obligations or at least a majority in aggregate principal amount of the Parity Obligations are required to consent) at the respective addresses shown on the Registration Books. Whenever at any time within one year after the date of the giving of such notice, the Issuer shall receive an instrument or instruments in writing executed by each Credit Facility Provider and the registered owners of all or a majority (as the case may be) in aggregate principal amount of the Parity Obligations then outstanding affected by any such amendment, addition, or rescission requiring the consent of the registered owners, which instrument or instruments shall refer to the proposed amendment, addition, or rescission described in such notice and shall specifically consent to and approve the adoption thereof in substantially the form of the copy thereof referred to in such notice, thereupon, but not otherwise, the Issuer may adopt such amendment, addition, or rescission in substantially such form, except as herein provided.

(e) No Registered Owner may thereafter object to the adoption of any amendment, addition, or rescission which is accomplished pursuant to and in accordance with the provisions of this Section, or to any of the provisions thereof, and such amendment, addition, or rescission shall be fully effective for all purposes.

SECTION 23. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BONDS.

(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen, or destroyed, the Paying Agent/Registrar shall cause to be printed, executed, and delivered, a new bond of the same principal amount, maturity, and interest rate, as the damaged, mutilated, lost, stolen, or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of damaged, mutilated, lost, stolen, or destroyed Bonds shall be made by the registered owner thereof to the Paying Agent/Registrar. In every case of loss, theft, or destruction of a Bond, the registered owner applying for a replacement bond shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft, or destruction of a Bond, the registered owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft, or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Bond shall have matured, and no default has occurred which is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Bond, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement bond, the Paying Agent/Registrar shall charge the registered owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen, or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen, or destroyed Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Resolution equally and proportionately with any and all other Bonds duly issued under this Resolution.

(e) Authority for Issuing Replacement Bonds. In accordance with Chapter 1201, Texas Government Code, as amended, this Section shall constitute authority for the issuance of any such replacement bond without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 4 of this Resolution, for Bonds issued in conversion and exchange for other Bonds.

SECTION 24. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND BOND INSURANCE, IF OBTAINED. The President of the Issuer is hereby authorized to have control of each Bond issued hereunder and all necessary records and proceedings pertaining to each Bond pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of each Bond said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate on each Bond, and the seal of said Comptroller shall be impressed, or placed in facsimile, on each Bond. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on each Bond or on any Bonds issued and delivered in conversion of and exchange or replacement of any Bond, but neither shall have any legal effect, and shall be solely for the convenience and information of the registered owners of the Bonds. In addition, the printer of the Bonds is hereby directed to print on the Bonds the form of bond counsel's opinion relating thereto, and is hereby authorized to print on the Bonds an appropriate statement of insurance supplied by a municipal bond insurance company providing insurance, if any, covering all or any part of the Bonds.

SECTION 25. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"**EMMA**" means the Electronic Municipal Market Access system being established by the MSRB.

"**Financial Obligation**" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange

Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"**MSRB**" means the Municipal Securities Rulemaking Board.

"**Rule**" means SEC Rule 15c2-12, as amended from time to time.

"**SEC**" means the United States Securities and Exchange Commission.

(b) Annual Reports. The Issuer shall provide annually to the MSRB through EMMA financial information and operating data with respect to the Issuer of the general type included in the final Official Statement authorized by this Resolution, being the information described in Exhibit C hereto. Any financial statements so to be provided shall be (1) prepared in accordance with the accounting principles described in Exhibit C hereto, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation, and (2) audited, if the Issuer commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the Issuer shall provide (1) unaudited financial statements for such fiscal year within such required time, and (2) audited financial statements for the applicable fiscal year to the MSRB through EMMA when and if the audit report on such statements become available.

If the Issuer changes its fiscal year, it will notify the MSRB through EMMA of the date of the new fiscal year end prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this paragraph (b).

The financial information and operating data to be provided pursuant to this paragraph (b) may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB through EMMA or filed with the SEC.

(c) Event Notices.

The Issuer shall file notice of the following events with respect to the Bonds to the MSRB through EMMA in a timely manner and not more than 10 business days after occurrence of the event:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701–TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. Modifications to rights of the holders of the Bonds, if material;
8. Certificate of Obligation calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph 12 is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer, and (b) the Issuer intends the words used in the immediately preceding

paragraphs 15 and 16 and the definition of Financial Obligation in this Section to mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

The Issuer shall file notice with the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments. The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with Section 21 of this Resolution that causes Bonds no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OF OBLIGATION OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Resolution for purposes of any other provision of this Resolution.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this

Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Resolution that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the holders and beneficial owners of the Bonds. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with paragraph (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

(e) Format, Identifying Information, and Incorporation by Reference. All financial information, operating data, financial statements, and notices required by this Section to be provided to the MSRB shall be provided in an electronic format and be accompanied by identifying information prescribed by the MSRB.

Financial information and operating data to be provided pursuant to subsection (b) of this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public on the MSRB's Internet Web site or filed with the SEC.

SECTION 26. RESERVED.

SECTION 27. SALE OF BONDS. The Bonds are hereby authorized to be sold and shall be delivered to the Underwriters selected by a Designated Officer and identified in Exhibit A attached hereto at a price determined by a Designated Officer and as set forth in Exhibit A attached hereto, and pursuant to the terms and provisions of a Purchase Contract between the Issuer and the Underwriters in the form approved by a Designated Officer, which each Designated Officer is individually hereby authorized and directed to execute and deliver. The Issuer will initially deliver the Bonds to the Underwriters, which shall be registered in the name requested by the Underwriters and set forth in Exhibit A attached hereto.

SECTION 28. APPROVAL OF OFFICIAL STATEMENT. Each Designated Officer is hereby authorized to approve the form and content of an Official Statement relating to the Bonds and any addenda, supplement, or amendment thereto, and to approve the distribution of the Official Statement in the reoffering of the Bonds by the initial purchaser in final form, with such changes therein or additions thereto as the officer of the Issuer executing the same may deem advisable, such determination to be conclusively evidenced by his or her execution thereof. The preparation, distribution and use of a Preliminary Official Statement for the Bonds is also hereby approved.

SECTION 29. APPROVAL OF ESCROW AGREEMENT; REFUNDING OF REFUNDED BONDS. Concurrently with the initial delivery of the Bonds the Issuer shall deposit with the Escrow Agent an amount from the proceeds from the sale of the Bonds and other available funds of the Issuer, if required, sufficient to provide for the refunding of the Refunded Bonds, as defined and described in the preamble to this Resolution and identified in *Exhibit A* attached hereto. Attached hereto as *Exhibit D* is an Escrow Agreement between the Issuer and the Escrow Agent, which is hereby approved in substantially final form, and the Designated Officer is hereby authorized, for and on behalf of the Issuer, to approve any changes in the Escrow Agreement from the form attached hereto and to execute the Escrow Agreement in final form.

It is hereby found and determined that the refunding of the Refunded Bonds is advisable and necessary in order to defer certain principal and interest payments coming due through 2023.

SECTION 30. REDEMPTION OF REFUNDED OBLIGATIONS. There is attached to this Resolution as *Exhibit E*, and made a part hereof for all purposes, *NOTICES OF REDEMPTION* for the Refunded Bonds. (The Designated Officer is authorized to substitute a revised *Exhibit E* to reflect the actual maturities and principal amount of such maturities of the Refunded Bonds that are selected by the Designated Officer to be refunded.) The Issuer hereby exercises its option to redeem prior to maturity the Refunded Bonds described in the *NOTICES OF REDEMPTION*, and the Refunded Bonds are hereby called for redemption, and shall be redeemed, prior to maturity, on the date, at the place, and at the price set forth respectively therein.

Upon execution and delivery of the Escrow Agreement and funding of the Escrow Fund as required therein, due provision shall have been made by the Issuer with the Escrow Agent, which also serves as the paying agent for the Refunded Bonds, for the payment of the redemption price of the Refunded Bonds, and such redemption price shall be deposited with said bank in accordance with the terms of the Escrow Agreement.

SECTION 31. AUTHORITY AND APPROVAL FOR OFFICERS TO EXECUTE DOCUMENTS AND APPROVE CHANGES. The President, Vice President, Secretary, Treasurer and Executive Director of the Issuer are hereby authorized to execute, deliver, attest and affix the seal of the Issuer to all documents and instruments necessary and appropriate in connection with the issuance, sale and delivery of the Bonds, including, without limitation, the Paying Agent/Registrar Agreement, and the Transfer Agreement. In addition, prior to the initial delivery of the Bonds, the President, Vice President, Secretary, Treasurer and Executive Director of the Issuer, and Bond Counsel to the Issuer are hereby authorized and directed to approve any technical changes or corrections to this Resolution or to any instruments authorized and approved by this Resolution necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Resolution and as described in the Official Statement, (ii) obtain a rating from any of the national bond rating agencies or satisfy any requirements of the provider of a municipal bond insurance policy, if any, or (iii) obtain the approval of the Bonds by the Attorney General's office. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 32. INTERESTED PARTIES. Nothing in this Resolution expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the Issuer and the registered owners of the Bonds, any right, remedy or claim under or by reason of this Resolution or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Resolution contained by and on behalf of the Issuer shall be for the sole and exclusive benefit of the Issuer and the registered owners of the Bonds.

SECTION 33. REMEDIES IN EVENT OF DEFAULT. In addition to all the rights and remedies provided by the laws of the State of Texas, it is specifically covenanted and agreed particularly that in the event the Issuer (i) defaults in the payment of the principal, premium, if any, or interest on the Bonds, (ii) defaults in the deposits and credits required to be made to the Debt Service Fund, or (iii) defaults in the observance or performance of any other of the covenants, conditions or obligations set forth in this Resolution and the continuation thereof for 30 days after the Issuer has received written notice of such defaults, the Holders of any of the Bonds shall be entitled to seek a writ of mandamus issued by a court of proper jurisdiction compelling and requiring the governing body of the Issuer and other officers of the Issuer to observe and perform any covenant, condition or obligation prescribed in this Resolution. Notwithstanding the foregoing, the Insurer shall have the right to direct all remedies upon an event of default, and the Insurer shall be recognized as the registered owner of the Bonds for the purposes of exercising all rights and privileges available to the Bondholders.

No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient. The specific remedy herein provided shall be cumulative of all other existing remedies, and the specification of such remedy shall not be deemed to be exclusive.

SECTION 34. INCORPORATION OF RECITALS. The findings and preambles set forth in this Resolution are hereby incorporated into this Resolution and made a part hereof for all purposes.

SECTION 35. EFFECTIVE DATE. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Resolution shall become effective immediately after it is approved by the Board of Directors.

[The remainder of this page intentionally left blank]

***PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE
DEVELOPMENT CORPORATION OF McALLEN, INC. AT A MEETING ON THE 25th DAY
OF JANUARY, 2021, AT WHICH MEETING A QUORUM WAS PRESENT.***

President
Development Corporation of McAllen, Inc.

ATTEST:

Secretary
Development Corporation of McAllen, Inc.

(Issuer Seal)

** ** ** ** **

EXHIBIT A

FORM OF APPROVAL CERTIFICATE

CERTIFICATE APPROVING THE FINAL TERMS OF THE BONDS

I, the Executive Director of the **DEVELOPMENT CORPORATION OF MCALLEN, INC.** (the "**Issuer**"), pursuant to authority granted by the Board of Directors of the Issuer in Section 1(b) of a resolution approved by the Board of Directors on January 25, 2021, relating to the issuance of the Bonds defined below (the "**Resolution**"), hereby certify as follows:

1. **GENERAL.** This Certificate is given in connection with the issuance by the Issuer of the **DEVELOPMENT CORPORATION OF MCALLEN, INC. SALES TAX REVENUE REFUNDING BONDS, SERIES 2021** (the "**Bonds**") which, pursuant to the Resolution, have been authorized by the Board of Directors.

2. **DEFINITIONS.** All capitalized terms used in this Certificate which are not otherwise defined herein shall have the same meanings as set forth in the Resolution.

3. **DATED DATE AND AGGREGATE PRINCIPAL AMOUNT.** The Bonds shall be dated January 1, 2018, and shall be issued in the aggregate principal amount of \$_____.

5. **PRINCIPAL AMOUNTS AND INTEREST RATES.** The Bonds shall (i) mature on **August 15** in each of the years and in the respective principal amounts, and (ii) bear interest from the date of initial delivery of the Bonds to the initial purchaser named in paragraph 8 hereof to their respective date of maturity or prior redemption at the respective interest rates, all as set forth below:

**DEVELOPMENT CORPORATION OF MCALLEN, INC.
SALES TAX REVENUE REFUNDING BONDS, SERIES 2021**

<u>MATURITY DATE (8/15)</u>	<u>PRINCIPAL AMOUNT (\$)</u>	<u>INTEREST RATE (%)</u>	<u>MATURITY DATE (8/15)</u>	<u>PRINCIPAL AMOUNT (\$)</u>	<u>INTEREST RATE (%)</u>
--	---	-------------------------------------	--	---	-------------------------------------

The true interest cost rate on the Bonds is equal to _____%, which is less than the maximum true interest cost rate of _____% approved by the Board of Directors in the Resolution.

6. **INTEREST ON BONDS.** As provided in Section 3 of the Resolution and in the FORM OF BOND contained in Section 5 of the Resolution, interest on the Bonds shall be payable on each February 15 and August 15, commencing on _____ 15, 2021, until stated maturity or prior redemption.

7. **OPTIONAL REDEMPTION.** The Bonds maturing on and after August 15, 20__, may be redeemed prior to their scheduled maturities, at the option of the Issuer on August 15, 20__, or on any date thereafter at the redemption price equal to par plus accrued interest to the date fixed for redemption.

8. **MANDATORY SINKING FUND REDEMPTION.**

The Bonds maturing on August 15 in the years 20__ and 20__ (collectively, the "***Term Bonds***") are subject to mandatory redemption prior to maturity in part by lot, at a price equal to the principal amount thereof plus accrued interest to the date of redemption, on the dates and in the respective principal amounts shown below:

TERM BONDS MATURING AUGUST 15, 20__		TERM BONDS MATURING AUGUST 15, 20__	
Mandatory Redemption Date	Redemption Amount (\$)	Mandatory Redemption Date	Redemption Amount (\$)

9. **INITIAL PURCHASERS AND PURCHASE PRICE.**

The following firms have been selected to serve as the Underwriters of the Bonds:

The Bonds shall be sold to the Underwriters as the initial purchasers thereof pursuant to a negotiated underwriting and shall be purchased at a price equal to \$_____ (which amount is equal to par, less Underwriters' discount of \$_____), and no accrued interest. The Initial Bond shall be registered in the name of _____.

10. **SELECTION OF PAYING AGENT/REGISTRAR.**

_____, has been selected to serve as the initial Paying Agent/Registrar for the Bonds.

11. **DETERMINATION REQUIRED BY SECTION 1201.022(A)(3), TEXAS GOVERNMENT CODE.** In satisfaction of Section 1201.022(a)(3), Texas Government Code, as authorized by Section 1(c) of the Resolution, and upon consultation with the Issuer's Financial Advisor, the undersigned

hereby determines that the final terms of the Bonds as set forth in this Certificate are in the Issuer's best interests.

12. **SELECTION OF MALL GARAGE PROJECT BONDS FOR REFUNDING.**

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APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEVELOPMENT CORPORATION OF MCALLEN, INC. ON THE ____ DAY OF _____, 2021 IN ACCORDANCE WITH SECTION 1(b) OF THE RESOLUTION.

Executive Director
Development Corporation of McAllen, Inc.

Signature Page to Certificate Approving Final Terms of the
Development Corporation of McAllen, Inc. Sales Tax Revenue Refunding Bonds, Series 2021

EXHIBIT B

FORM OF PAYING AGENT/REGISTRAR AGREEMENT

THE PAYING AGENT/REGISTRAR AGREEMENT IS OMITTED AT THIS POINT
AS IT APPEARS IN EXECUTED FORM ELSEWHERE IN THIS TRANSCRIPT

EXHIBIT C

DESCRIPTION OF ANNUAL FINANCIAL INFORMATION

The following information is referred to in Section 25 of this Resolution.

Annual Financial Statements and Operating Data

The financial information and operating data with respect to the Issuer to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Official Statement referred to) below:

1. The annual audited financial statements of the Issuer or the unaudited financial statements of the Issuer in the event audited financial statements are not completed within six (6) months after the end of any fiscal year.
2. All quantitative financial information and operating data with respect to the Issuer of the general type included in the Official Statement under Tables 1 through__.

Accounting Principles

The accounting principles referred to in such Section are the accounting principles described in the notes to the financial statements referred to in paragraph 1 above.

EXHIBIT D

FORM OF ESCROW AGREEMENT

THE ESCROW AGREEMENT IS OMITTED AT THIS POINT
AS IT APPEARS IN EXECUTED FORM ELSEWHERE IN THIS TRANSCRIPT.

EXHIBIT E

FORM OF NOTICES OF REDEMPTION

RESOLUTION NO. 2021-__

AUTHORIZING THE DEVELOPMENT CORPORATION OF McALLEN, INC. TO REFINANCE CERTAIN OUTSTANDING SALES TAX REVENUE BONDS; APPROVING THE RESOLUTION OF THE CORPORATION ISSUING ITS SALES TAX REVENUE REFUNDING BONDS, TAXABLE SERIES 2021; AND APPROVING OTHER MATTERS RELATED THERETO

STATE OF TEXAS	§
COUNTY OF HIDALGO	§
CITY OF McALLEN	§

WHEREAS, the City Commission of the **CITY OF McALLEN, TEXAS** (the "**City**") called an election for the purpose of receiving authority to levy a sales and use tax for the benefit of an industrial development corporation created under authority of the Development Corporation Act of 1979, Article 5190.6, V.A.T.C.S., as amended (the "**Original Act**"), all pursuant to the provisions of Section 4B of the Original Act; and

WHEREAS, at such election held on May 3, 1997, a majority of the citizens of the City voting at said election authorized the City to levy a sales and use tax on the receipts at retail of taxable items within the City at a rate of one-half of one percent ($\frac{1}{2}$ of 1%) pursuant to the provisions of Section 4B of the Original Act (the "**Sales Tax**") for the purpose of "*undertak[ing] projects as described in Section 4B of Article 5190.6, including but not limited to [certain specifically described projects] in addition to any other projects or expenditures, including maintenance and operation cost of any project, authorized under the provisions of Section 4B, Article 5190.6 . . .*"; and

WHEREAS, pursuant to the provisions of the Original Act, the City created the **DEVELOPMENT CORPORATION OF McALLEN, INC.** (the "**Issuer**"), a nonstock, nonprofit industrial development corporation created to act on behalf of the City to satisfy the public purposes set forth in Section 4B of the Original Act; and

WHEREAS, the City Commission of the City levied the Sales Tax for the benefit of the Issuer, and such tax began to be collected in the City on October 1, 1997; and

WHEREAS, in accordance with the provisions of Section 505.301 of the Act and the terms and conditions of that certain *Amended and Restated Sales Tax Remittance Agreement*, dated as of March 15, 2017 (the "**Transfer Agreement**"), between the City and the Issuer, the City is required to timely transfer to the Issuer the proceeds of the aforesaid Sales Tax; and

WHEREAS, subsequent to the creation of the Issuer, the Original Act was codified by the Legislature and is now found in Chapters 501 - 505 of the Texas Local Government Code (the "**Act**"); and

WHEREAS, Section 4B of the Original Act is now found primarily in Chapter 505, Texas Local Government Code, and Chapters 501, 502 and 505, Texas Local Government Code, are the primary provisions in Texas law under which the Issuer generally is governed; and

WHEREAS, (i) the City, (ii) the Issuer, and (iii) **SIMON PROPERTY GROUP (TEXAS), L.P.**, a Texas limited partnership, and **LA PLAZA MALL, LLC**, a Delaware limited liability company (collectively, the "**Developer**"), entered into an *Economic Development and Performance Agreement*, effective as of May 16, 2016 (the "**Economic Development Agreement**"), pursuant to which the City and the Issuer agreed to provide certain economic development incentives to the Developer to assist the Developer with undertaking a major renovation and expansion of a regional shopping mall located within the City known as the "La Plaza Mall"; and

WHEREAS, pursuant to the Economic Development Agreement, the City, through the Issuer, was obligated to provide the Developer with "*Parking Garage Grants*" to pay up to \$20,000,000 of "*Parking Garage Costs*" relating to the construction by the Developer of two new "*Parking Garages*" (as such terms are defined in the Economic Development Agreement) at the La Plaza Mall (the "**Project**"); and

WHEREAS, the Issuer has issued the following series of revenue bonds, which bonds are secured by a first and prior lien on and pledge of the hereinafter defined "Pledged Revenues"

Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Taxable Series 2016, dated July 1, 2016, maturing on August 15 in the years 2021 through 2026, 2031 and 2036 and now outstanding the principal amount of \$4,870,000 (the "Series 2016 Bonds")

Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Taxable Series 2017, dated March 15, 2017, maturing on August 15 in the years 2021 through 2029, 2032 and 2036 and now outstanding the principal amount of \$9,700,000 (the "Series 2017 Bonds")

Development Corporation of McAllen, Inc. Sales Tax Revenue Bonds, Taxable Series 2018, dated January 1, 2018, maturing on August 15 in the years 2021 through 2028, 2032 and 2036 and now outstanding the principal amount of \$4,885,000 (the "Series 2018 Bonds" and together with the Series 2016 Bonds and the Series 2017 Bonds, the "**Mall Garage Project Bonds**")

WHEREAS, the Economic Development Agreement provides that the City will reimburse the Issuer for debt service paid by the Issuer on all of its Mall Garage Project Bonds over time using all or a portion of the additional sales tax revenues that are generated during each fiscal year from the City's general 1% sales taxes at the mall which exceed the total amount of the City's general 1% sales tax generated at the La Plaza Mall during the City's fiscal year that ended on September 30, 2015 (the "**Additional Mall Sales Tax Revenues**"); and

WHEREAS, the Additional Mall Sales Tax Revenues are granted to the Corporation pursuant to Section 380.002(b), Texas Local Government Code, and are not pledged to secure the Mall Garage Project Bonds; and

WHEREAS, the Economic Development Agreement also provides that if the Additional Mall Sales Tax Revenues are not sufficient to pay debt service on the Mall Garage Project Bonds when due, the Developer is required to pay the shortfall within ninety (90) days after notice from the City of the amount due; and

WHEREAS, the Sales Tax, pledged to the payment of the Mall Garage Project Bonds through its inclusion as Pledged Revenues (which is collected city-wide), declined only slightly during the past year, the Sales Tax revenues generated specifically at the La Plaza Mall were more significantly and negatively impacted during the City's 2019/2020 fiscal year due to the COVID-19 pandemic; and

WHEREAS, the Developer has asked the City and the Issuer to restructure the debt service on the outstanding Mall Garage Project Bonds in order to defer certain principal and interest payments coming due through 2023; and

WHEREAS, the Issuer recognizes and finds that such refunding and restructuring will result in a debt service loss; however, the restructuring, in light of the COVID-19 pandemic, is in the best interest of the City and the Issuer; and

WHEREAS, the Issuer now desires to authorize the refunding of a portion of the Mall Garage Project Bonds in order to defer certain principal and interest payments coming due through 2023; and

WHEREAS, on the date hereof, the Board of Directors of the Issuer adopted a "RESOLUTION AUTHORIZING THE ISSUANCE OF DEVELOPMENT CORPORATION OF McALLEN, INC. SALES TAX REVENUE REFUNDING BONDS, TAXABLE SERIES 2021; APPROVING AND AUTHORIZING THE EXECUTION OF ALL INSTRUMENTS AND PROCEDURES RELATED THERETO INCLUDING A PURCHASE CONTRACT, AN ESCROW AGREEMENT AND A PAYING AGENT/REGISTRAR AGREEMENT; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND A FINAL OFFICIAL STATEMENT; AND DELEGATING AUTHORITY TO CERTAIN OFFICIALS TO APPROVE ALL FINAL TERMS WITH RESPECT TO THE SALE OF THE BONDS, INCLUDING SELECTING BONDS TO BE REFUNDED, AND APPROVING OTHER MATTERS RELATED THERETO," in the form attached hereto as Exhibit A (the "**Bond Resolution**"), for the purpose of authorizing the issuance of the Issuer's **SALES TAX REVENUE REFUNDING BONDS, SERIES 2021** (the "**Bonds**") to accomplish the restructuring, and authorizing other related matters; and

WHEREAS, Section 501.204 of the Act provides that the Issuer "*may not deliver bonds, including refunding bonds, unless the governing body of the corporation's authorizing unit adopts*

a resolution, not earlier than the 60th day before the date the bonds are delivered, specifically approving the corporation's resolution providing for the issuance of the bonds"; and

WHEREAS, Article IV of the Issuer's Articles of Incorporation provides, in part, that "*no bonds may be issued by the Corporation and no project may be financed with bond proceeds or other revenues of the Corporation unless such bonds or projects are first approved by the City Commission*"; and

WHEREAS, in order to comply with Section 501.024 of the Act and Article IV of the Issuer's Articles of Incorporation, it is deemed necessary and advisable that this Resolution be adopted by the City Commission of the City; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS THAT:

SECTION 1. APPROVAL OF REFUNDING. The restructuring of the debt service on the outstanding Mall Garage Project Bonds in order to defer certain principal and interest payments coming due through 2023 is hereby authorized and approved.

SECTION 2. APPROVAL OF THE BOND RESOLUTION AND THE BONDS. The Bond Resolution, in substantially the form and substance as attached to this Resolution as Exhibit A and made a part hereof for all purposes, is hereby approved, and the Bonds may be issued by the Issuer pursuant thereto for the purpose stated in Section 1.

SECTION 3. EXECUTION OF DOCUMENTS; NO LIABILITY OF THE CITY. The City Commission of the City hereby authorizes the Mayor, the City Manager, any Assistant City Manager, the Finance Director, and the City Secretary of the City to execute on behalf of the City all documents deemed necessary in connection with the issuance of the Bonds and the agreements approved by this Resolution. The City shall have no liability for the payment of the Bonds nor shall any of its assets be pledged to the payment of the Bonds.

SECTION 4. INCORPORATION OF RECITALS. The findings and preambles set forth in this Resolution are hereby incorporated into this Resolution and made a part hereof for all purposes.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS AT A MEETING ON THE 25th DAY OF JANUARY, 2021, AT WHICH MEETING A QUORUM WAS PRESENT.

ATTEST:

City Secretary
City of McAllen, Texas

Mayor
City of McAllen, Texas

(City Seal)

EXHIBIT A

BOND RESOLUTION

*The Bond Resolution is omitted at this point as it appears in
executed form elsewhere in this Transcript of Proceedings*



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

1/25/2021

1. Agenda Item: Discuss and consider the approval of a resolution of the Development Corporation of McAllen, Inc. amending a resolution of the corporation adopted on November 23, 2020 issuing its sales tax revenue refunding bonds, taxable series 2021 to further delegate to certain officials the authority to select the lien priority of the bonds.
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Cindy Gonzalez

Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney: Approved -- IJT
11. Manager's Recommendation: Approve. RR

RESOLUTION NO. 2021-__

RESOLUTION AMENDING A RESOLUTION ADOPTED ON NOVEMBER 23, 2020 AUTHORIZING THE ISSUANCE OF UP TO \$24,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF DEVELOPMENT CORPORATION OF McALLEN, INC. SALES TAX REVENUE BONDS, SERIES 2021, TO FURTHER DELEGATE TO CERTAIN OFFICIALS THE AUTHORITY TO SELECT THE LIEN PRIORITY OF THE BONDS, AND APPROVING OTHER MATTERS RELATED THERETO

Date of Approval: January 25, 2021

RESOLUTION NO. 2021-__

RESOLUTION AMENDING A RESOLUTION ADOPTED ON NOVEMBER 23, 2020 AUTHORIZING THE ISSUANCE OF UP TO \$24,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF DEVELOPMENT CORPORATION OF McALLEN, INC. SALES TAX REVENUE BONDS, SERIES 2021, TO FURTHER DELEGATE TO CERTAIN OFFICIALS THE AUTHORITY TO SELECT THE LIEN PRIORITY OF THE BONDS, AND APPROVING OTHER MATTERS RELATED THERETO

THE STATE OF TEXAS §
COUNTY OF HIDALGO §
DEVELOPMENT CORPORATION OF McALLEN, INC. §

WHEREAS, the City Commission of the **CITY OF McALLEN, TEXAS** (the "**City**") called an election for the purpose of receiving authority to levy a sales and use tax for the benefit of an industrial development corporation created under authority of the Development Corporation Act of 1979, Article 5190.6, V.A.T.C.S., as amended (the "**Original Act**"), all pursuant to the provisions of Section 4B of the Original Act; and

WHEREAS, at such election held on May 3, 1997, a majority of the citizens of the City voting at said election authorized the City to levy a sales and use tax on the receipts at retail of taxable items within the City at a rate of one-half of one percent ($\frac{1}{2}$ of 1%) pursuant to the provisions of Section 4B of the Original Act (the "**Sales Tax**") for the purpose of "*undertak[ing] projects as described in Section 4B of Article 5190.6, including but not limited to [certain specifically described projects] in addition to any other projects or expenditures, including maintenance and operation cost of any project, authorized under the provisions of Section 4B, Article 5190.6 . . .*"; and

WHEREAS, pursuant to the provisions of the Original Act, the City created the **DEVELOPMENT CORPORATION OF McALLEN, INC.** (the "**Issuer**"), a nonstock, nonprofit industrial development corporation created to act on behalf of the City to satisfy the public purposes set forth in Section 4B of the Original Act; and

WHEREAS, the City Commission of the City levied the Sales Tax for the benefit of the Issuer, and such tax began to be collected in the City on October 1, 1997; and

WHEREAS, subsequent to the creation of the Issuer, the Original Act was codified by the Legislature and is now found in Chapters 501 - 505 of the Texas Local Government Code (the "**Act**"); and

WHEREAS, Section 4B of the Original Act is now found primarily in Chapter 505, Texas Local Government Code, and Chapters 501, 502 and 505, Texas Local Government Code, are the primary provisions in Texas law under which the Issuer generally is governed; and

WHEREAS, the Corporation, in partnership with the City, finds it in its best interest to fund certain improvements to, and related infrastructure for, the Anzalduas International Toll Bridge (the

“Anzalduas Bridge”), which bridge is owned and operated by the City and the cities of Mission, Texas and Hidalgo, Texas; and

WHEREAS, the Board of Directors of the Issuer, on November 23, 2020, approved a resolution (the *“Original Resolution”*) authorizing a series of sales tax revenue bonds (the *“Bonds”*) for the purpose of financing a portion of the Anzalduas Bridge Improvements; and

WHEREAS, any terms not otherwise defined herein shall have the meanings ascribed to them in the Original Resolution; and

WHEREAS, the Bonds were authorized and designated to be issued and delivered pursuant to the Act, including but not limited to Sections 501.006, 501.201, 505.104 and 505.302 thereof; and

WHEREAS, in the Original Resolution, the Issuer delegated to certain officials (each defined as a "Designated Officer" in Section 1(a) of the Original Resolution) the authority, individually or collectively, to approve all final terms of the bonds authorized to be issued by the Original Resolution, and to effect the sale of such bonds; and

WHEREAS, the Original Resolution contemplated that the Bonds would be issued as Additional Obligations on parity with the Issuer's outstanding Previously Issued Parity Obligations, which are secured by a first and prior lien on the gross revenues received by the Issuer from the Sales Tax; however, subsequent to the approval of the Original Resolution it has been determined that it may be necessary or appropriate to secure the Bonds with a lien on the gross revenues received by the Issuer from the Sales Tax which is subordinate to the lien securing the Previously Issued Parity Obligations; and

WHEREAS, the Issuer now deems it necessary to amend the Original Resolution by specifically delegating to a Designated Officer the authority to approve the lien priority of the revenues from the Sales Tax to secure the Bonds along with all matters necessary to effectuate such lien priority; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DEVELOPMENT CORPORATION OF McALLEN, INC. THAT:

SECTION 1. DELEGATION OF LIEN PRIORITY; AUTHORIZATION TO REVISE ORIGINAL RESOLUTION. Each Designated Officer, acting individually or in combination with another Designated Officer, has been authorized, appointed, and designated as an officer of the Issuer authorized to act on behalf of the Issuer to effect the sale of the Bonds and establish the terms and details related to the issuance and sale of the Bonds, all as described in the Original Resolution. Each Designated Officer, acting individually or in combination with another Designated Officer, is specifically also delegated the authority to determine the lien priority of the Bonds, including the

establishment of a subordinate lien priority. In establishing a subordinate lien, each Designated Officer may approve other matters related thereto including (1) the establishment of a reserve fund for the subordinate lien if deemed necessary; and (2) specifying other covenants for the subordinate lien, including the historical revenues test that must be met in order to issue additional subordinate lien obligations to be issued.

Each Designated Officer, acting individually or in combination with another Designated Officer for and on behalf of the Issuer, is further authorized to (i) complete Exhibit A of the Original Resolution, and (ii) revise and complete the FORM OF BOND set forth in Section 5 of the Original Resolution, with the final terms of the Bonds approved pursuant to the authority granted herein and in the Original Resolution. Bond Counsel to the Issuer is authorized to revise the Original Resolution in any manner necessary to reflect the final terms approved by the Designated Officer in accordance with the delegation authorized herein and in the Original Resolution.

SECTION 2. INCORPORATION OF RECITALS. The findings and preambles set forth in this Resolution are hereby incorporated into this Resolution and made a part hereof for all purposes.

SECTION 3. EFFECTIVE DATE. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Resolution shall become effective immediately after it is approved by the Board of Directors.

[The remainder of this page intentionally left blank]

**PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE
DEVELOPMENT CORPORATION OF McALLEN, INC. AT A MEETING ON THE 25th DAY
OF JANUARY, 2021, AT WHICH MEETING A QUORUM WAS PRESENT.**

President
Development Corporation of McAllen, Inc.

ATTEST:

Secretary
Development Corporation of McAllen, Inc.

(Issuer Seal)

*** **

RESOLUTION NO. 2021-__

APPROVAL OF A RESOLUTION OF THE DEVELOPMENT CORPORATION OF McALLEN, INC. AMENDING A RESOLUTION OF THE CORPORATION ADOPTED ON NOVEMBER 23, 2020 ISSUING ITS SALES TAX REVENUE REFUNDING BONDS, TAXABLE SERIES 2021 TO FURTHER DELGATE TO CERTAIN OFFICIALS THE AUTHORITY TO SELECT THE LIEN PRIORITY OF THE BONDS

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF McALLEN §

WHEREAS, the City Commission of the **CITY OF McALLEN, TEXAS** (the "**City**") called an election for the purpose of receiving authority to levy a sales and use tax for the benefit of an industrial development corporation created under authority of the Development Corporation Act of 1979, Article 5190.6, V.A.T.C.S., as amended (the "**Original Act**"), all pursuant to the provisions of Section 4B of the Original Act; and

WHEREAS, at such election held on May 3, 1997, a majority of the citizens of the City voting at said election authorized the City to levy a sales and use tax on the receipts at retail of taxable items within the City at a rate of one-half of one percent ($\frac{1}{2}$ of 1%) pursuant to the provisions of Section 4B of the Original Act (the "**Sales Tax**") for the purpose of "*undertak[ing] projects as described in Section 4B of Article 5190.6, including but not limited to [certain specifically described projects] in addition to any other projects or expenditures, including maintenance and operation cost of any project, authorized under the provisions of Section 4B, Article 5190.6 . . .*"; and

WHEREAS, pursuant to the provisions of the Original Act, the City created the **DEVELOPMENT CORPORATION OF McALLEN, INC.** (the "**Issuer**"), a nonstock, nonprofit industrial development corporation created to act on behalf of the City to satisfy the public purposes set forth in Section 4B of the Original Act; and

WHEREAS, the City Commission of the City levied the Sales Tax for the benefit of the Issuer, and such tax began to be collected in the City on October 1, 1997; and

WHEREAS, subsequent to the creation of the Issuer, the Original Act was codified by the Legislature and is now found in Chapters 501 - 505 of the Texas Local Government Code (the "**Act**"); and

WHEREAS, Section 4B of the Original Act is now found primarily in Chapter 505, Texas Local Government Code, and Chapters 501, 502 and 505, Texas Local Government Code, are the primary provisions in Texas law under which the Issuer generally is governed; and

WHEREAS, the City and the Issuer have found it in their respective best interest to fund certain improvements to and related infrastructure for the Anzalduas International Toll Bridge (the “**Anzalduas Bridge**”), which bridge is owned and operated by the City and the cities of Mission and Hidalgo; and

WHEREAS, the Board of Directors of the Issuer, on November 23, 2020, approved a resolution (the “**Original Resolution**”) authorizing a series of sales tax revenue bonds (the “**Bonds**”) for the purpose of financing a portion of the Anzalduas Bridge Improvements; and

WHEREAS, any terms not otherwise defined herein shall have the meanings ascribed to them in the Original Resolution; and

WHEREAS, the Bonds were authorized and designated to be issued and delivered pursuant to the Act, including but not limited to Sections 501.006, 501.201, 505.104 and 505.302 thereof; and

WHEREAS, in the Original Resolution, the Issuer delegated to certain officials (each defined as a "Designated Officer" in Section 1(a) of the Original Resolution) the authority, individually or collectively, to approve all final terms of the bonds authorized to be issued by the Original Resolution, and to effect the sale of such bonds; and

WHEREAS, the Original Resolution contemplated that the Bonds would be issued as Additional Obligations on parity with the Issuer's outstanding Previously Issued Parity Obligations, which are secured by a first and prior lien on the gross revenues received by the Issuer from the Sales Tax; however, subsequent to the approval of the Original Resolution it has been determined that it may be necessary or appropriate to secure the Bonds with a lien on the gross revenues received by the Issuer from the Sales Tax which is subordinate to the lien securing the Previously Issued Parity Obligations; and

WHEREAS, the Issuer now deems it necessary to amend the Original Resolution by specifically delegating to a Designated Officer the authority to approve the lien priority of the revenues from the Sales Tax to secure the Bonds along with all matters necessary to effectuate such lien priority; and

WHEREAS, on the date hereof, the Board of Directors of the Issuer adopted a "RESOLUTION AMENDING A RESOLUTION ADOPTED ON NOVEMBER 23, 2020 AUTHORIZING THE ISSUANCE OF UP TO \$24,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF DEVELOPMENT CORPORATION OF McALLEN, INC. SALES TAX REVENUE BONDS, SERIES 2021, TO FURTHER DELEGATE TO CERTAIN OFFICIALS THE AUTHORITY TO SELECT THE LIEN PRIORITY OF THE BONDS, AND APPROVING OTHER MATTERS RELATED THERETO," in the form attached hereto as Exhibit A (the "**Amending Bond Resolution**")"; and

WHEREAS, Section 501.204 of the Act provides that the Issuer "may not deliver bonds, including refunding bonds, unless the governing body of the corporation's authorizing unit adopts

a resolution, not earlier than the 60th day before the date the bonds are delivered, specifically approving the corporation's resolution providing for the issuance of the bonds"; and

WHEREAS, Article IV of the Issuer's Articles of Incorporation provides, in part, that "*no bonds may be issued by the Corporation and no project may be financed with bond proceeds or other revenues of the Corporation unless such bonds or projects are first approved by the City Commission*"; and

WHEREAS, in order to comply with Section 501.024 of the Act and Article IV of the Issuer's Articles of Incorporation, it is deemed necessary and advisable that this Resolution be adopted by the City Commission of the City; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS THAT:

SECTION 1. APPROVAL OF THE BOND RESOLUTION AND THE BONDS. The Original Resolution providing for the issuance of the Bonds is hereby approved and this Amending Bond Resolution, in substantially the form and substance as attached to this Resolution as Exhibit A and made a part hereof for all purposes, is also hereby approved.

SECTION 2. EXECUTION OF DOCUMENTS; NO LIABILITY OF THE CITY. The City Commission of the City hereby authorizes the Mayor, the City Manager, any Assistant City Manager, the Finance Director, and the City Secretary of the City to execute on behalf of the City all documents deemed necessary in connection with the issuance of the Bonds and the agreements approved by this Resolution. The City shall have no liability for the payment of the Bonds nor shall any of its assets be pledged to the payment of the Bonds.

SECTION 3. INCORPORATION OF RECITALS. The findings and preambles set forth in this Resolution are hereby incorporated into this Resolution and made a part hereof for all purposes.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS AT A MEETING ON THE 25th DAY OF JANUARY, 2021, AT WHICH MEETING A QUORUM WAS PRESENT.

ATTEST:

City Secretary
City of McAllen, Texas

Mayor
City of McAllen, Texas

(City Seal)

EXHIBIT A

AMENDING BOND RESOLUTION

*The Amending Bond Resolution is omitted at this point as it appears in
executed form elsewhere in this Transcript of Proceedings*



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

01/19/2021

MEETING DATE

1/25/2021

1. Agenda Item: Discussion and possible action for a Budget Amendment for Development Corporation Capital Projects Rollover.

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:
Development Corp Fund Capital Projects Rollover.

6. Budgeted:

Bid Amount: _____

Budgeted Amount: _____

Under Budget: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Cindy Gonzalez

Created/Initiated - 1/19/2021

Angie Rodriguez

Approved - 1/20/2021

Sergio Villasana

Approved - 1/20/2021

Isaac Tawil

New - 1/1/1900

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney: Approved -- IJT

11. Manager's Recommendation: Approve. RR



**CITY OF MCALLEN
GRANT ADMINISTRATION DEPARTMENT**

MEMORANDUM

To: Roel “Roy” Rodriguez, P.E., City Manager/Executive Director
Through: Michelle Rivera, Assistant City Manager
From: Yvette Balderas, Grant Administration Director
Date: January 18, 2021
Subject: DCMI Rollover Request – Homeless Prevention Program

Goal:

City staff requests consideration of a budget amendment to rollover funding made available for homeless prevention services.

Discussion:

As you may remember, an initial allocation of \$1 Million was made to Affordable Homes of South Texas, Inc. for the implementation of a Homeless Prevention Program. Funds were to be used to pay housing costs in an attempt to prevent the loss of stable housing. These funds were available for rent, mortgage and utility assistance for a period of up to 6 months for households affected by COVID-19.

In light of other available funding streams, it is appropriate to consider a reduction to an \$800,000 allocation. Please note that current expenditures include approximately \$401,000. In addition, funds have been encumbered in order to satisfy the anticipated housing costs for a client's 6-month eligibility period.

Recommendation:

In consideration of the ongoing need, staff recommends support of the request to rollover \$800,000 in DCMI funding to FY 2020-2021.



PARKS & RECREATION DEPARTMENT

MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager

From: Miguel Hernandez, Jr., Parks And Recreation Director *mh*

Subject: Budget Amendment –
McHi Re-Lamp Tennis Court
Account No. 110-8702-466-66-30-CA2009

Date: January 15, 2021

COMMENT

GOAL:

To provide a budget amendment to fund the balance of the improvements proposed for the McHi Re-Lamp Tennis Court. The unspent balance of funds from the last fiscal year's approved budget for the project is \$128,000. The projected cost to complete the project is \$223,000. The department is seeking a 50/50 investment from McAllen I.S.D. for the replacement of the tennis court lights to LED.

DISCUSSION:

For FY19-20 City Commission approved the funding for the McHi Re-Lamp Tennis Court project in the amount of \$128,000. The McHi Re-Lamp Tennis Court project will be initiated in FY20-21; however, the approved budget for the McHi Tennis Court project is currently \$78,000. The Parks and Recreation Department is requesting that the FY20-21 budget be amended to reflect a total of \$223,000.

RECOMMENDATION:

The Parks and Recreation Department recommends approval of the budget amendment in the amount of \$223,000 for McHi Re-Lamp Tennis Court.

Memo

TO: Roel "Roy" Rodriguez, P.E., City Manager
FROM: Edgar I. Garcia, AICP, CNU-A, Planning Director
DATE: January 12, 2021
SUBJECT: ROLLOVER FOR DEVELOPMENT CORPORATION CENSUS ACCOUNT

We are requesting a budget rollover for the Development Corporation Census Account (110-8702-414-63-46-NP106) in the amount of \$24,261 to cover outstanding invoices for the City's Census media campaign. POs for this amount have been submitted and are in process to be paid out.

All media campaigns were conducted before September 30th, 2020, but invoices took time to get processed due to media routing them to incorrect departments. There are no more outstanding invoices other than those that will be paid off with the requested \$24,261.



**CITY OF MCALLEN
ENGINEERING DEPARTMENT
MEMORANDUM**

To: Roel “Roy” Rodriguez, PE, City Manager
From: Yvette Barrera, PE, CFM, City Engineer
Date: January 15, 2021
Subject: Development Corporation Rollover Funds for FY 2020-2021

GOAL

Consideration and approval of Budget Amendment to rollover unused funds for various projects into fiscal year 2020-2021.

Explanation

There are several projects that continued over from FY 2019- 2020. The department had estimated that the either the projects would be complete or more funds would have been exhausted. After reviewing the status of projects, we are requesting to rollover those unused funds into FY 2020-2021 for the following projects:

PROJECTS	ORIGINAL BUDGET	REQUEST CAPITAL ROLLOVER FY 20-21	REVISED AJUSTED BUDGET FY 20-21
Kennedy Avenue Drainage Improvements	\$0	\$9,390	\$9,390
Westway Height Drainage Improvements	\$0	\$286,661	\$286,661
North 38th Street	\$0	\$100,000	\$100,000

Recommendation

Staff recommends approval of budget amendment to rollover funds into Fiscal Year 2020-21.



MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager

From: Angie Rodriguez, Budget Director *Angie Rodriguez*

Date: January 18, 2021

Subject: Development Corp. Fund – CARES Act Transfers from the General Fund

GOAL

Consideration of a Budget Amendment in the amount of **\$4,865,587** to transfer from the CARES Act-General Fund to the Development Corporation Fund for funding the Small Business Grant Loans, the Rent & Mortgage Assistance and the WIFI Service Project.

EXPLANATION:

	Actuals as of Jan. 18, 2021
Small Business Grant Loans	\$1,500,000
Rent & Mortgage Assistance	401,680
WIFI Service Project	2,963,907
Total	\$4,865,587

RECOMMENDATION

Staff recommends a budget amendment of **\$4,865,587** for funding the Small Business Grant Loans, Rent & Mortgage Assistance and WIFI Service Project.

ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE BUDGET OF THE CITY OF McALLEN FOR THE FISCAL YEAR 2020-2021 EFFECTIVE OCTOBER 1, 2020, BY PROVIDING FOR A REVENUE INCREASE TO-WIT: \$4,865,587 FOR TRANSFERS OF CARES ACT GENERAL FUND AND \$111,500 FOR CAPITAL CONTRIBUTION AND; AND EXPENDITURES INCREASE TO-WIT: \$1,365,312 FOR DEVELOPMENT CORPORATON FUND ROLLOVER CAPTIAL PROJECTS

WHEREAS, the Board of Commissioners of the City of McAllen pursuant to Chapter 102 of the Local Government Code has heretofore adopted a budget for the City of McAllen for Fiscal Year 2020-2021. Such budget was effective October 1, 2020 and

WHEREAS, the Board of Commissioners of the City of McAllen deems it in the best interest of the City and for municipal purposes to amend the budget heretofore adopted for such fiscal year by providing for unanticipated expenditures which were not known to the governmental body prior to the adoption of the budget but have since become necessary to fund since the effective date of the budget and to also show revenues which were not anticipated by the governing body in the adoption of the 2020-2021 budget but have been received by the governmental body since that date.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION I: The Budget for the City of McAllen for the Fiscal Year 2020-2021 which became effective October 1, 2020 as set out in Ordinance 2020-48 adopted on September 28, 2020 is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The City Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo County, Texas.

SECTION III: This Ordinance shall be effective after its passage and execution in accordance with the law.

SECTION IV: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen Section 2-56. **Publication of ordinances.**

SECTION V: The City Secretary of the City of McAllen is hereby directed not to publish this Ordinance in the Code of Ordinances of the City of McAllen as it is not amendatory thereof; however, it shall be cited in the appropriate appendix of the Code of Ordinances.

SECTION VI: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this 25th day of January 2021, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day of January 2021.

CITY OF McALLEN, TEXAS

James E. Darling, Mayor

ATTEST:

Perla Lara, TRMC/CMC,CPM
City Secretary

Approved as to form:

Evaristo Garcia, Jr., Assistant City Attorney



BUDGET AMENDMENT REQUEST FORM

FUND: Development Corporation
DEPARTMENT: City Manager
FISCAL YEAR: 2020-2021

To be assigned by Office of Management & Budget dept.
REVIEW BY _____
DATE OF ENTRY _____
ENTRY MADE BY _____
JOURNAL ENTRY _____
ORDINANCE NO. _____
INTRANET CIP LISTING UPDATE _____
 The CIP listing will be updated when posting of transaction is done.

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
110	0000	391	04-00	000000	Transfer in - General Fund	\$ -	4,865,587	\$ 4,865,587
011	9010	499	74-80	000000	Transfer out - Development Corp.			
110	0000	376	78-01	000000	Capital Contribution (McHi Re-Lamp Tennis Court)	-	111,500	111,500
					Total Revenue Increase / (Decrease)		\$ 4,977,087	
110	8702	436	66-36	ID1706	Kennedy Ave Drainage Improvement	\$ -	9,390	\$ 9,390
110	8702	436	66-36	ID1708	Westway Heights Drainage Improvements	-	286,661	286,661
110	8702	417	71-57	000000	McAllen CARES - Rent & Mortgage Assistance	-	800,000	800,000
110	8702	414	63-46	NP1906	Census Activities	-	24,261	24,261
110	8702	466	66-30	CA2009	McHi Re-lamp Tennis Court	78,000	145,000	223,000
110	8702	436	66-36	IR2006	North 38th Street	-	100,000	100,000
					Total Expenditures Increase/(Decrease)		\$ 1,365,312	
					NET CHANGE		\$ 3,611,775	

(Round up all amounts to the nearest hundred dollars)

JUSTIFICATION:

Budget Amendment for revenue increase in the amounts of \$4,865,587 for transfers of CARES Act and \$111,500 for capital contribution; and expenditures increase of \$1,365,312 for Rollover Capital Projects.

City Manager

Signature

Date

Office of Management & Budget

Signature

Date

Finance

Signature

Date



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

MEETING DATE

1/25/2021

1. Agenda Item: Discussion and Possible Action of Chamber Innovation Grants.

2. Party Making Request:

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____

Under Budget: _____

Budgeted Amount: _____

Over Budget: _____

Amount Remaining: _____

7. Routing:

Cindy Gonzalez

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

January 18, 2021

Roy Rodriguez
City Manager
City of McAllen
P.O. Box 220
McAllen, TX 78505

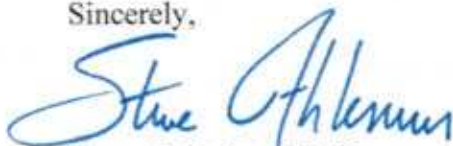
Dear Roy,

As our community continues to work through the pandemic, there is a real need and opportunity to impact McAllen's start-ups. The success of starting and launching new businesses is critical for any city's long-term economic viability. One of the programs the Chamber eliminated with cuts in funding this last fiscal year was the innovation grant program. The Mayor mentioned at the time of the budget hearing, there would be an opportunity to come back and review a request for funds. This request is that moment.

The innovation grant program provides leverage for new starts to move beyond just the dreaming stage and provide real means to help move an idea to reality. I would request an opportunity to make a short presentation to the Development Corporation about the program and seek \$50,000 in funding.

I look forward to meeting with the Development Corporation.

Sincerely,



Steve Ahlenius, CEcD
President/CEO
McAllen Chamber of Commerce



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

5.A.

DATE SUBMITTED

01/19/2021

MEETING DATE

1/25/2021

1. Agenda Item: Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Applicant:
4. Nature of Request: Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created/Initiated - 1/19/2021
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

6.

DATE SUBMITTED

01/18/2021

MEETING DATE

1/25/2021

1. Agenda Item: Present questions to staff relating to the January 25, 2021 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Cindy Gonzalez
Perla Lara
Isaac Tawil
Created/Initiated - 1/18/2021
Approved - 1/18/2021
New - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

7.

DATE SUBMITTED

01/18/2021

MEETING DATE

1/25/2021

1. Agenda Item: Discussion of possible amendments to the city charter.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Austin Stevenson
Austin Stevenson
Isaac Tawil
Created/Initiated - 1/18/2021
New -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney: None -- IJT
8. Manager's Recommendation: None. RR



Proposed Charter Amendments

City Commission Workshop
January 23, 2021

Background

- First Charter Election was held in 1927
- Home-rule municipalities have the authority to create and amend charters pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code
- Charter Committee was established and consisted of Commissioners Haddad, Quintanilla and Zamora as well as City Manager's Office and the City Attorney



City of McAllen

City Attorney's Office

Overview

- Annexation
- Election Dates
- Cleanup (# of Commissioners/Gender References)
- Ordinance
- Term Limits



City of McAllen
City Attorney's Office

Annexation

- Current language is several paragraphs and makes outdated references to state law
- State law continues to evolve (for the worse lately, but don't give up hope)
- Proposed provision simply grants the City the maximum authority allowed by law



City of McAllen
City Attorney's Office

Election Dates

- Updates the election dates to match practice and comply with election code
- Previous: first Tuesday in April
- Current/Proposed: Uniform Election Date as prescribed by State Law; Commission can change in future without a charter amendment
- Election schedule remains the same (Mayor and Dist. 1, 2, and 3 in 2021; Dist. 4, 5, and 6 in 2023)



City of McAllen
City Attorney's Office

Cleanup

- Eliminates references to elected officials and property owners that presumes they are male
- Updates number of commissioners to reflect there are now six, not four
- Removes provisions that create processes that have been preempted by state law and simply states City will comply with relevant law (sale of personal property for taxes, hiring of Fire Chief)
- Eligibility for Office: 21 years of age and 6 months residency



City of McAllen
City Attorney's Office

Ordinances

- Eliminates provision that requires every ordinance except franchise ordinances be placed in the newspaper
- Makes ordinances effective upon passage, when signed by the mayor or at another time certain specified in the ordinance



City of McAllen
City Attorney's Office

Term Limits

- 3 terms of 4 years each for Mayor or City Commission
- Time as Mayor does not count against Commission cap
- Time as Commissioner does not count against Mayor cap
- Time spent fulfilling an unexpired term of the previous officeholder does not count
- Terms served at any time count towards the limit- the proposed amendment does not use the word consecutive



City of McAllen
City Attorney's Office

Questions



City of McAllen
City Attorney's Office



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

8.

DATE SUBMITTED

01/18/2021

MEETING DATE

1/25/2021

1. Agenda Item: Discussion of Abandoned Homes.

2. Party Making Request: Steven Kotsatos

3. Nature of Request:

4. Routing:

Melissa Islas

Created/Initiated - 1/18/2021

Steven Kotsatos

Approved - 1/19/2021

Michelle Rivera

Approved - 1/19/2021

Perla Lara

Approved - 1/19/2021

Isaac Tawil

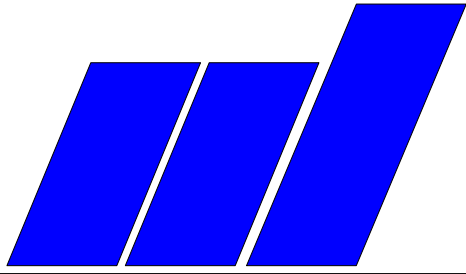
New - 1/1/1900

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



CITY OF MCALLEN
HEALTH & CODE ENFORCEMENT
MEMORANDUM

To: Roy Rodriguez, P.E., City Manager

Through: Steven M. Kotsatos, R.S., CPM, Environmental Health and
Code Enforcement Director

From: Cesar N. Rodriguez, CPM, Environmental Health and
Code Enforcement Assistant Director

Date: January 18, 2021

Subject: Abandoned Homes Workshop

GOAL: To inform the City of McAllen Commission on the Voluntary/Involuntary Demolition Program.

BRIEF EXPLANATION: The City of McAllen's Environmental Health & Code Enforcement Department has presented 13 properties to the Building Board of Adjustments since taking over the Condemnation process of Substandard, Vacant homes in the Fall of 2019. These abandoned homes pose structural, health, and safety hazards to the public due to not meeting various minimum occupancy standards. In addition, these homes act as a magnet to crime, vandalism, and other illicit activities.

The Department has used a mix of Voluntary/Involuntary means of helping and encouraging the property owners of such structures to bring them into compliance. As of 01/17/2021, 60 such Homes are on radar with a 48% reduction from 116 identified homes in 2013.

In addition, the Department has provided Home Repair Economic Incentives via the Project Imagine Tomorrow program to help encourage:

- (1) New construction of empty lots for single family homes and Duplex-Fourplex structures
- (2) Rehabilitation of Substandard Single Family and Duplex-Fourplex Structures (Includes Demolition followed by New Construction)
- (3) Renovation of Single Family Homes (50+ years)
- (4) Landscaping

CITY OF MCALLEN: ABANDONED HOMES

WORKSHOP PRESENTATION: 01/25/2021

**BY: CESAR N. RODRIGUEZ, ASSISTANT DIRECTOR OF
ENVIRONMENTAL HEALTH & CODE ENFORCEMENT
CITY OF MCALLEN**



CITY OF MCALLEN: ABANDONED HOMES

I. Voluntary/Involuntary Demolition Program

Fall 2019-Present Day

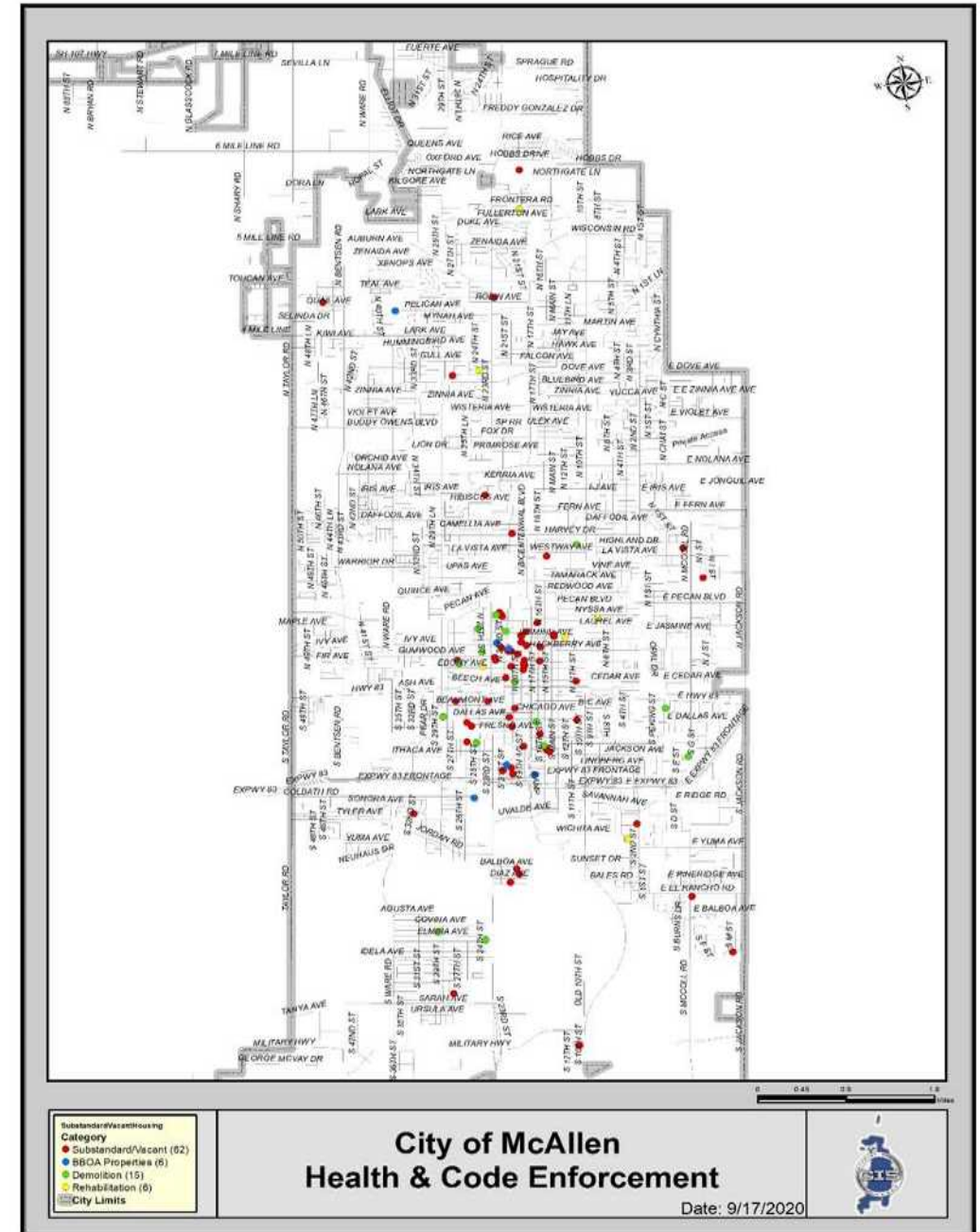
I. Building Board of Adjustments Timeline for Abatement

II. Minimum Housing Standards

III. Ranking Criteria for Condemnation Procedure

IV. Use of Incentives—Development Corporation.

I. VOLUNTARY/INVOLUNTARY DEMOLITION PROGRAM



VOLUNTARY/INVOLUNTARY DEMOLITION DATA

Environmental Health & Code Enforcement: Involuntary/Voluntary Demolition Program					
BBOA Meeting	#	Location	Status	Cost (Actual/Projected)	Lien Status
10/23/2019	1	620 E. Jackson Avenue (1000 S. McColl Road)	Voluntary Demolition - Imagine Customer# 148	Imagine Roll-off Assistance	N/A
11/20/2019	2	2125 El Rancho Road	Involuntary Demolition Date 07/13/2020	Contractor Invoice- \$5,780	Pending
2/19/2020	3	217 N. 16th Street	Involuntary Demolition Date 09/01/2020	Contractor Invoice- \$5,500	Customer on Payment Plan
6/17/2020	4	6800 N. Ware Road	Involuntary Demolition-Bids Pending	Pending RFP	Pending
8/19/2020	5	801 N. 21st Street	Voluntary Rehabilitation- Imagine Tomorrow Contract	Pending Imagine Incentive Check	N/A
8/19/2020	6	2228 Ivy Avenue	Voluntary Rehabilitation- Imagine Tomorrow Contract	Pending Imagine Incentive Check	N/A
8/19/2020	7	2100 Lindberg Circle	Involuntary Demolition-Bids Pending	Pending RFP	Pending
8/19/2020	8	1330 S. 17th 1/2 Street	Involuntary Demolition-Bids Pending	Pending RFP	Pending
8/19/2020	9	2521 Colbath Road	Involuntary Demolition-Bids Pending	Pending RFP	Pending
10/21/2020	10	816 N. 19th Street	Voluntary Demolition - Imagine Customer# 176	Imagine Roll-off Assistance	N/A
10/21/2020	11	2029 Cortez Avenue	Voluntary Demolition - Imagine Customer# 177	Imagine Roll-off Assistance	N/A
11/18/2020	12	516 E. Westway Avenue	Voluntary Demolition - Imagine Customer# 175	Imagine Roll-off Assistance	N/A
11/18/2020	13	1918 Fir Avenue	Voluntary Demolition -Own Account	Customer Demolished without Assistance	N/A

VOLUNTARY/INVOLUNTARY DEMOLITIONS CONTINUED



VOLUNTARY/INVOLUNTARY DEMOLITION ACTIVITY



II. BUILDING BOARD OF ADJUSTMENTS (BBOA) TIMELINE

- 1) Initial Notice of Violation Letter (Outlining Minimum Standards in Violation) gives Owner 10 days to apply for Building Permit (Either Demolish/Rehabilitate). Building Permits for these cases have a 90 day expiration. –Sent Certified & Regular Mail
- 2) After 10 days, if No Building Permit, then Order to Demolish Posted at property-Sent Certified & Regular Mail.
- 3) Property owner has 90 days from initial notice of violation date to demolish/rehabilitate structure at this point.
- 4) BBOA Agenda Letter sent to Owner and adjacent Homes 200 feet from property setting Meeting Date. BBOA Meets every Third Wednesday of Month. –Sent Certified & Regular Mail 10 days before BBOA Meeting.

6-9 Month Abatement Process

BUILDING BOARD OF ADJUSTMENTS- CONTINUED

- 5) BBOA Meeting-Board may Table item for following month allowing the property owner time to provide a clearer path for rehabilitation/demolition (Contractor quotes) or at same meeting decide to uphold Staff Recommendation to Demolish Structure. Outcome Letter is sent to Owner within 2 days of Meeting. –Sent Certified & Regular
- 6) Owner has 15 days to file Appeal with Hidalgo County District Court.
- 7) If no Appeal, City may move forward with Request for Bids (RFP) for City Contracted Demolition no sooner than 90 days from Initial Notice of Violation Letter.
- 8) Owner might wait until 90th day to get Building Permit (Permit Itself Good for 90 days) and extend process with very little progress. In such cases, RFP will be delayed until owner exhaust Demolition Permit time limit.
- 9) Any Permit Extensions require that Owner sign a Hold Harmless Agreement for City Contracted Demolition.

III. MINIMUM STANDARDS-HOUSING CODE SEC. 22-245

No structure may be occupied, unless it meets these minimum requirements:

- (1) Sanitary facilities required
- (2) Location of sanitary facilities
- (3) Hot and cold water supply
- (4) Water heating facilities
- (5) Electric lights and outlets required
- (6) Minimum requirements for electrical systems

MINIMUM HOUSING STANDARDS-CONTINUED

No structure may be occupied, unless it meets these minimum requirements:

- (7) Foundation
- (8) Exterior walls
- (9) Roofs
- (10) Means of egress
- (11) Stairs, porches and appurtenances
- (12) Windows and doors
- (13) Interior floor, walls and ceilings
- (14) Structural supports



IV. RANKING CRITERIA (60 ON RADAR AS OF 01/17/2021, **DOWN 48%** FROM 116 IN 2013)

Priority Method		Weight Factor	Points	Total Score
I.	Structural Integrity (Exterior)	10	0-4	 Equals = (Weight Factor) X (Points)
II.	Proximity to School or Park	8	0-3	
III.	# of Complaints (Code & Police)	6	0-4	
IV.	Size of Structure-Square Footage (Cost for Demolition)	4	1-4	
V.	Part of Major Street or Corner Lot (Visibility)	6	1-3	
VI.	Time since first Condemnation	2	1-4	
				Highest Points are Priority

V. USE OF INCENTIVES–DEVELOPMENT CORPORATION

Development Corporation Fiscal Year (2020-2021)		
Project Imagine Tomorrow Incentive (380) Contracts	# of Applications	Commitment
Duplex-Fourplex Demolition with New Construction of Duplex Fourplex	3	\$ 25,500.00
New Duplex-Fourplex Construction	2	\$ 14,489.33
New Single Family Construction	17	\$ 90,500.00
Renovation of Single Family Home (50+ Years)	3	\$ 16,500.00
Single Family Demolition with New Construction of Single Family Home	7	\$ 37,500.00
Single Family Rehabilitation of Substandard Home	7	\$ 37,867.80
TOTAL	39	\$ 222,357.13



INCENTIVES-IMPROVEMENT PROJECTS CONTINUED



INCENTIVES—IMPROVEMENT PROJECTS CONTINUED





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

9.

DATE SUBMITTED

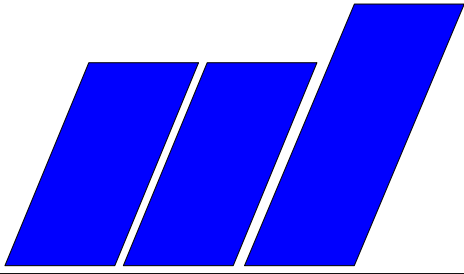
01/18/2021

MEETING DATE

1/25/2021

1. Agenda Item: Discussion of Code Enforcement Pandemic Operations: Downtown Area 2020-2021.
2. Party Making Request: Steven Kotsatos
3. Nature of Request:
4. Routing:

Melissa Islas	Created/Initiated - 1/18/2021
Steven Kotsatos	Approved - 1/19/2021
Michelle Rivera	Approved - 1/19/2021
Perla Lara	Approved - 1/19/2021
Isaac Tawil	New - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



CITY OF MCALLEN
HEALTH & CODE ENFORCEMENT
MEMORANDUM

To: Roy Rodriguez, P.E., City Manager

From: Steven Kotsatos, R.S., CPM, Environmental Health and
Code Enforcement Director

Date: January 18, 2021

Subject: Code Enforcement Pandemic Operations Workshop

GOAL: To inform the City of McAllen Commission on the Pandemic operations for Downtown Bar/Restaurants conducted by the Environmental Health & Code Enforcement Department.

BRIEF EXPLANATION: The City of McAllen Environmental Health & Code Enforcement Department has conducted 3,716+ Pandemic Inspections City Wide since March 2020-Present Day. Inspection types include CDC Pandemic Guidance Delivery, Restaurant/Bar/Buffer Complaint Inspections, Social Distancing/Sanitizing, Essential/Non-Essential Businesses, Face Mask Complaints, Gym Complaints, and Tattoo Complaint Inspections.

Specifically in the Downtown Area, from May 2020-Present Day the Department has conducted 373 Inspections which precipitated 37 Citations for No Social Distancing, Over Capacity, Warnings for No Facemask Use for Employees, No Occupancy Placard, among other Non-Pandemic violations (No Alcohol Permit, No Food Permit, Smoking Violation, and No CUP Permit Posted).

**By: Steven M. Kotsatos, R.S., CPM,
Director of Environmental
Health & Code Enforcement
&
Cesar N. Rodriguez, CPM,
Assistant Director of Environmental
Health & Code Enforcement**

01.25.2021

CODE ENFORCEMENT PANDEMIC OPERATIONS: DOWNTOWN AREA 2020-2021

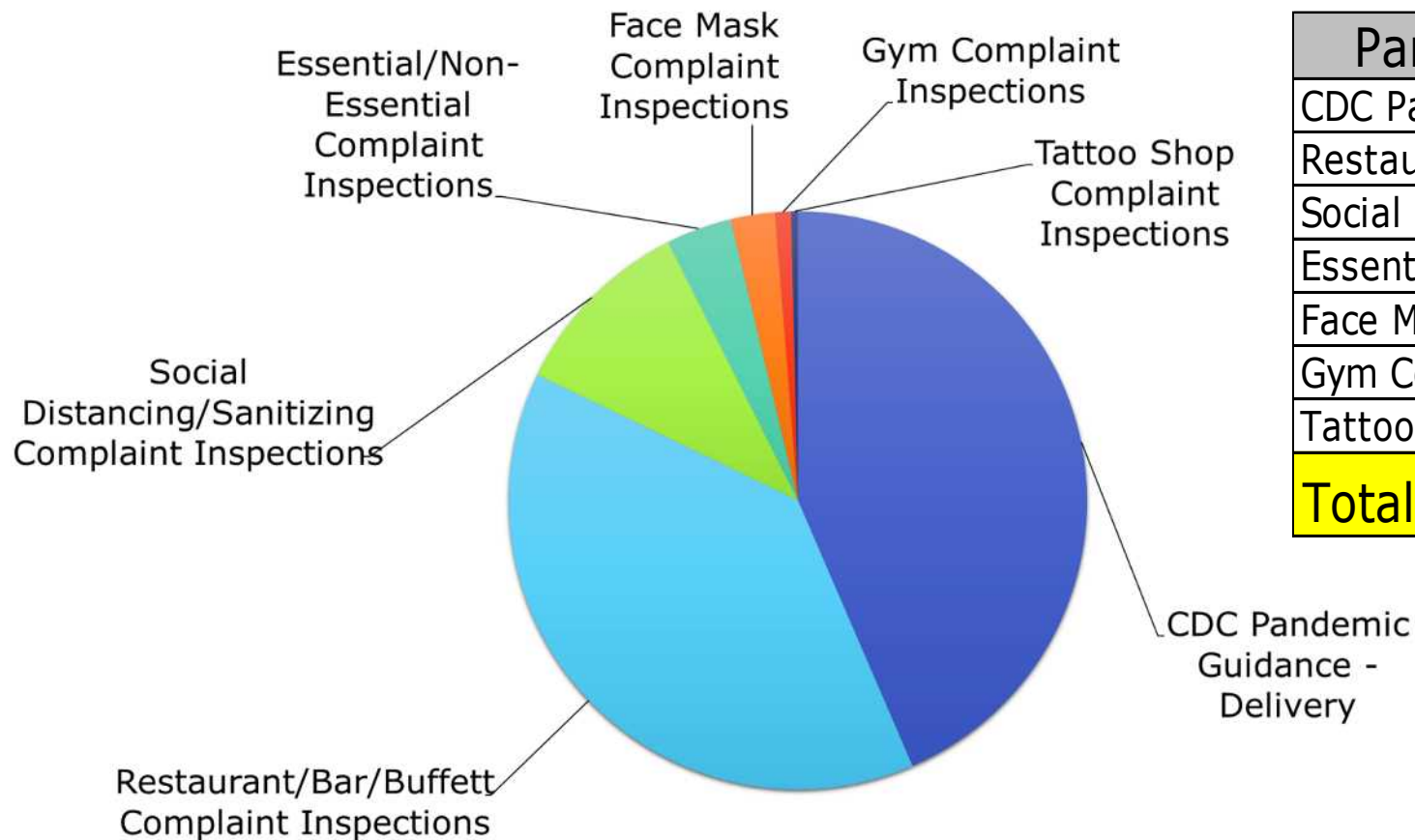


WORKSHOP: PANDEMIC OPERATIONS

- I. City Wide Pandemic Inspections**
- II. City Wide Pandemic-
Restaurant/Bar Inspections**
- III. Downtown Pandemic Specific-
Restaurant/Bar Inspections**
- IV. Citation Data & Pictures**

CITY WIDE PANDEMIC INSPECTIONS

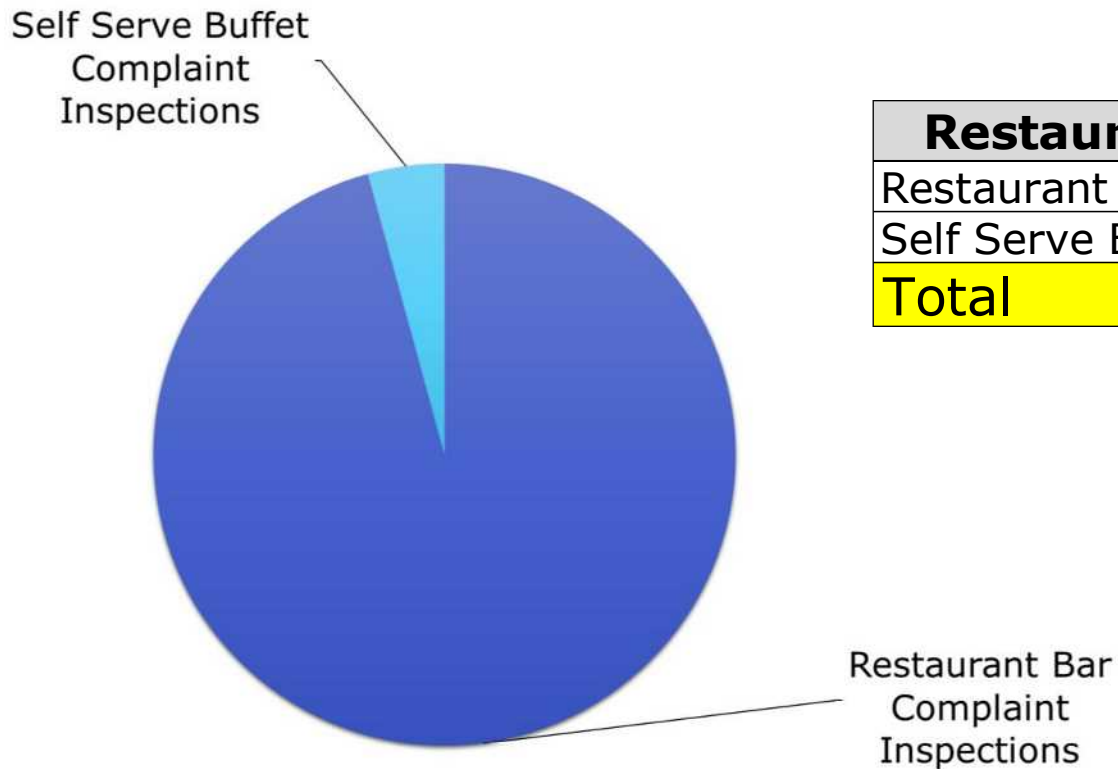
PANDEMIC INSPECTIONS 2020-2021



Pandemic Inspections 2020-2021	Total
CDC Pandemic Guidance -Delivery	1617
Restaurant/Bar/Buffett Complaint Inspections	1436
Social Distancing/Sanitizing Complaint Inspection	388
Essential/Non-Essential Complaint Inspections	136
Face Mask Complaint Inspections	92
Gym Complaint Inspections	33
Tattoo Shop Complaint Inspections	14
Total	3716

CITY WIDE RESTAURANT/BAR INSPECTIONS

Restaurant/Bar Inspections 2020-2021

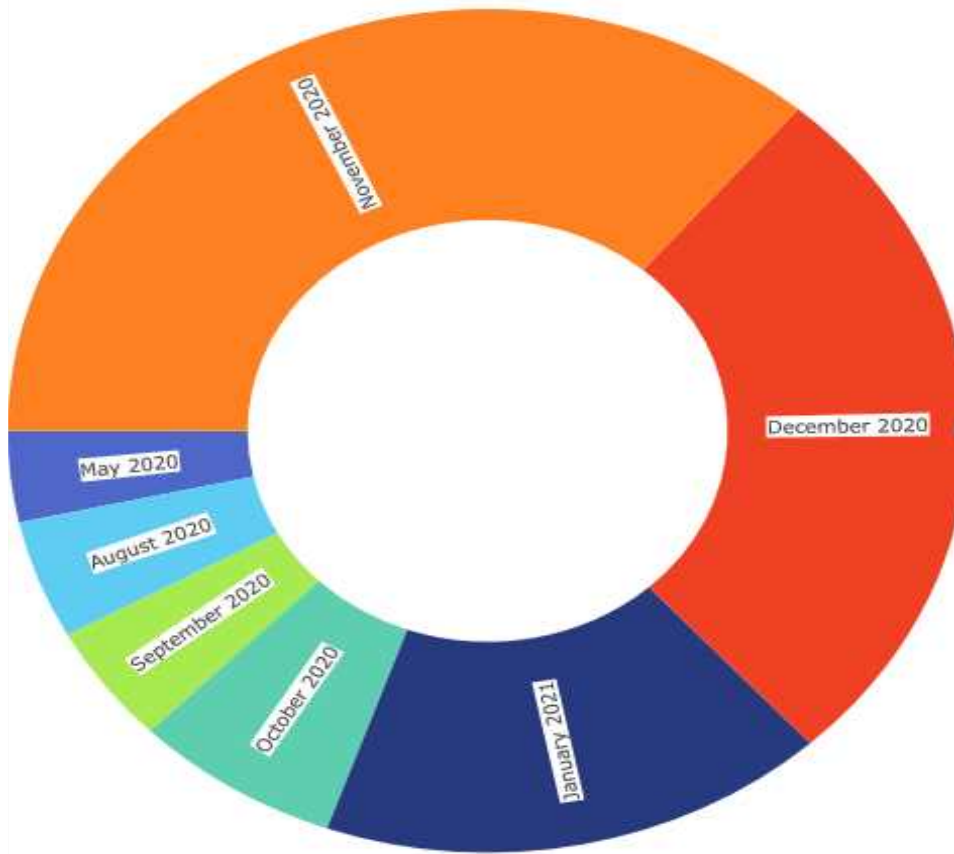


Restaurant/Bar Inspections 2020-2021	Total
Restaurant Bar Complaint Inspections	1375
Self Serve Buffet Complaint Inspections	61
Total	1436

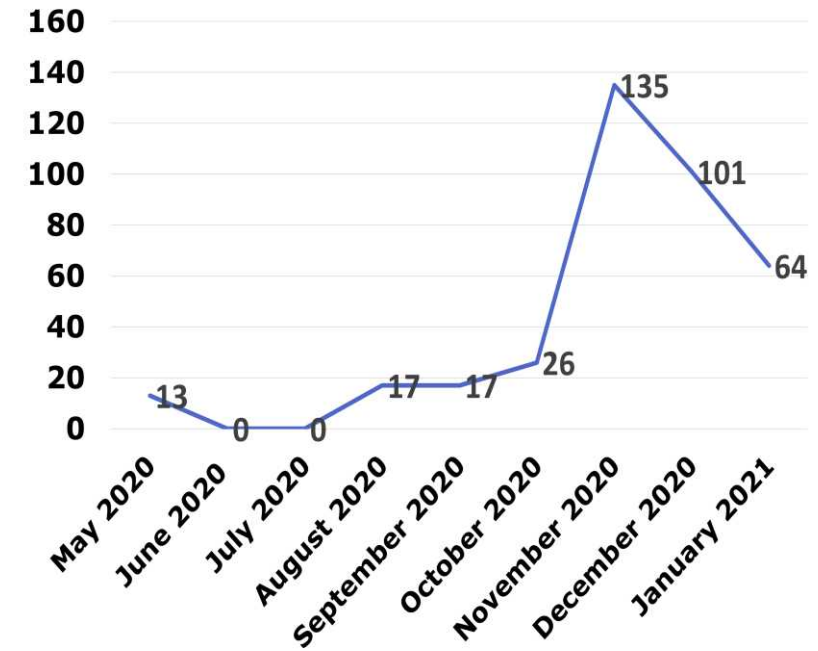
- **1436 Restaurant/Bar**
- **3716 Total Covid-19**
- **39%**

DOWNTOWN RESTAURANT/BAR INSPECTIONS 2020-2021

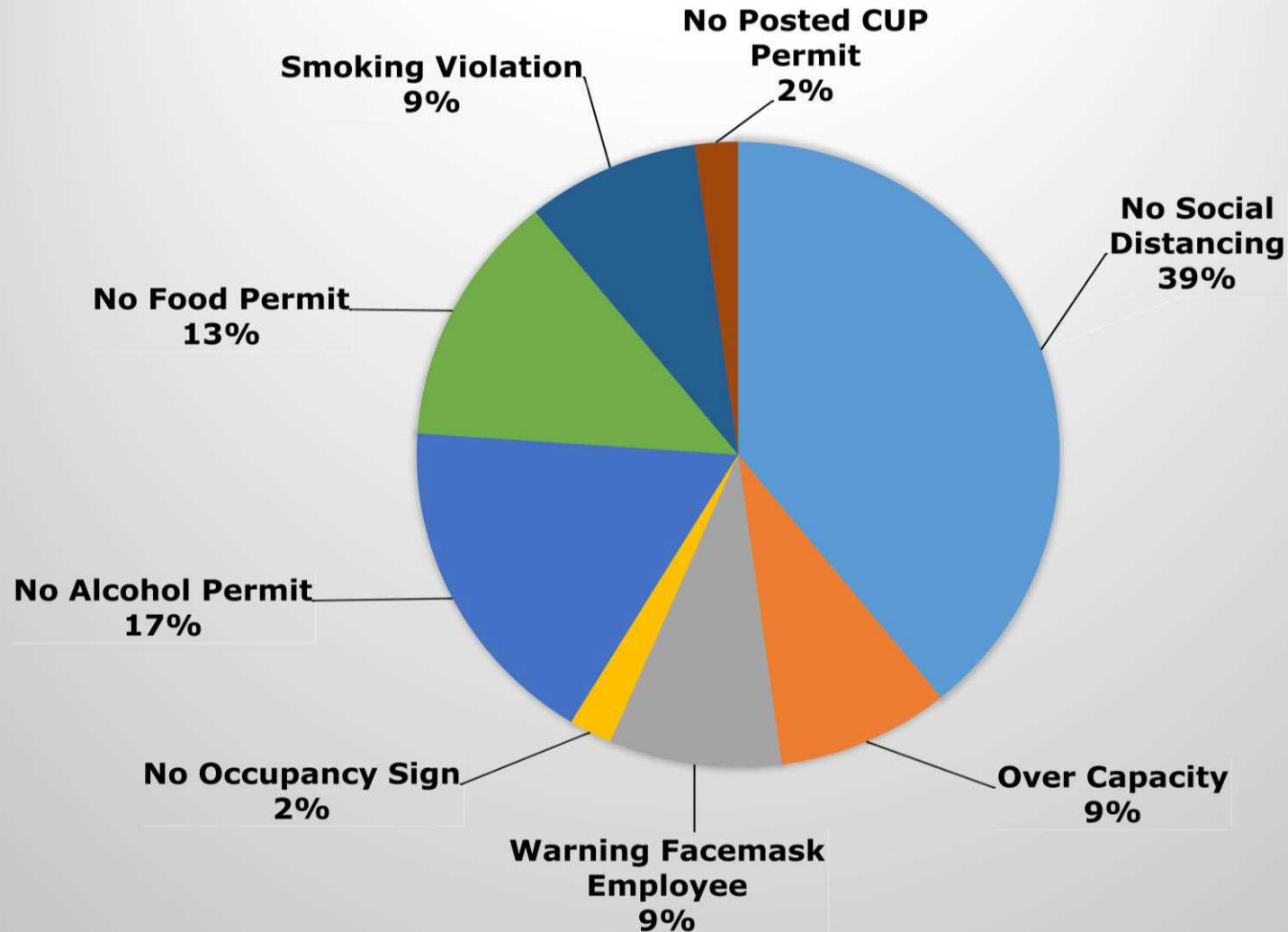
373 Inspections



Downtown: Restaurant Bar Complaint Inspections
2020-2021



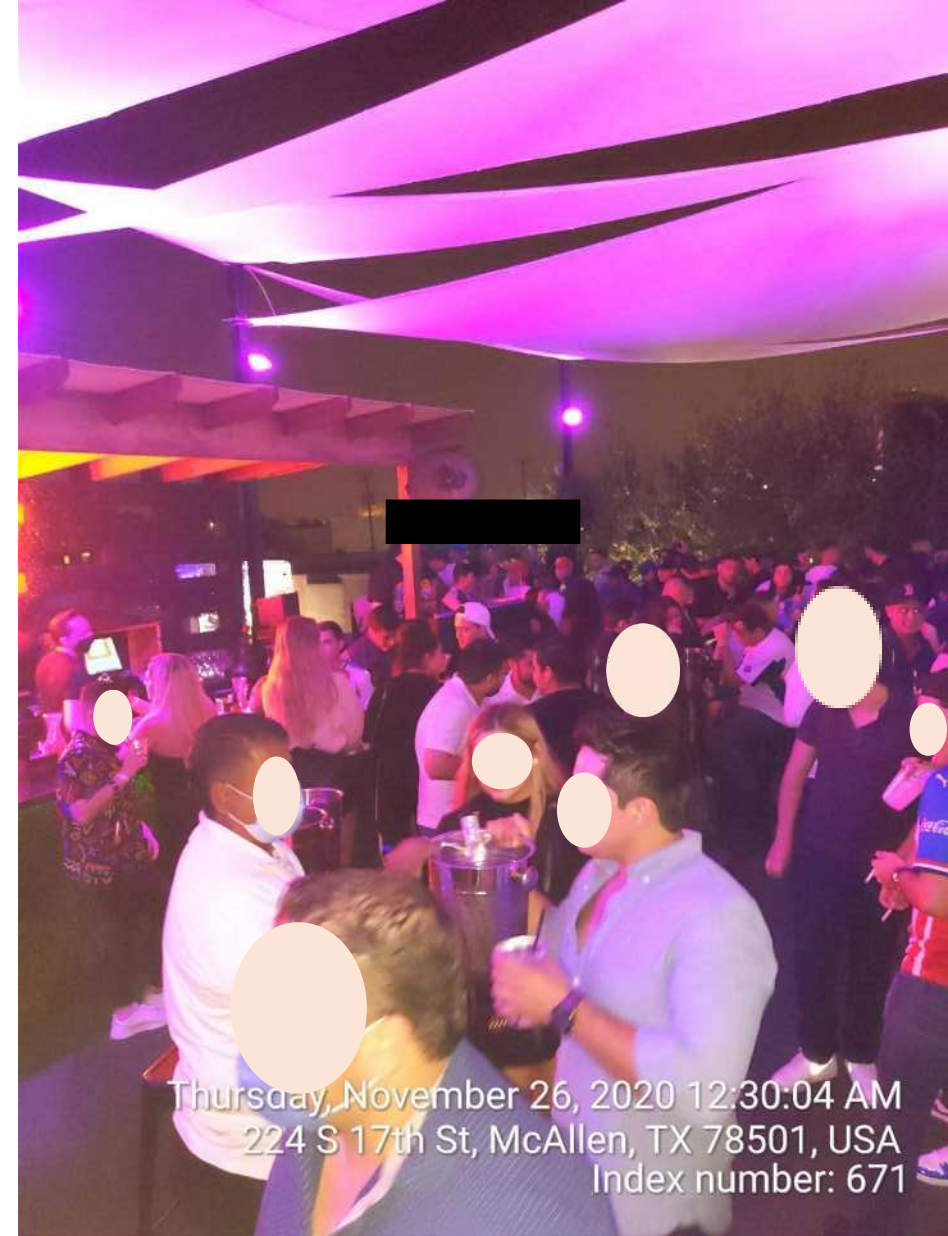
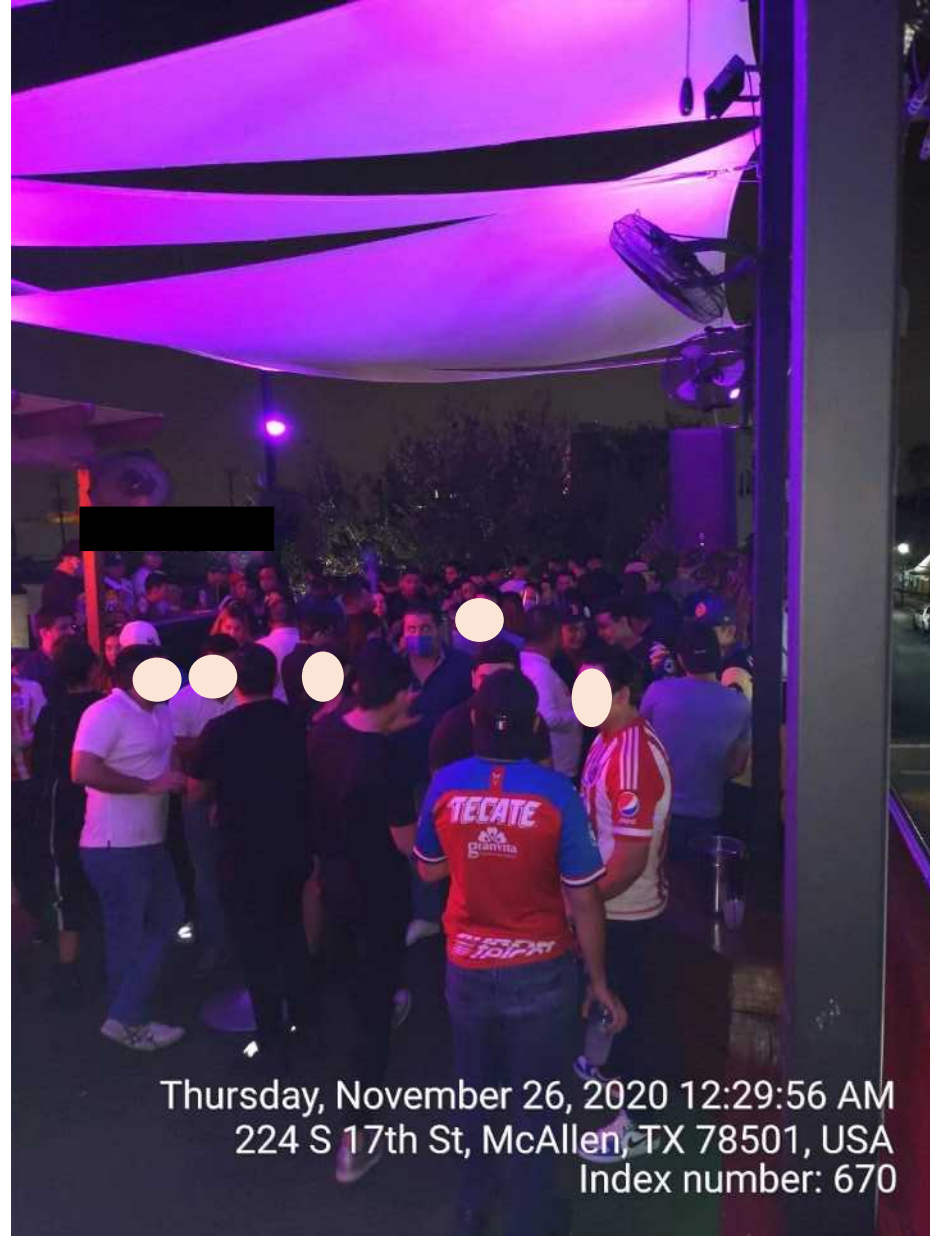
37 Citations



DOWNTOWN CITATION DATA

Downtown Restaurant/Bar Inspection- 37 Citations

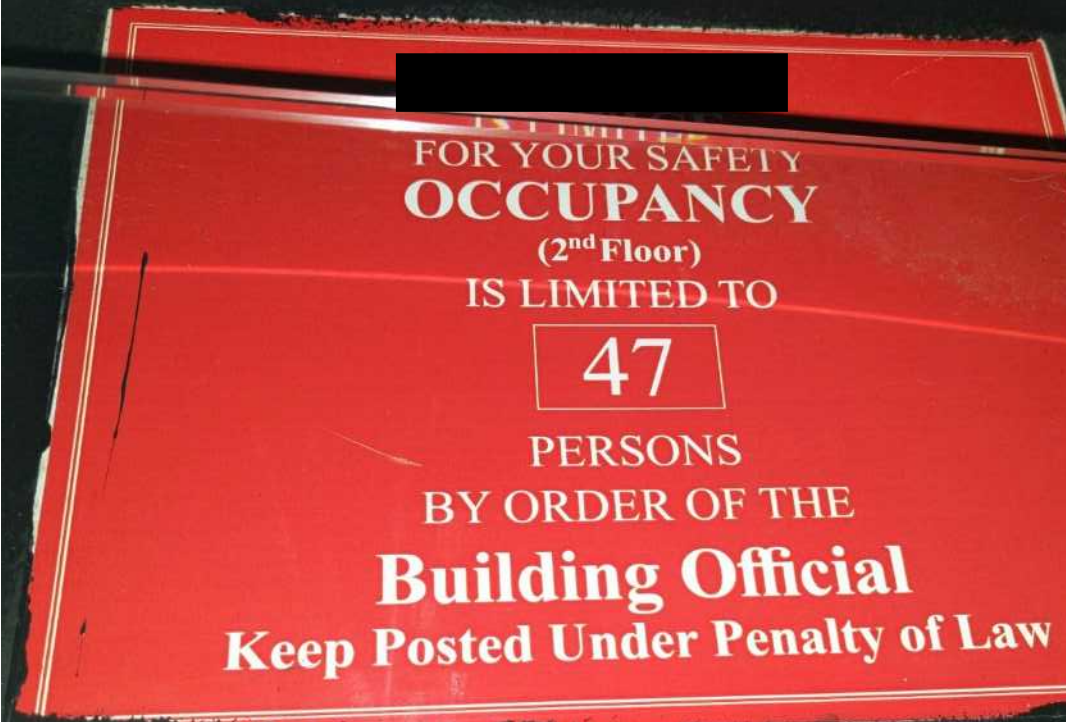
Covid Related Citations	Tally by Type
No Social Distancing	18
Over Capacity	4
Warning No Facemask-Employees	4
No Occupancy Sign	1
Total	27
Non-Covid Related Citations	Tally by Type
No Alcohol Permit	8
No Food Permit	6
Smoking Violation	4
No Posted CUP Permit	1
Total	19



**Over occupancy and no social distancing
11.26.2020**



**No food seen on Tables
11.26.2020**

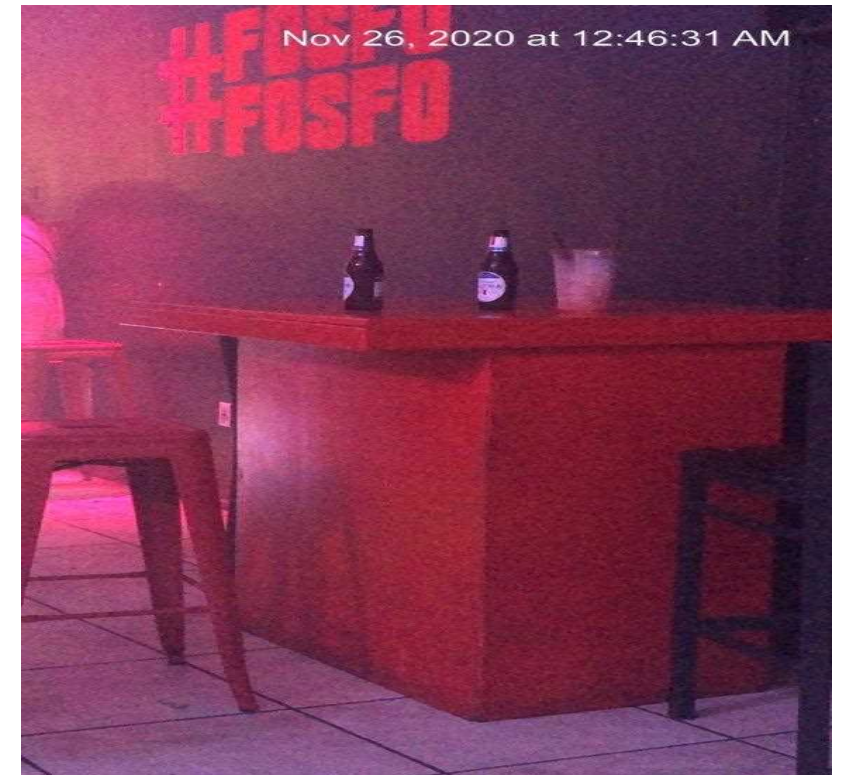


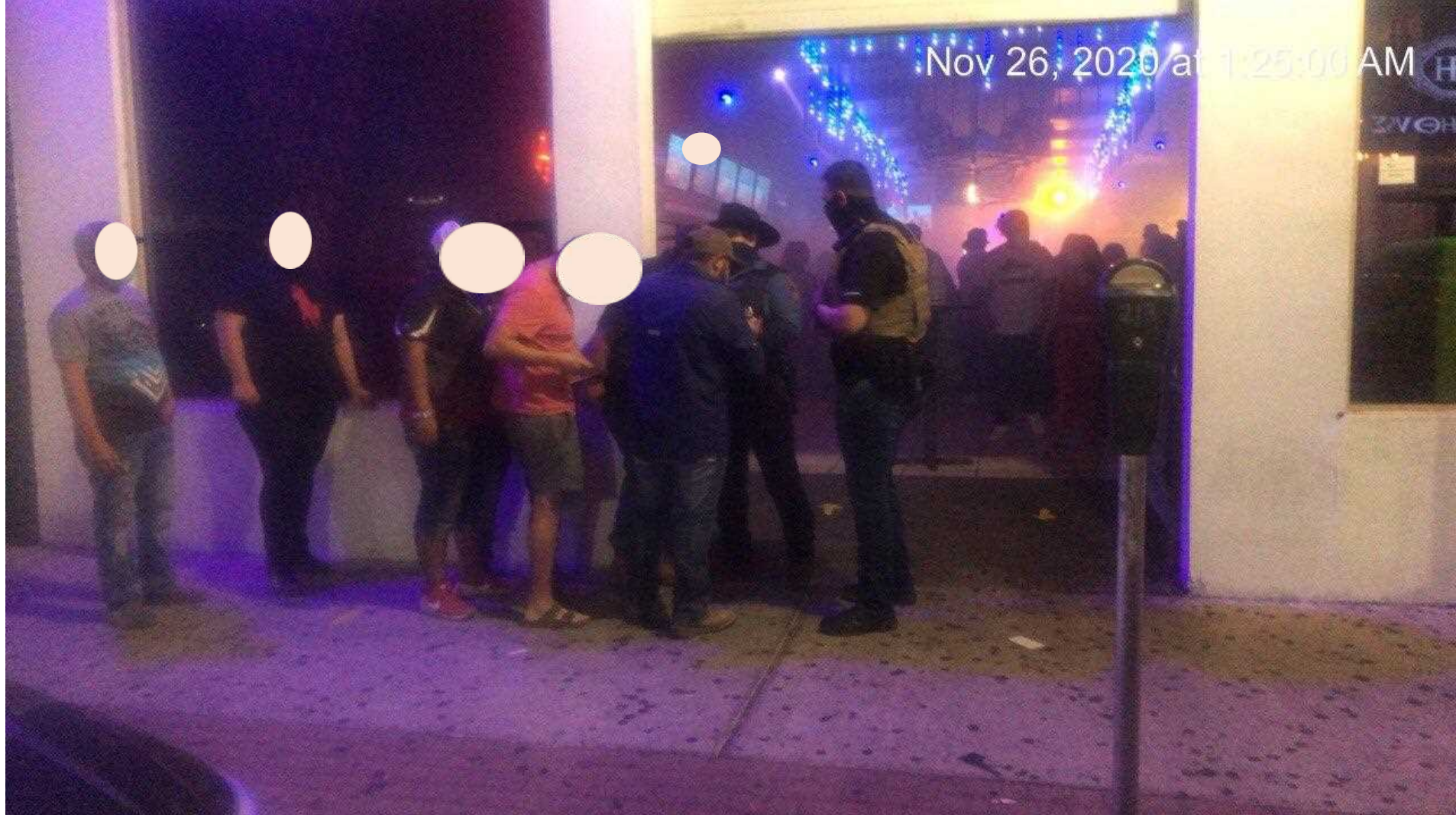
**Citation issued for
GA32 over occupancy.
Occupancy 47 (2nd floor)
75% is 35 and occupancy
was 89.
GA32 Social Distancing.
11.26.2020**

Thursday, November 26, 2020 12:26:56 AM
220 S 17th St, McAllen, TX 78501, USA
Index number: 669



**Not Social
Distancing
& no food seen at
tables.
11.26.2020**





**Citation issued for
GA32 - Not Social Distancing
11.26.2020**



**Citation issued for
GA32 – Not meeting Social Distancing
11.26.2020**



**Citation issued for
GA32 – not social distancing. 11.28.2020**



**Citation issued for
GA32 – Not meeting Social Distancing
11.28.2020**



**Citation issued for
GA32 – Not meeting Social Distancing
11.29.2020**



**Complaint and Summons
filed on 11/30/2020. Refused to sign citation.
Violation GA32 - Not social distancing. 11.29.2020**



ITEM SUMMARY

BOARD:	AGENDA ITEM	10.
	DATE SUBMITTED	
	MEETING DATE	1/25/2021

1. Agenda Item: McAllen Holiday Parade Recap.

2. Party Making Request: Yajaira Flores

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:
Yajaira Flores
Joe Vera
Isaac Tawil

Created -

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



Presented By

H-E-B

South Pole of Texas

McAllen

Holiday Parade 2020

Powered By

BERT OGDEN
RIO GRANDE VALLEY

FIESTA DEALERSHIPS
EDINBURG

Budweiser

reliant

Driscoll
Health System

2020

Commission Report

CHRISTMAS RE-IMAGINED



Overall Parade Goals

**DO NOT
CANCEL CHRISTMAS**

**PARADE PRODUCTION
FOR TV BROADCAST
ONLY- NO SPECTATORS**

**VIRTUAL ACTIVATIONS/
GRANDSTAND CUTOUTS**

**IMPLEMENTATION OF
NEW SAFETY
MEASURES**

FLOATS ON PARADE

**INCREASE TV
BROADCAST REACH IN
TRADITIONAL & NEW
MARKETS**



VIDEO



INDUSTRY RECOGNITION



GRAND MARSHALS



140
*Heroes
Honored*



INTERACTIVE EXPERIENCE



PARADE SWEEPSTAKES

10

Prizes

14,416

Participants



INTERACTIVE EXPERIENCE

Partner Zone

*Branding
Opportunities*

OVER
250
Cutouts



ENHANCED SAFETY PROGRAM

7

Screening
Stations



ENHANCED SAFETY PROGRAM

FACIAL COVERING
REQUIRED



PRACTICE
PHYSICAL DISTANCING



PLEASE STAY
ONE REINDEER APART

*Face Masks
Provided*

*Reminder Signage
Throughout*



OPENING CEREMONY



**Original
Jingle**

**Fireworks
Extravaganza**



BY THE NUMBERS

44

Illuminated Floats



BY THE NUMBERS



23

*Giant
Character
Balloons*



BY THE NUMBERS

7

*Musical
Performances*



SPONSOR INVESTMENT

\$612,700

Sponsor Investment

73%

Retention Rate



PROMOTION, MARKETING & MEDIA

6M

*Regional
Broadcast
Impressions*

83

Markets



PROMOTION, MARKETING & MEDIA

12

Billboards

15.2M

Impressions

4

Bus Wraps

5.8M

Impressions



PROMOTION, MARKETING & MEDIA

8M

*Digital
Impressions*



PROMOTION, MARKETING & MEDIA

\$117,862

*Media
Investment*



FLOATS ON PARADE



12 Sponsor Locations



budget





Presented By

H-E-B

South Pole of Texas

McAllen

Holiday Parade 2020

Powered By

BERT OGDEN
RIO GRANDE VALLEY

FIESTA DEALERSHIPS
EDINBURG

Budweiser

reliant.

Driscoll
Health System

CHRISTMAS RE-IMAGINED

ITEM SUMMARY

BOARD:	AGENDA ITEM	11.
	DATE SUBMITTED	
	MEETING DATE	1/25/2021

1. Agenda Item: Report on CARES Act Funding.

2. Party Making Request: Sergio Villasana

3. Nature of Request:

4. Routing:
Maggie Chavez

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

CARES Funding

Tentatively Approved Hidalgo County Funding	\$	18,911,376
FY 19-20 - 1st Advanced 20% Received - Public Safety - July 9, 2020		(3,266,510)
FY 19-20- 2nd Advanced 20% Received - Public Safety - September 22, 2020		(3,266,510)
FY 19-20 Request MCA03 Received - Public Safety - November 17, 2020		(2,032,078)
FY 19-20 Request MCA04 Received - Public Safety - November 24, 2020		(3,105,875)
FY19-20 Request MCA05 Received - Public Safety - December 01, 2020		(4,582,158)
FY 19-20 Request MCA06(partial) Received - Public Safety - December 08, 2020		(79,421)
FY 19-20 Request MCA06(partial) Received - Public Safety - January 05, 2021		(2,578,824)
Balance due to City	\$	(0)

* Application #1 - \$2,415,579 has been approved.

* Application #2 - \$3,122,112 has been approved.

* Application #3 - \$3,027,407 has been approved.

* Application #4 - \$3,105,875 has been approved.

* Application #5 - \$4,582,158 has been approved.

* Application #6 - \$79,421 has been approved.

* Application #6 - \$2,578,824 has been approved.

Total Approved by County Auditor \$18,911,376

Last Updated: 01-05-2021

ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

12.

DATE SUBMITTED

01/18/2021

MEETING DATE

1/25/2021

1. Agenda Item: Overview of Scope of Work for a Comprehensive Plan.
2. Party Making Request: Edgar Garcia
3. Nature of Request: Overview of Scope of Work for a Comprehensive Plan.
4. Routing:
Jessica Cavazos
Edgar Garcia
Michelle Rivera
Isaac Tawil
Created/Initiated - 1/18/2021
Approved - 1/18/2021
Approved - 1/19/2021
New - 1/1/1900
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Memo

TO: Roel “Roy” Rodriguez, P.E., City Manager

FROM: Edgar I. Garcia, AICP, CNU-A, Director

DATE: January 14, 2021

SUBJECT: PROPOSED SCOPE OF WORK FOR FORESIGHT MCALLEN

The scope of work detailed below is in line with the Request for Statement of Qualifications advertised last year. The selected consultant shall be tasked with fulfilling the scope of services described below.

Public Participation

The selected firm shall develop procedures to provide for and encourage public participation in the planning process. Such procedures shall include the following:

- Provisions assuring property owners and the general public are put on notice of the Plan’s development and to keep the general public informed
- Ensure there are multiple opportunities to encourage public comments on the plan
- A minimum of five public meetings be held
- Provisions for virtual participation in case in-person gatherings continue to be limited

Plan Elements

The final comprehensive plan document will be expected to contain and address the following elements:

- *Introduction/Background Information* – a brief history of the development of the City and its geography.
- *Goals & Objectives* – a review and evaluation of existing goals and objectives with recommended modifications, additions, or deletions.
- *Urban Form Element* – this element includes recommendations on the urban form of the City including compact development, corridors, centers, and open space.
- *Population & Housing Element* – this element will serve as an analysis of demographics and housing conditions. Element will also provide guidance on appropriate plans, policies, and recommendations to meet identified or projected

deficits.

- *Economic Development Element* – this element will analyze economic conditions of the city and provide policies and recommendations as may be applicable.
- *Environmental & Cultural Characteristics Element* – this element serves to analyze the natural and building environment characteristics of the City and promote conservation, appropriate use, and protection of both natural and cultural resources.
- *Community Facilities Element* – the purpose of this element is to provide for necessary community facilities and services (police, fire, parks, etc.) correlated to future land use projections
- *Infrastructure Element* – the purpose of this element is to provide for necessary public facilities and services correlated to future land use. This element addresses sanitary sewer facilities, solid waste facilities, storm water management, regional detention facilities, as well as potable water facilities and services.
- *Transportation Element* – this element evaluates the existing Thoroughfare Plan against the Metropolitan Planning Organization's Long Range and Thoroughfare Plans to make recommendations for any changes. Plans for city-funded transportation improvement projects from the Capital Improvement Plan shall be listed.
- *Land Use Element* – the purpose of this element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the plan's other elements. Land use patterns shall be depicted on the future land use map and approximate acreage and density/intensity shall be provided in tabular form.
- *Downtown Sustainability Element* – this element will be an assessment of current downtown conditions and the development of policies and recommendations to maintain viability of downtown.
- *Historic Preservation Element* – this element will assess the City's ongoing efforts on historic preservation and include plans for future surveys.
- *Neighborhood Planning Element* – this element will contain a map depicting the location of all homeowner's and neighborhood associations within the city. Likewise, this element will make reference to the city's matching grant program and its impact on the community
- *Overlay Districts Element* – this element will analyze and propose where the use of overlay districts can be used to accomplish certain directed objectives. Specific policies and boundaries for proposed districts shall be outlined.
- *Implementation Element* – this element will describe how the City's programs, activities, and land development regulations will be initiated, modified, or continued to implement proposed policies and recommendations found throughout the

comprehensive plan. This element will also identify and resolve incompatible policies.

Deliverables

The adopted comprehensive plan shall consist of items listed under the Plan Elements section; other documentation may be considered as support documents. All or part of these documents may be adopted as part of the comprehensive plan at the option of the City. The comprehensive plan document will be expected to include maps along with supporting tabular data when applicable. Ultimately, the consultant will provide 25 paper copies of the comprehensive plan along with an electronic version in Adobe Acrobat (PDF) format. The overall comprehensive plan shall include an executive summary as well as a camera-ready brochure with maps and policies.

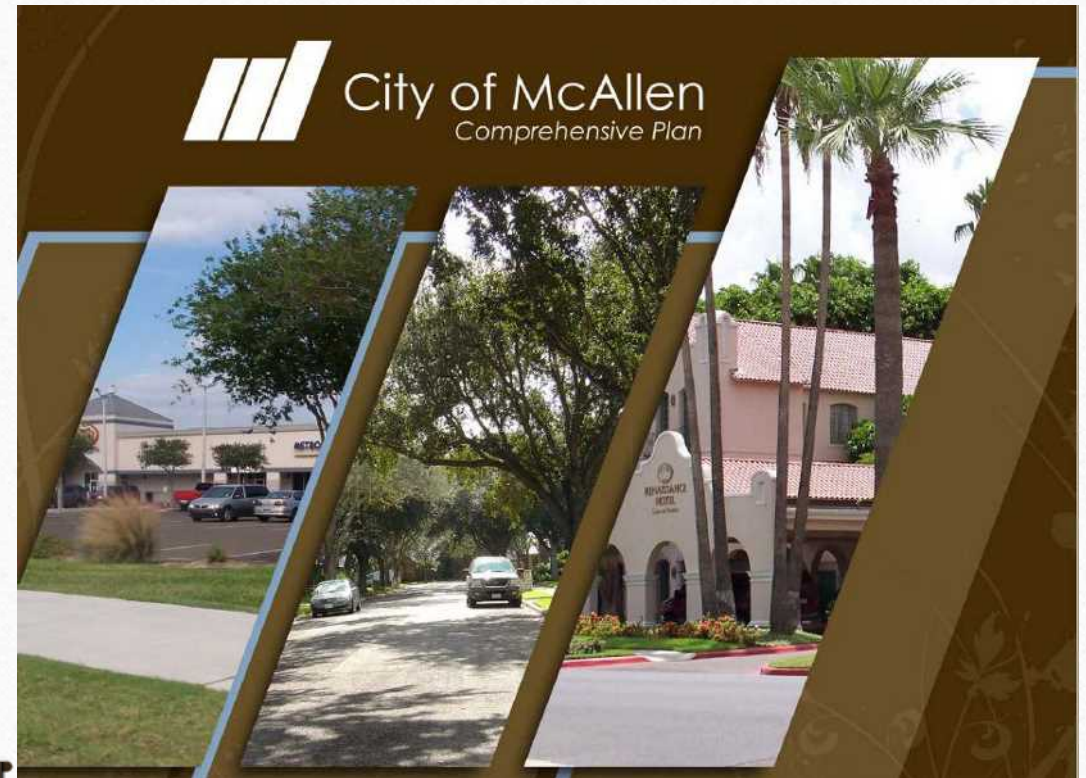
Proposed Foresight McAllen Scope of Work

City Commission Workshop

January 25, 2021

Scope of Work Overview

- In line with SOQ advertised last year
- Discusses public participation, plan content, and deliverables expected
- Scope will serve as point for negotiations



Foresight Plan Elements

- Introduction & Background Info
- Goals & Objectives
- Urban Form
- Population & Housing
- Economic Development
- Environmental & Cultural Characteristics
- Community Facilities
- Infrastructure
- Transportation
- Land Use
- Downtown Sustainability
- Historic Preservation
- Neighborhood Planning
- Overlay Districts
- Implementation

Foresight Plan Elements

- Intro & Background
 - Brief history of development
 - Describes geography & its impact on development
- Goals & Objectives
 - Review & evaluation of existing goals
 - Recommendations on goal modification, additions, or deletions

Foresight Plan Elements

- Urban Form Element

- Recommendations on urban form of the City
- To include compact development, corridors, centers, and open space

- Population & Housing Element

- Analysis of demographics and housing conditions
- Includes projections of both
- Guidance on meeting projected deficits

Foresight Plan Elements

- Economic Dev. Element
 - Analysis of economic conditions
 - Provides recommendations as may be applicable
- Environmental & Cultural Characteristics
 - Analyzes natural and building environment characteristics
 - Focused on conservation, use, and protection of natural resources

Foresight Plan Elements

- Infrastructure Element

- Analysis of necessary public facilities & services
- Addresses sewer, storm water, and potable water facilities

- Transportation Element

- Evaluates City's Thoroughfare Plan against MPO's long range plans
- Assesses Capital Improvement Plan
- Makes recommendations for changes to City's plan

Foresight Plan Elements

- Land Use Element

- Looks at designation of future land use patterns
- Reflects on recommendations from other elements
- Leads to new Future Land Use Map

- Downtown Sustainability Element

- Assessment of current downtown conditions
- Develops policies to maintain viability of downtown

Foresight Plan Elements

- Historic Preservation Element
 - Assesses ongoing efforts on historic preservation
 - Recommends future surveys as applicable
- Neighborhood Planning Element
 - Identification of HOAs & NOAs
 - Assess matching grant's impact on community

Foresight Plan Elements

- Overlay Districts Element

- Analysis of current overlay district use
- Propose new overlay districts to accomplish certain directed objectives

- Implementation Element

- Covers implementation of plan & recommended policies
- Resolves incompatible policies (new or existing)

Plans for Public Participation

- Provisions to ensure general public is put on notice
- Ensure multiple opportunities for public comments
- At least five (5) public meetings
- Virtual opportunities as needed



Deliverables

- Items listed under Plan Elements & all supporting documentation
- Executive Summary document
- Maps & tabular data as applicable
- Paper & electronic copies
- Virtual opportunities as needed
- Camera-ready brochure



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

13.

DATE SUBMITTED

01/19/2021

MEETING DATE

1/25/2021

1. Agenda Item: Subdivision Monthly Report.

2. Party Making Request: Edgar Garcia

3. Nature of Request: Subdivision Monthly Report

4. Routing:

Jessica Cavazos

Created/Initiated - 1/19/2021

Edgar Garcia

Approved - 1/19/2021

Michelle Rivera

Approved - 1/19/2021

Isaac Tawil

New - 1/1/1900

5. Staff Recommendation:

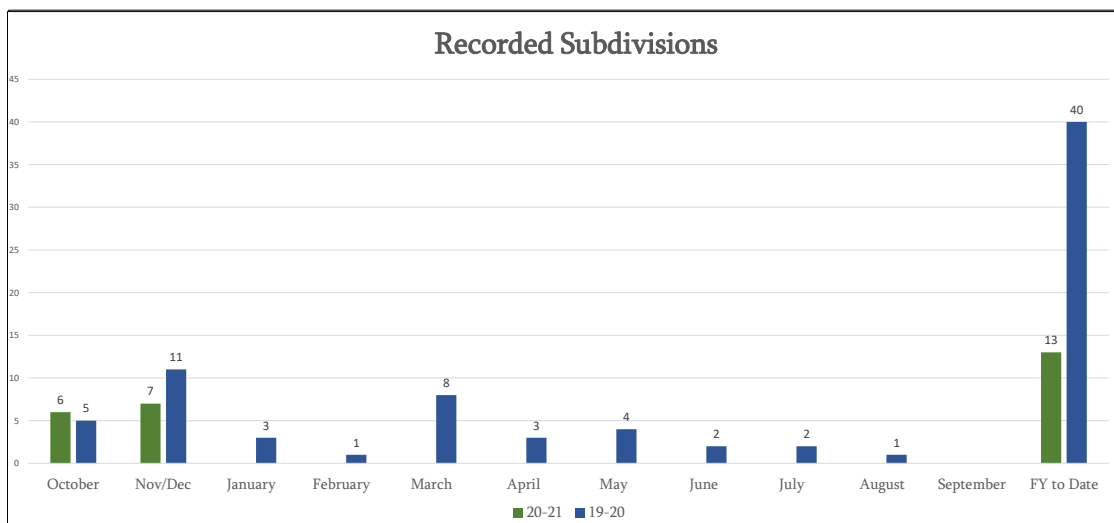
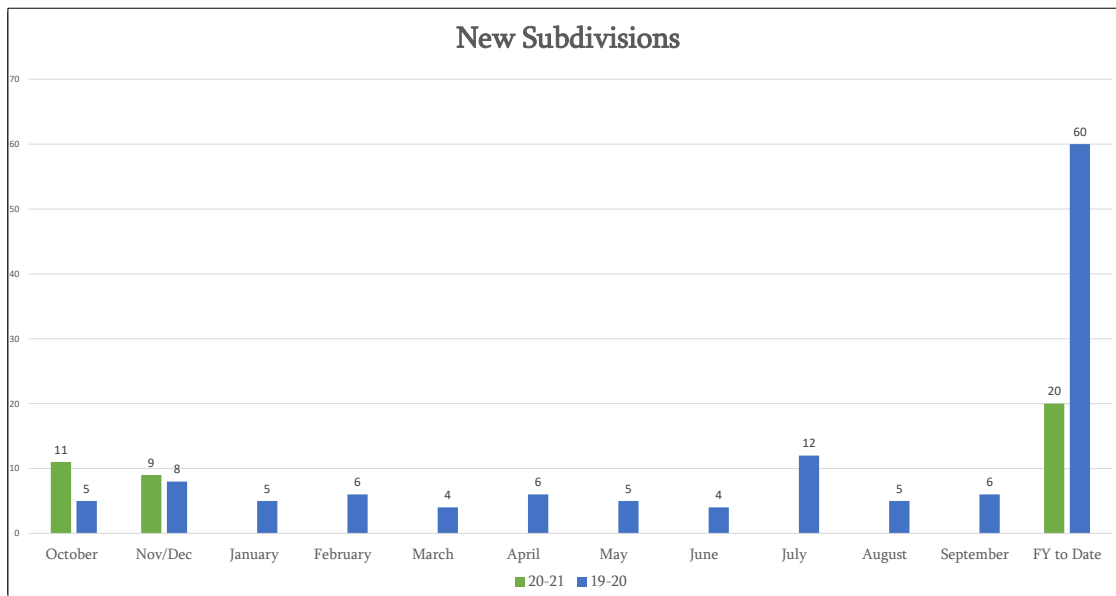
6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



	Zoning	Type of Development	Number of Lots	Acres
New Subdivisions				
1. Home Sweet Home Subdivision	ETJ	Residential	1	1.77
2. Lot 9A, Re-Plat of Lots 9&10, Blk 49, Original Townsite McAllie	R-3A	Residential	1	0.32
3. McAllen Palms Business Park	I-1	Industrial	25	76.03
4. MFTWS	R-1	Single Family	4	3.65
5. Starbucks Subdivision	C-3	Commercial	1	1
6. STEC Subdivision	R-1	Substation	1	12.23
7. Taylor Grove Subdivision	R-1 & R-3A	Residential	53	12.27
8. The Ravenna Subdivision	ETJ	Residential	92	21.288
9. Twin Subdivision	R-1	Residential	1	0.67
Recorded Subdivisions				
1. 495 Commerce Center Phase 15	C-3	Commercial	1	4.76
2. Avanti Legacy Valor Heights	R-3A	Residential	1	3.93
3. DLG Acres	ETJ	Commercial	1	2.46
4. Kiani Medical Plaza	C-1	Commercial	1	2.19
5. NACCU	C-3	Commercial	1	5.27
6. Shops at Nolana Lot 1	C-3	Commercial	1	1.484
7. Spanish Oaks at Frontera lot 73A	C-3	Commercial	1	4.03



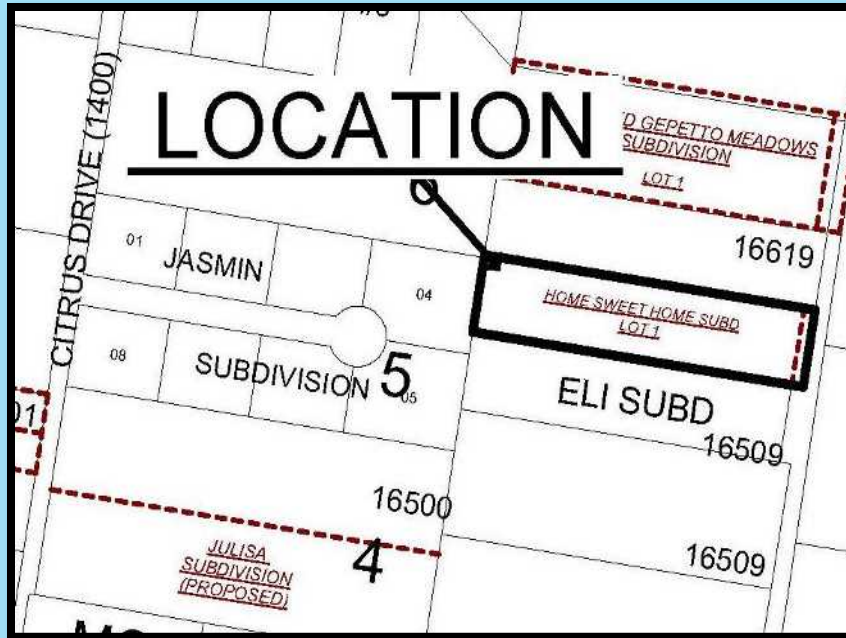
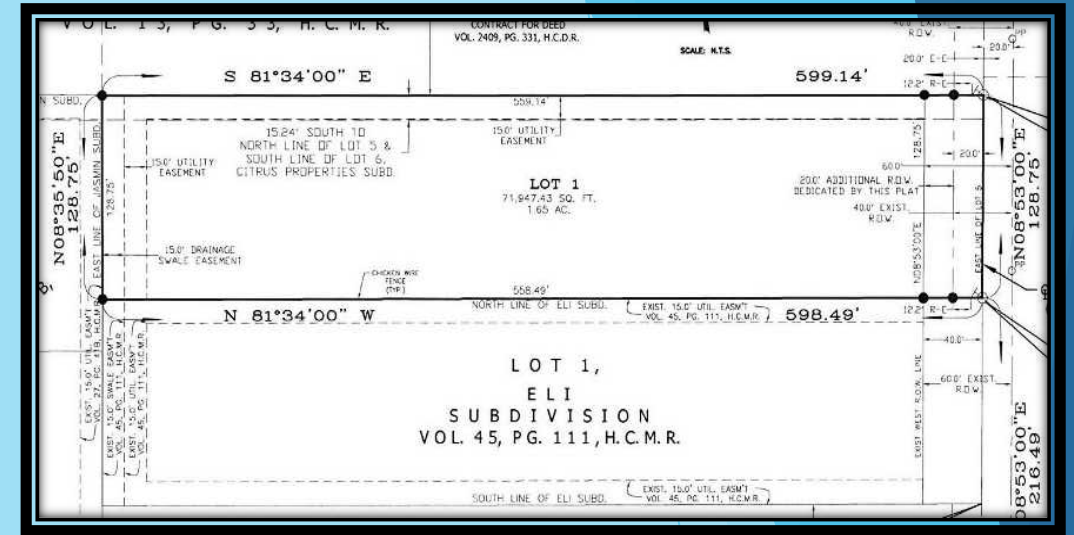
Home Sweet Home Subdivision

Zoning: ETJ

Type of Development: Residential

Lots: 1

Acres: 1.77



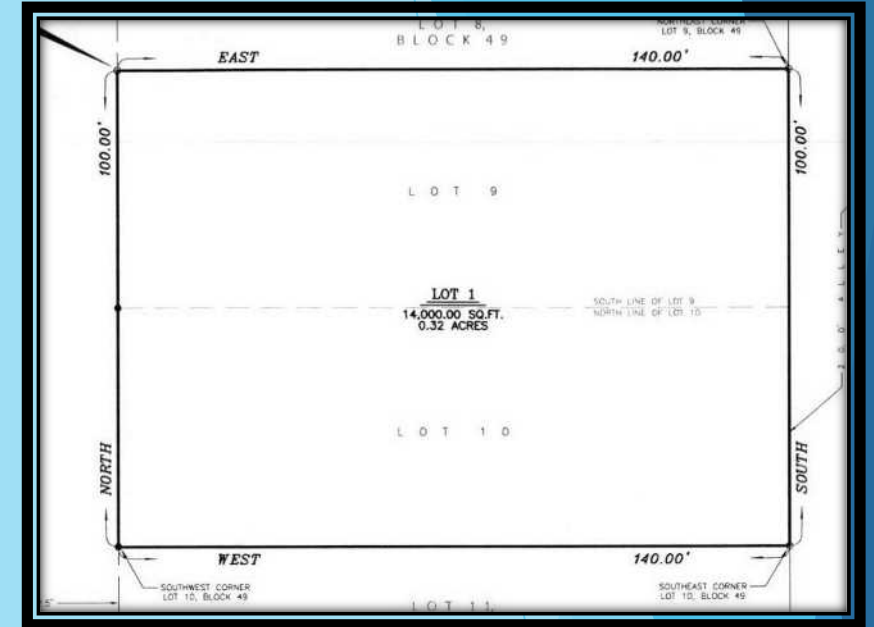
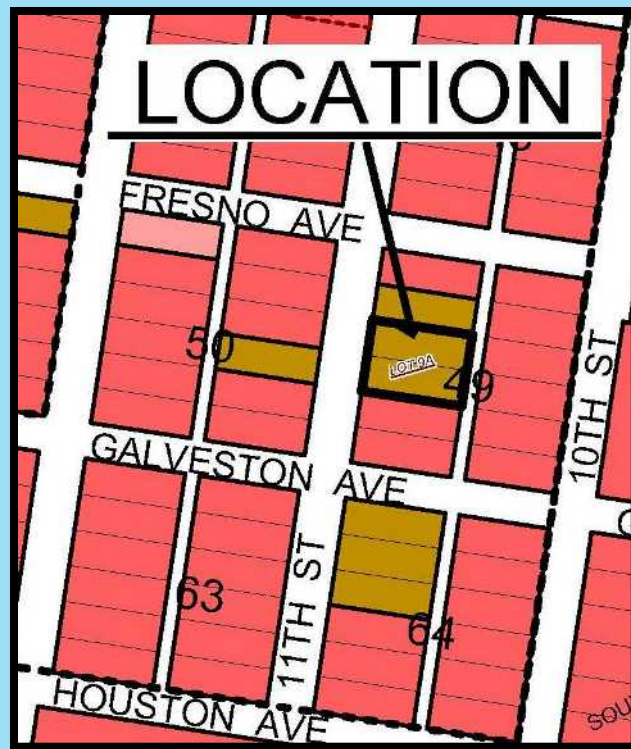
Lot 9A, Re-plat of Lots 9 & 10, Blk 49, Original Townhouse McAllen Subdivision

Zoning: R-3A

Type of Development: Residential

Lots: 1

Acres: 0.32



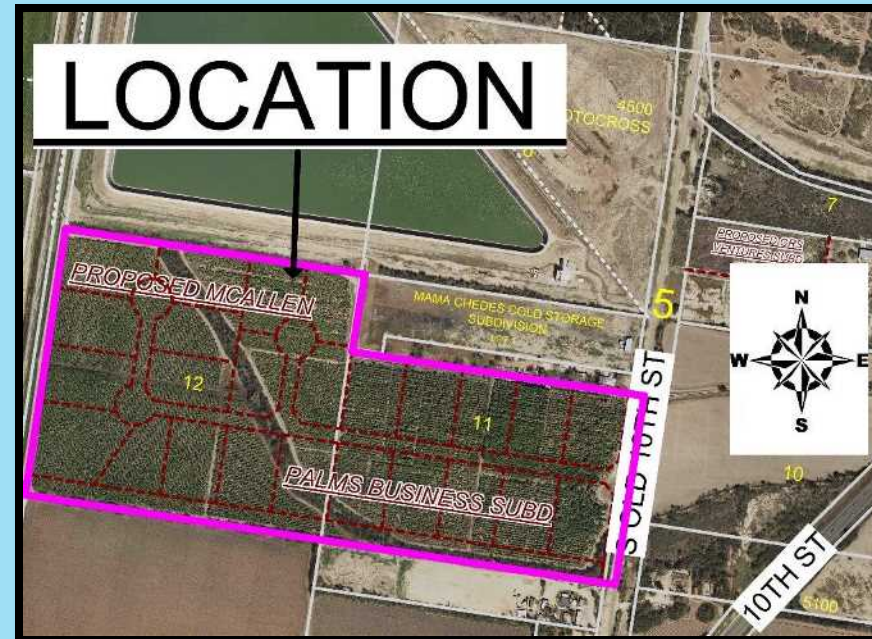
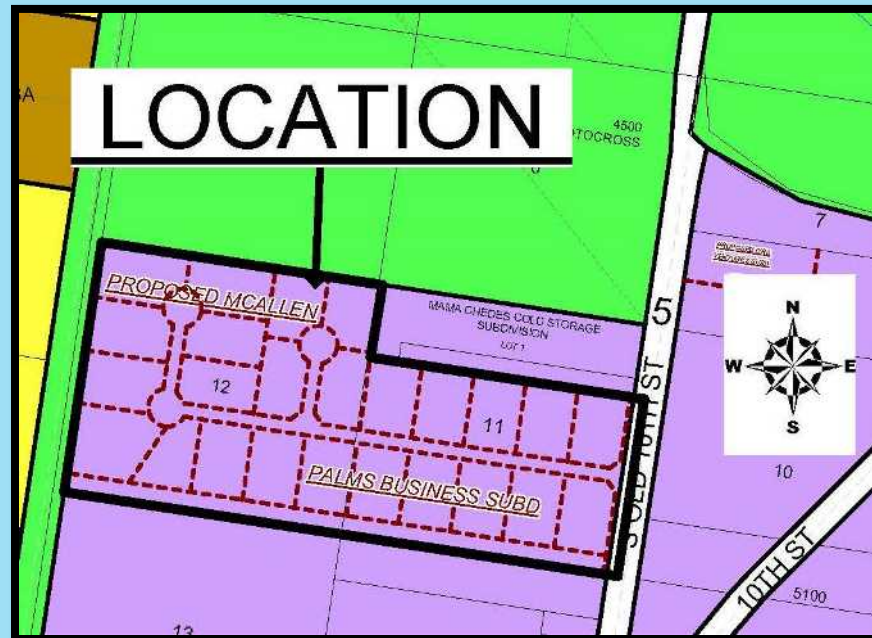
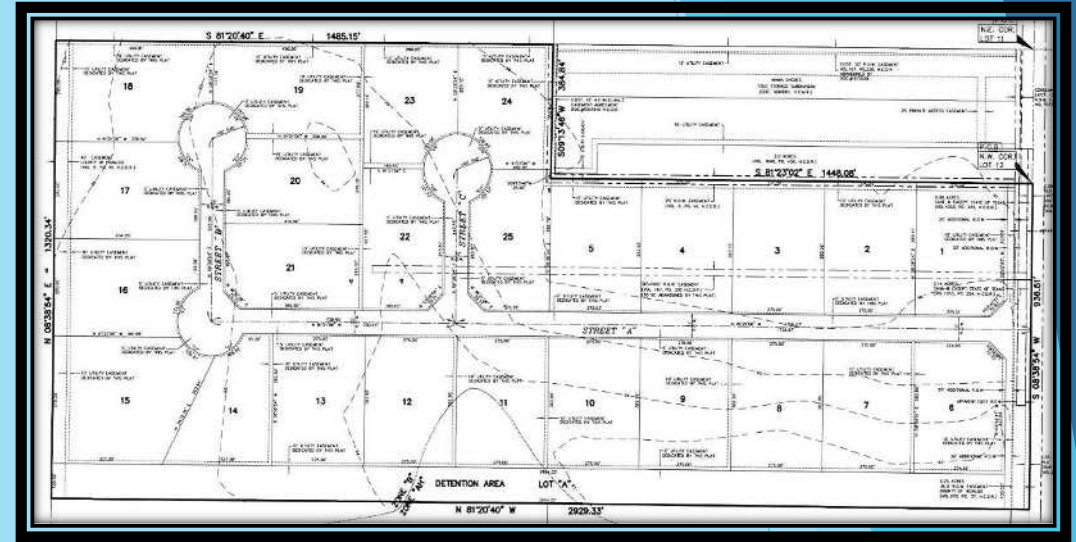
McAllen Palms Business Park Subdivision

Zoning: I-1

Type of Development: Industrial

Lots: 25

Acres: 76.03



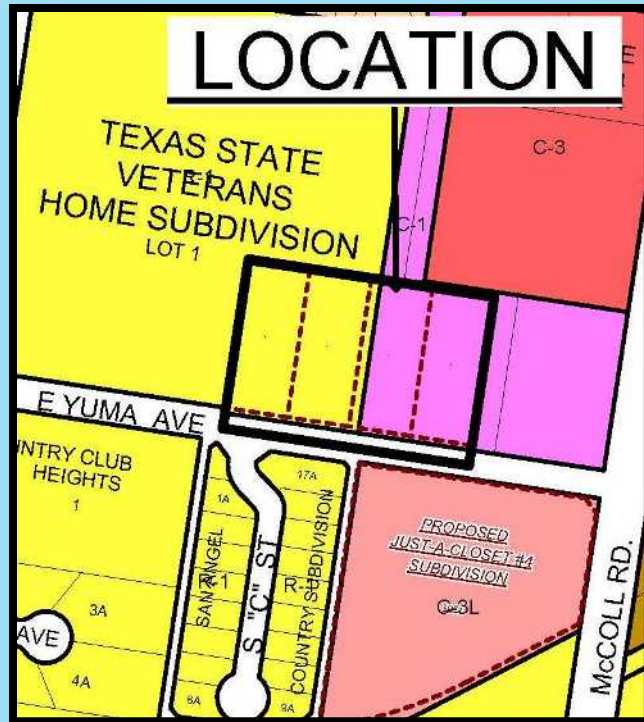
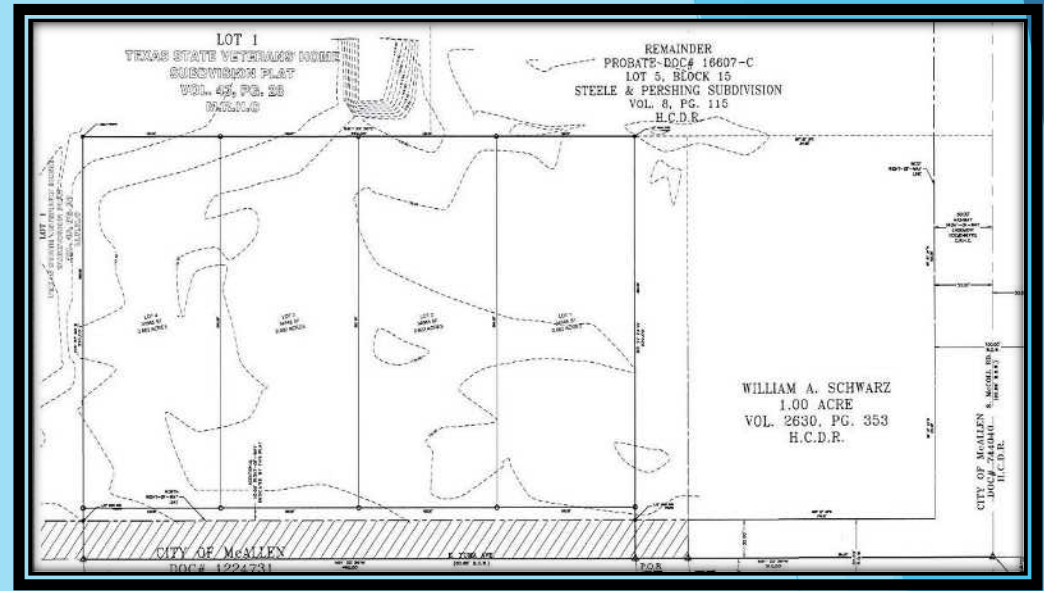
MFTWS Subdivision

Zoning: R-1

Type of Development: Single Family

Lots: 4

Acres: 3.65



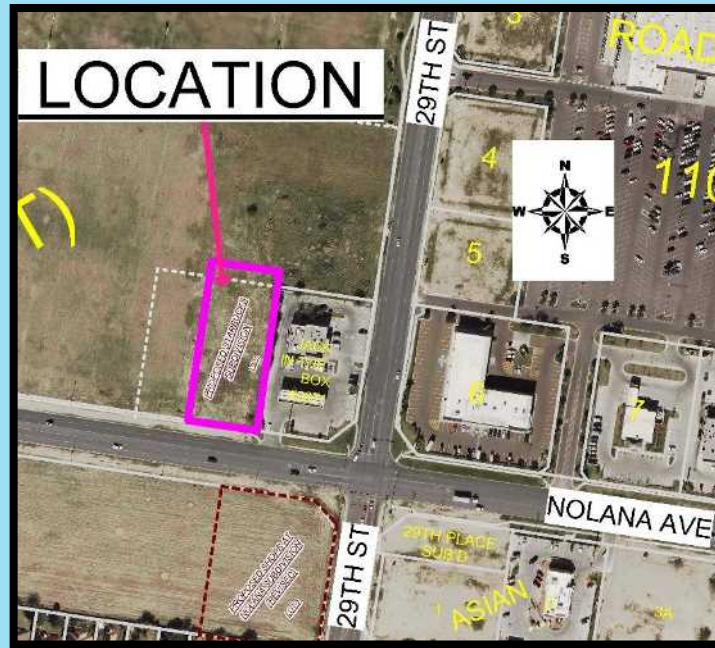
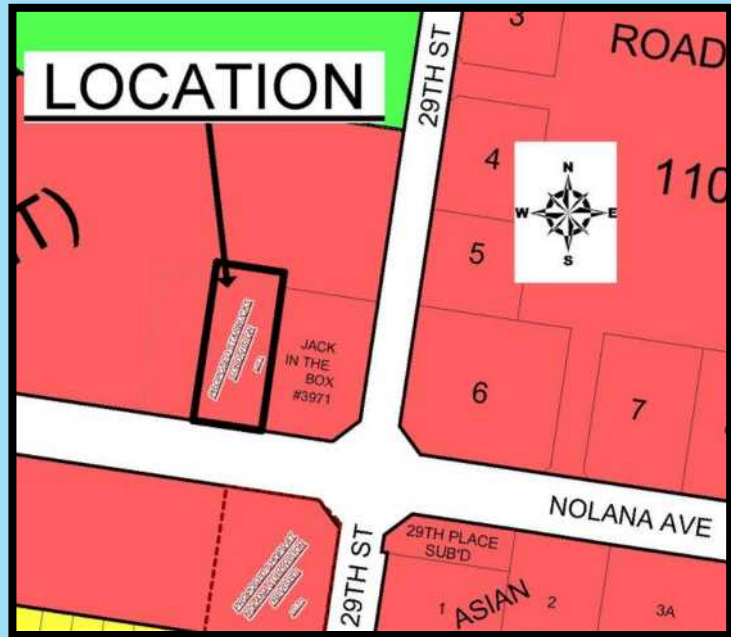
Starbucks Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 1



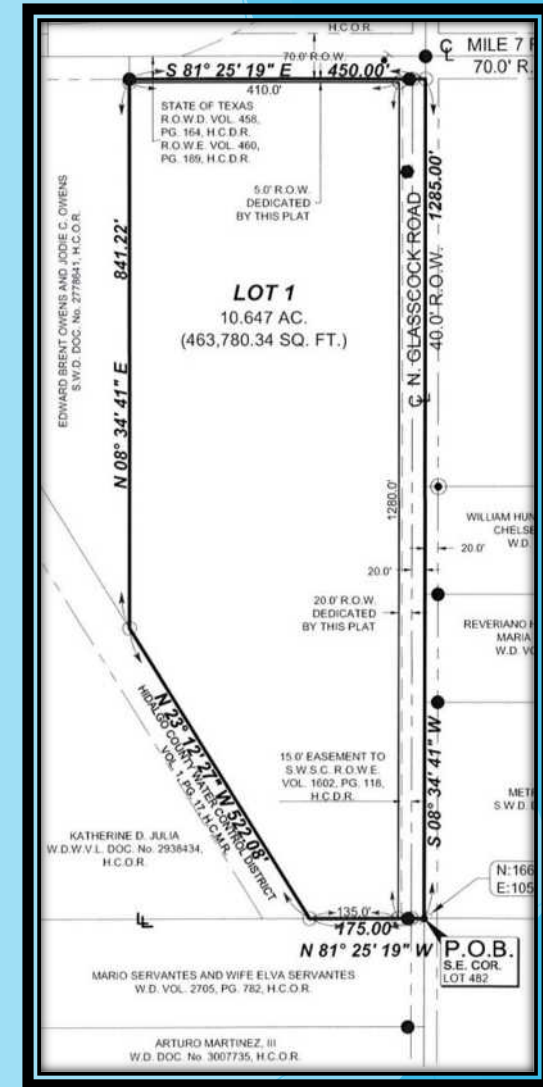
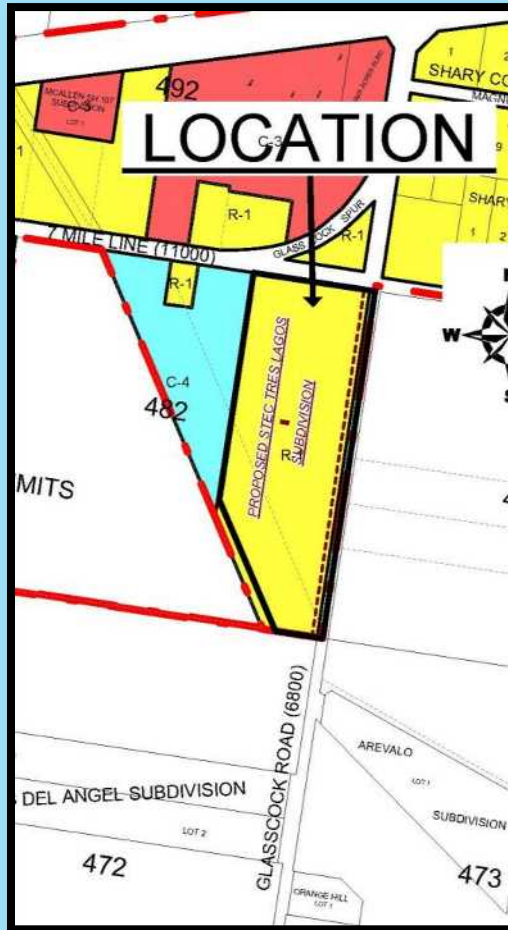
STEC Subdivision

Zoning: R-1

Type of Development: Substation

Lots: 1

Acres: 12.23



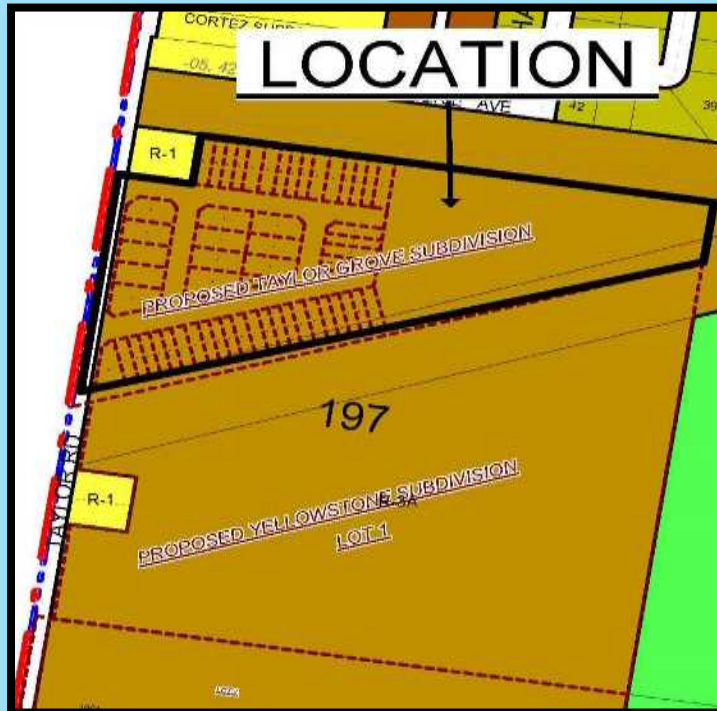
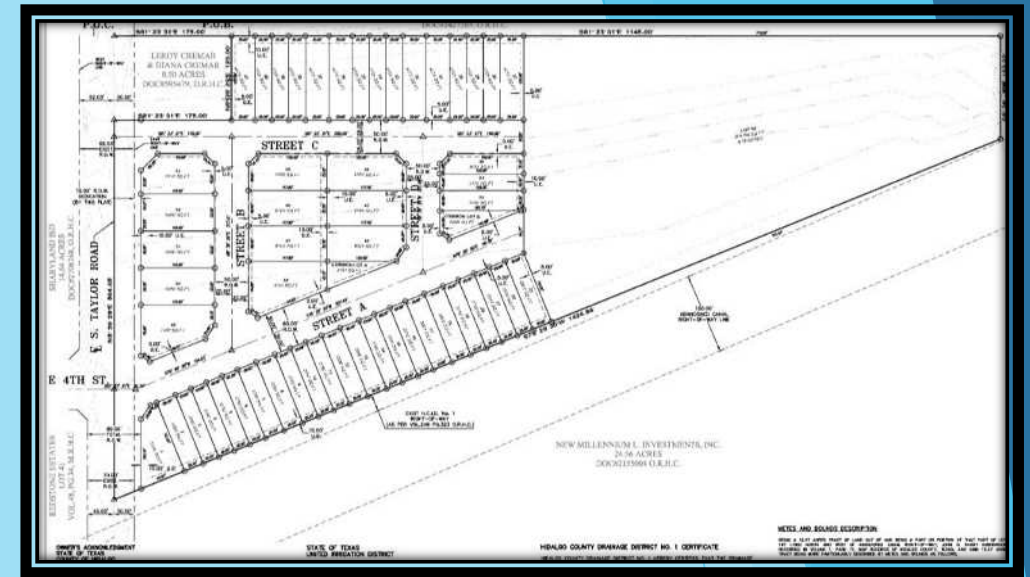
Taylor Grove Subdivision

Zoning: R1 & R3-A

Type of Development: Residential

Lots: 53

Acres: 12.27



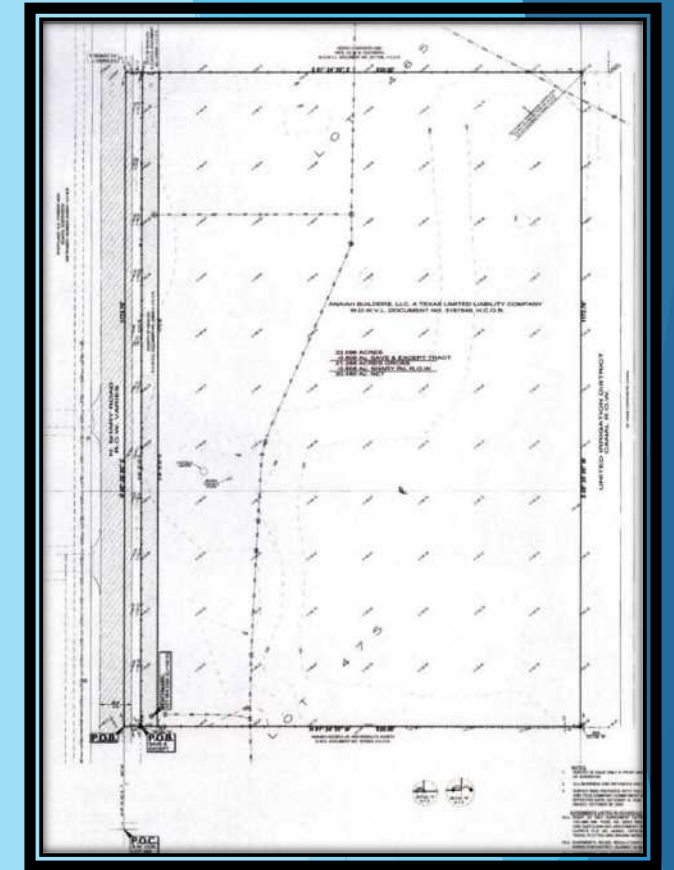
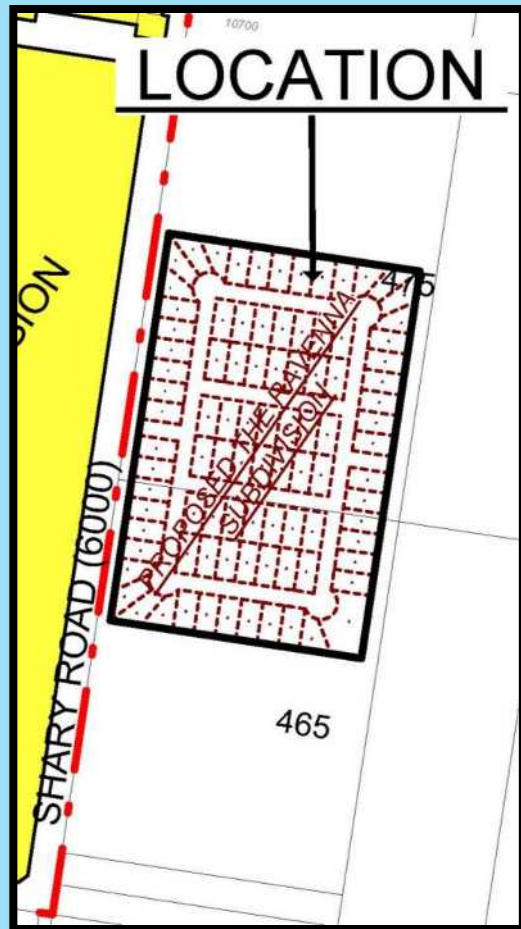
The Ravenna Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 92

Acres: 21.288



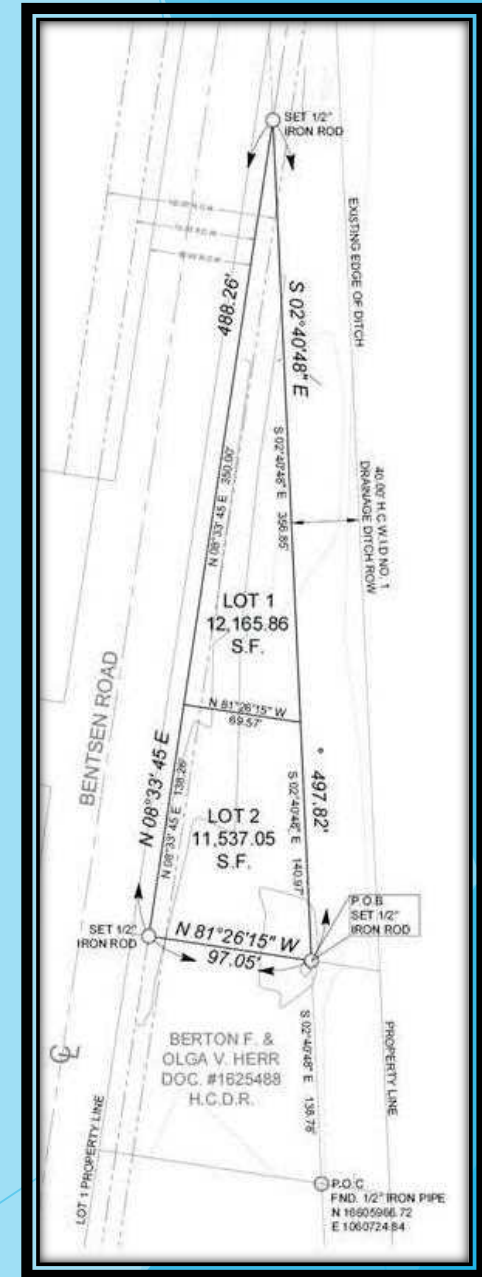
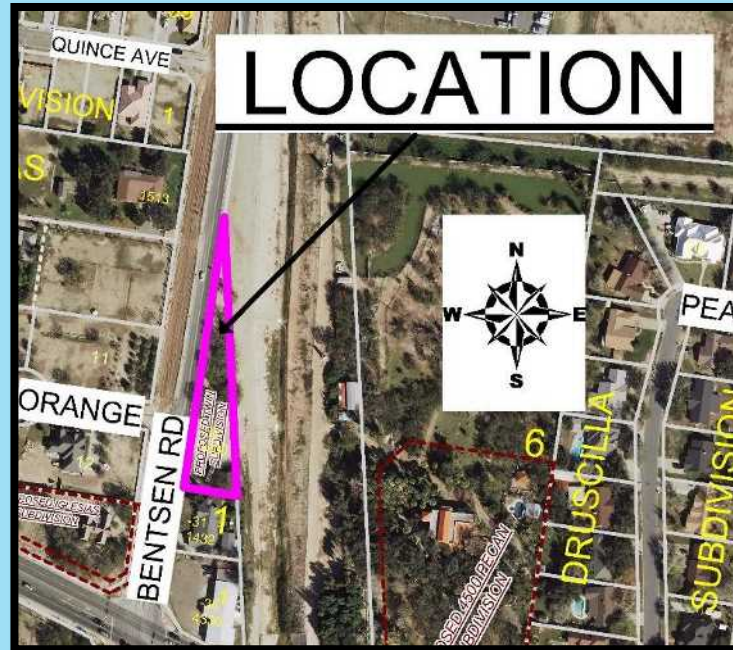
The Twin Subdivision

Zoning: R-1

Type of Development: Residential

Lots: 1

Acres: 0.67



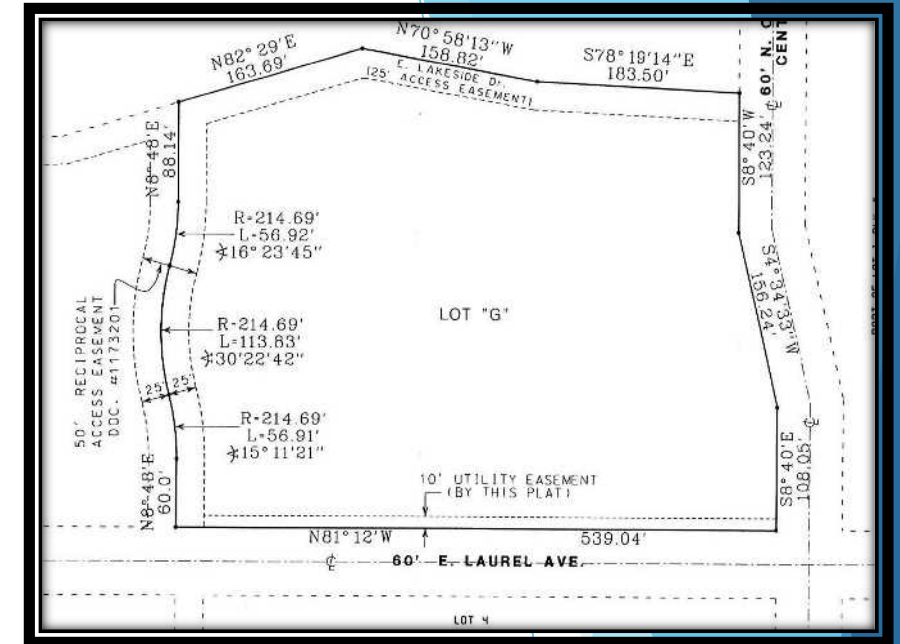
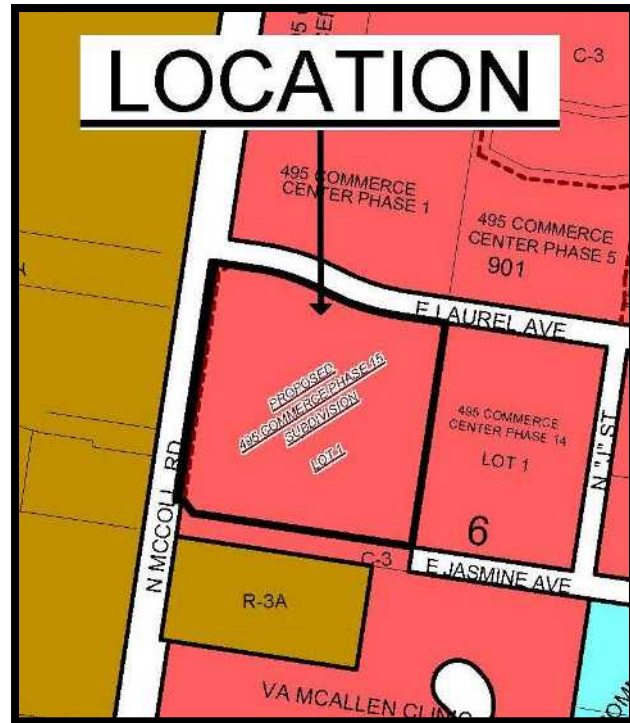
495 Commerce Center Phase 15 Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 4.76



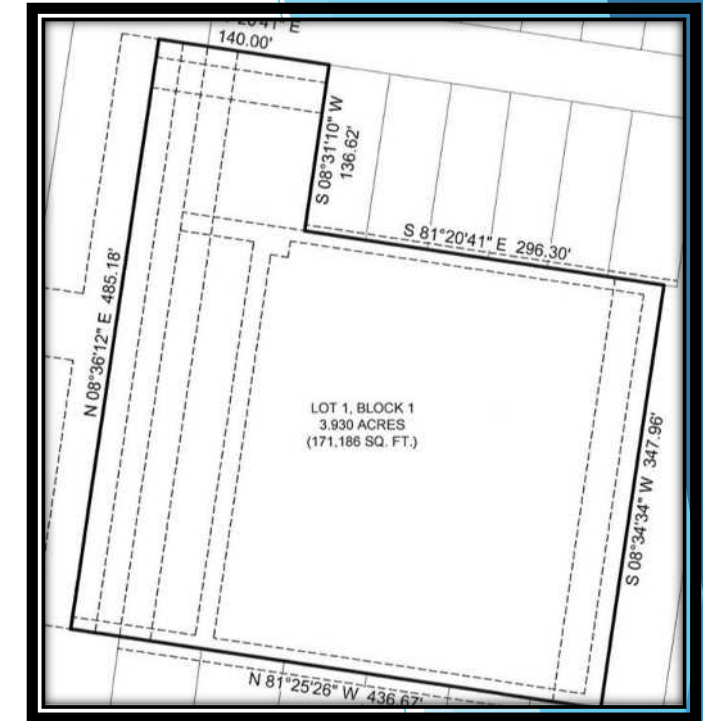
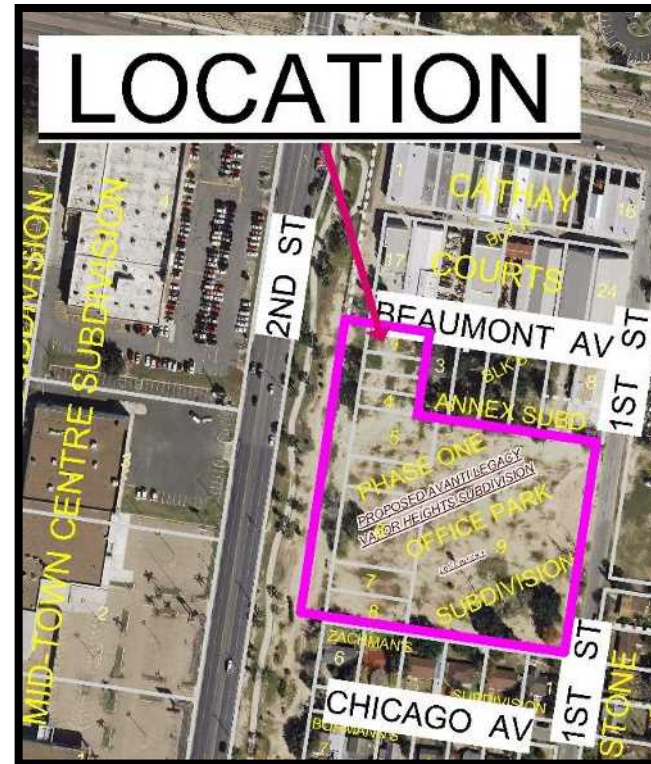
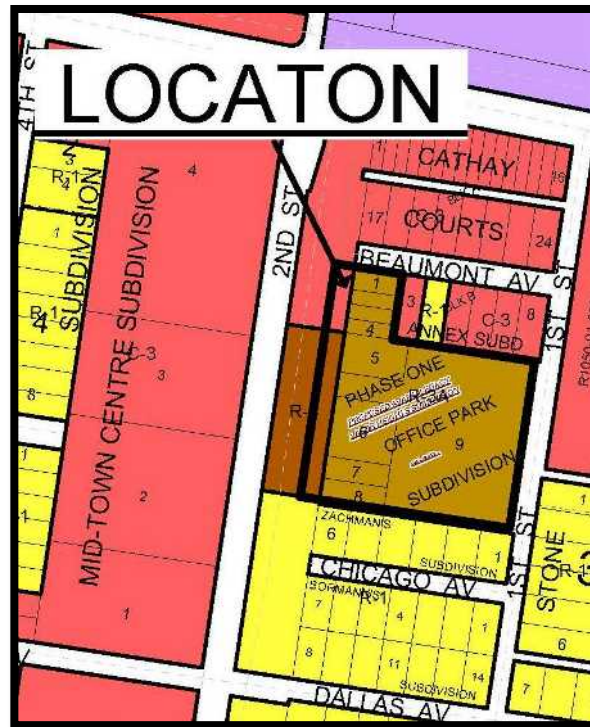
Avanti Legacy Valor Heights Subdivision

Zoning: R-3A

Type of Development: Residential

Lots: 1

Acres: 3.93



Zoning: ETJ

Lots: 1

LOCATION

PHASE 3 PLACE

COUNTRY COLONY SUBDIVISION

PHASE 1 COUNTRY COLONY SUBDIVISION

8 1/2 MILE RD (13300)

MORGAN LIMITED SUBD.

PROPOSED PALACIOS SUBDIVISION

PROPOSED DLG ACRES

NAXALLA ST

4621

23

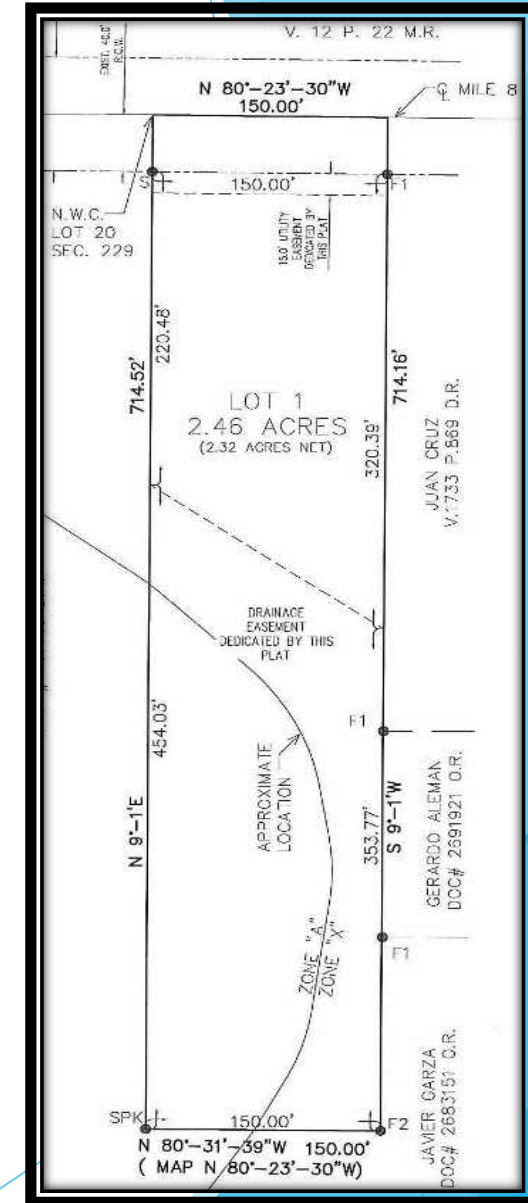
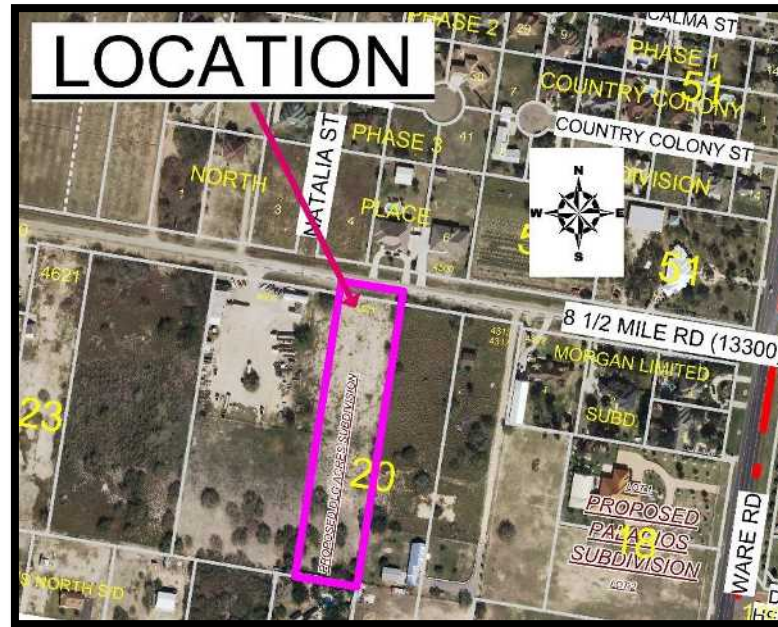
ORTH S/D

PAK'S DR (S DR)

LOT 1 SARA S/D

1300

WARRIOR RD



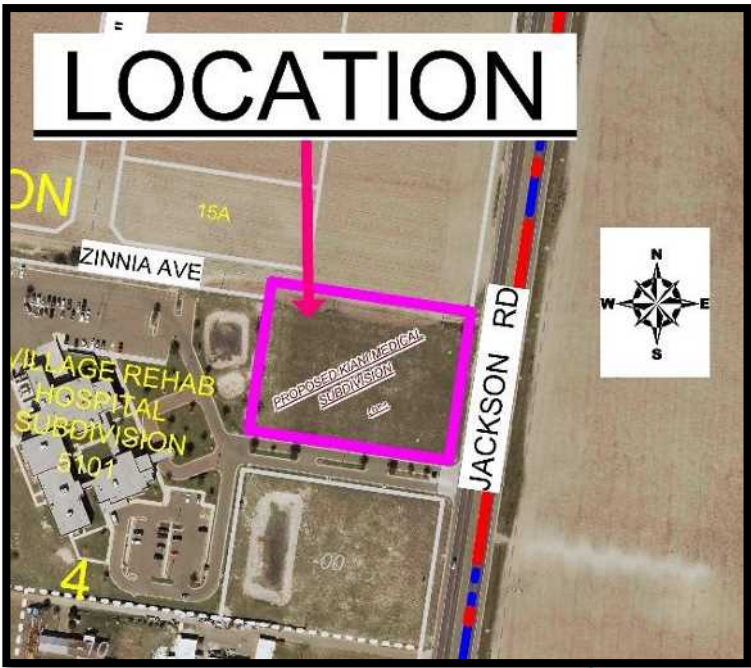
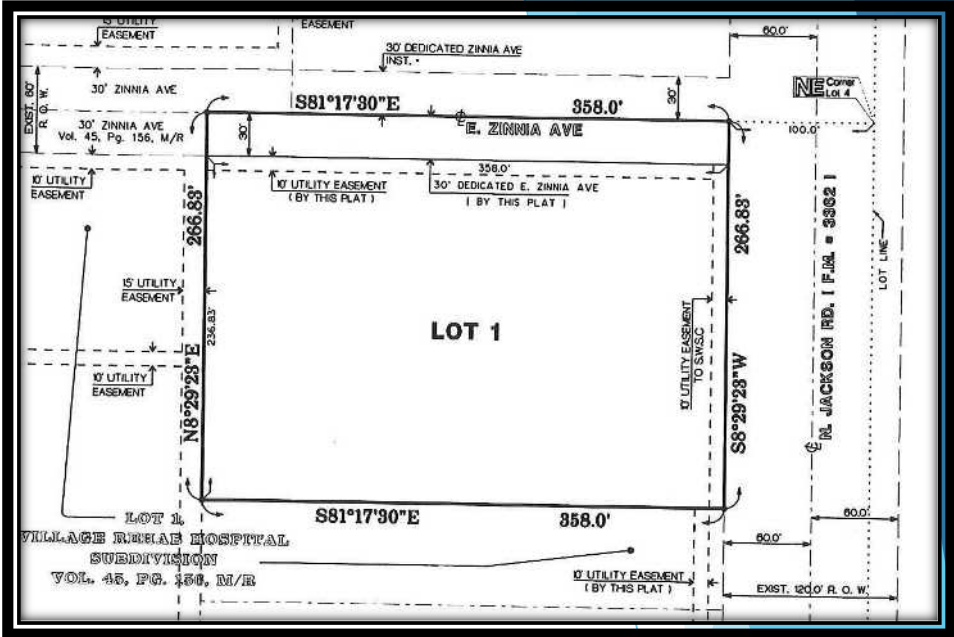
Kiani Medical Plaza Subdivision

Zoning: C-1

Type of Development: Commercial

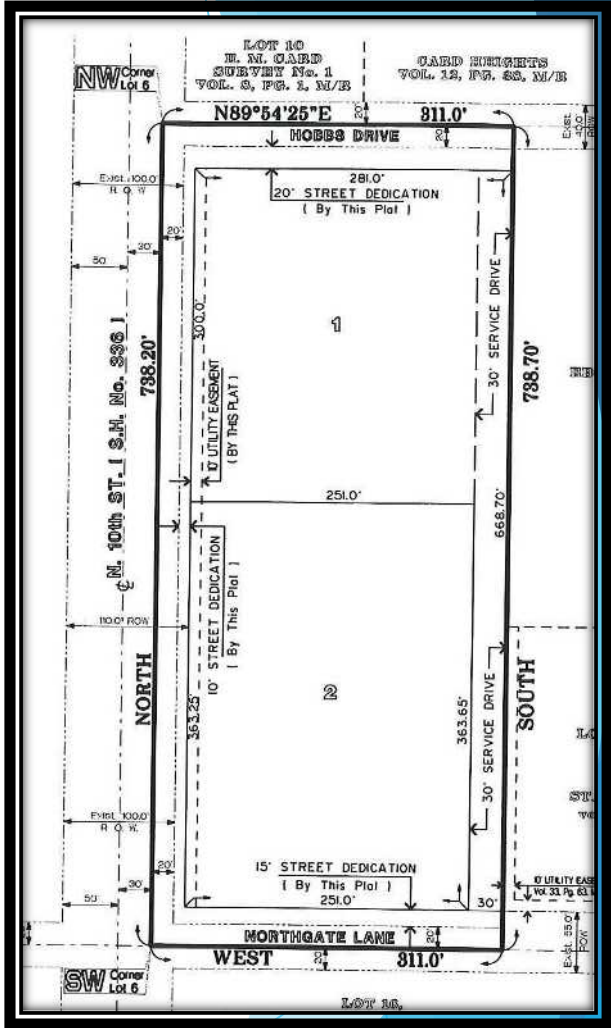
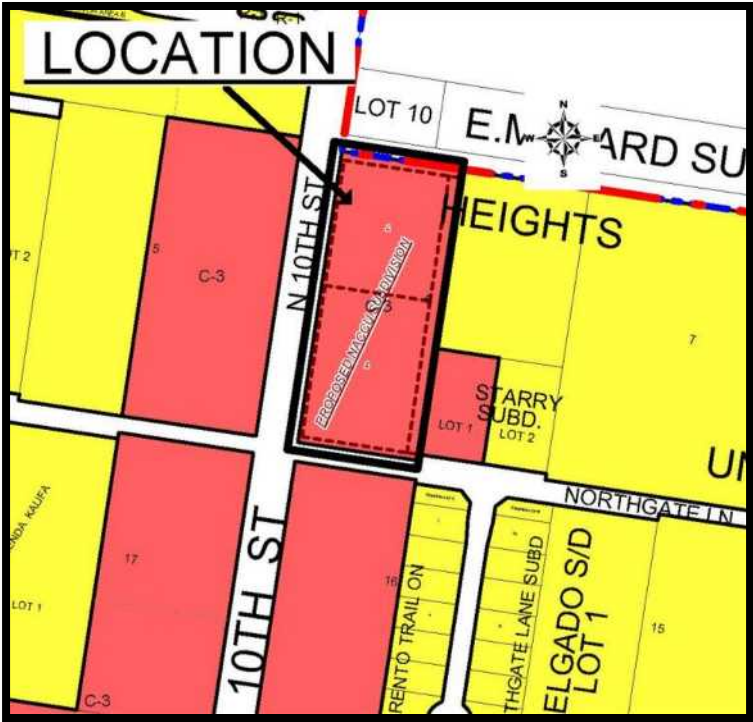
Lots: 1

Acres: 2.19



NACCU Subdivision

Zoning: C-3
Type of Development: Commercial
Lots: 1
Acres: 5.27



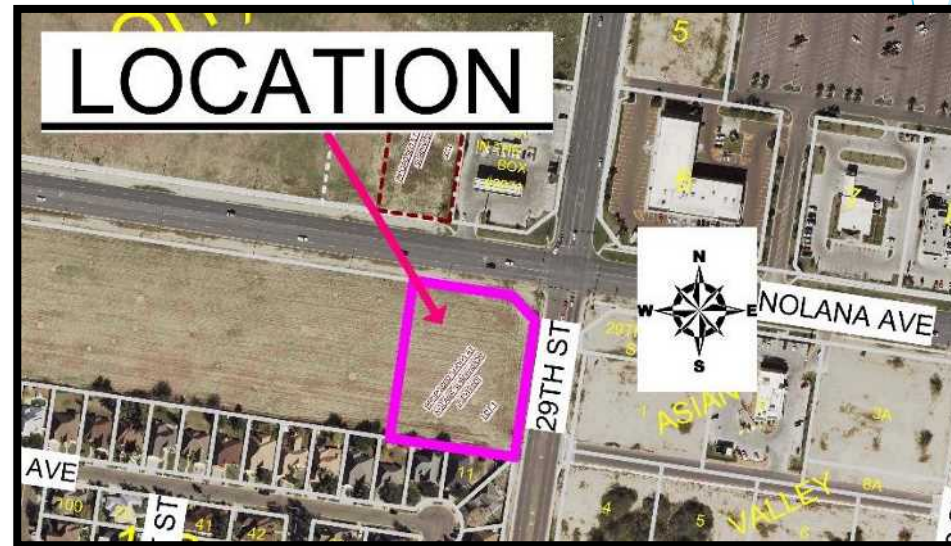
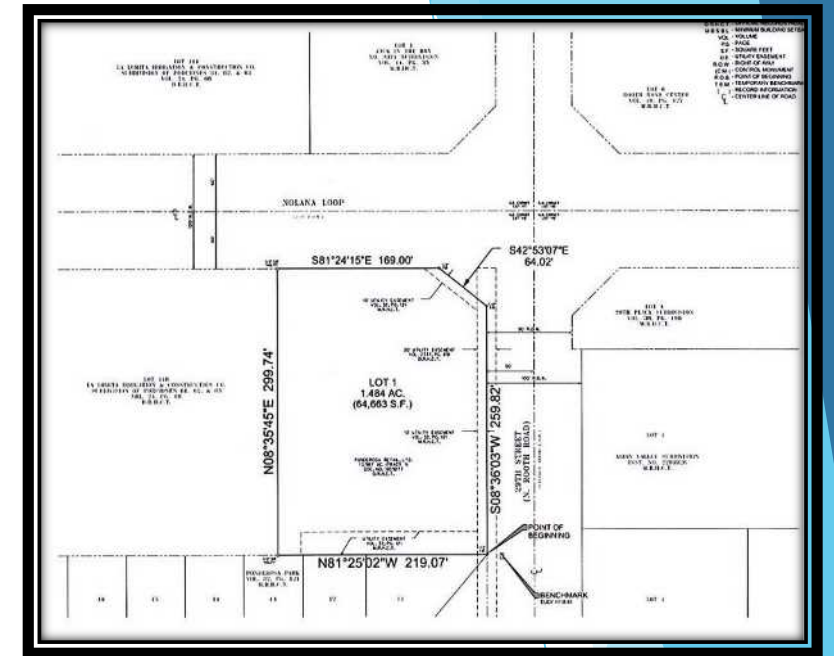
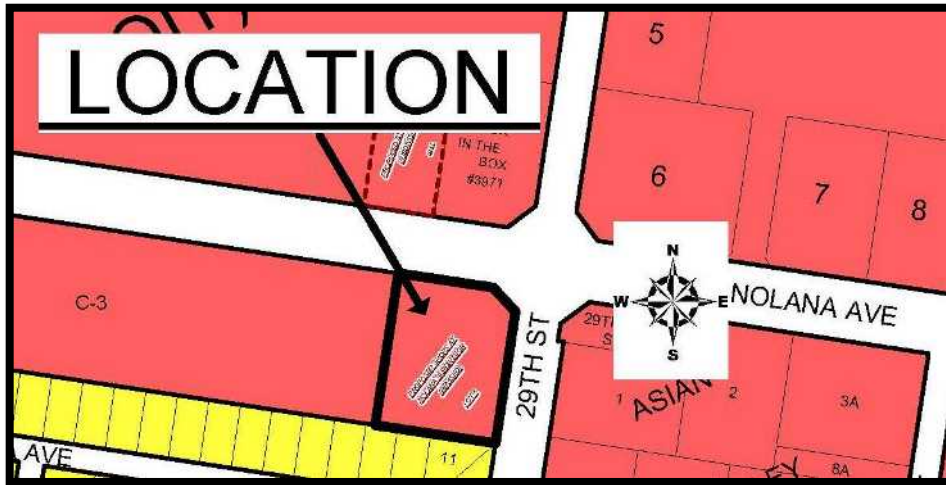
Shops at Nolana Lot 1 Subdivision

Zoning: C-3

Type of Development: Commercial

Lots: 1

Acres: 1.484

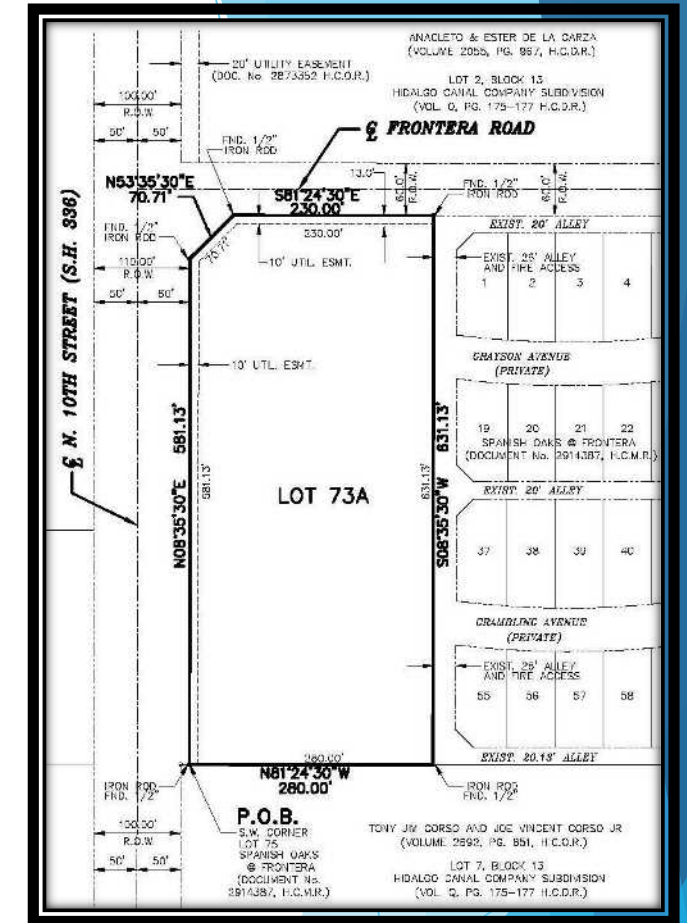
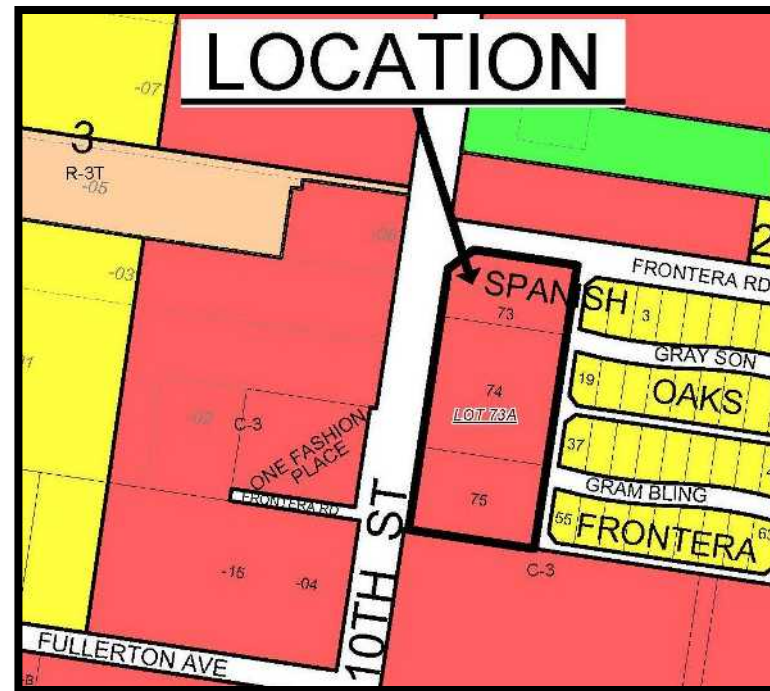


Spanish Oaks at Frontera Lot 73A Subdivision

Zoning: C-3

Type of Development: Commercial
Lots:1

Acres: 4.03





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

14.

DATE SUBMITTED

01/19/2021

MEETING DATE

1/25/2021

1. Agenda Item: Project Status Report through December 31, 2020.

2. Party Making Request: Yvette Barrera

3. Applicant: Yvette Barrera

4. Nature of Request: Project Status Report - December 31, 2020

5. Fiscal Impact Summary:

6. Budgeted:

Bid Amount:

Budgeted Amount:

Under Budget:

Over Budget:

Amount Remaining:

7. Routing:

Sugey Perez

Created/Initiated - 1/19/2021

Yvette Barrera

Approved - 1/19/2021

Michelle Rivera

Approved - 1/20/2021

Isaac Tawil

New - 1/1/1900

8. Staff Recommendation: Project Status Report - December 31, 2020

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:



ENGINEERING DEPARTMENT
MEMORANDUM

To: Roel "Roy" Rodriguez, P.E., City Manager
From: Yvette Barrera, PE, CFM, City Engineer
Date: January 25, 2021
Subject: Project Status Report through December 31, 2020.

Please find attached a list of various projects that are currently under construction and for which the Engineering Department performs Construction Management services. The work depicted is work performed through December 31, 2020.

The following projects are included:

1. Bicentennial Boulevard Extension (Trenton to SH107)
2. Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)
3. Taylor Road Widening (I2 to Daffodil Avenue)
4. Daffodil Avenue Widening (Taylor Road to Ware Road)
5. Dove Avenue Widening (Bentsen Road to 41st Street)
6. Hidalgo International Bridge FMCSA Southern Border Program
7. 2018 Bond Drainage Improvement Projects
8. 2018 Bond Traffic Fiber & Cabinet/Controller Installation
9. TX DOT Update on IH-2/Bicentennial Project
10. TX DOT Update on I-2/ I-69C Interchange Project



PROJECT STATUS REPORT

Through December 31, 2020.

By Yvette Barrera, P.E., City Engineer

Bicentennial Boulevard Extension (Trenton to SH107)

This project consist of the extension of a 4 lane urban curb and gutter paved roadway form Trenton Road to State Highway 107 (University Drive). The extension of Bicentennial Boulevard is 2.80 miles and includes storm water management system, potable water and sanitary sewer infrastructure, installation of two raw water underground mains for irrigation, sidewalks, and noise attenuation barriers along the right of way at existing residential subdivisions.

Construction Company:	Texas Cordia LLC, Edinburg Texas
Original Contract:	\$12,729,312.01
Change Orders Total:	\$165,661.15
Original Contract (Day's):	359 Working Days
Contract End Date:	August 10, 2021
Change Order (Day's):	44 Working Days

Construction Status: Construction of water supply infrastructure is complete. Sanitary sewer, roadway storm sewer and raw water infrastructure is mostly complete. Roadway intersection tie-in at Trenton Road is complete along with intersections at Auburn Avenue, Frontera Road, Northgate Lane and Freddy Gonzalez. Roadway complete with First course of surface pavement from Trenton Road to North Frontera Road, $\frac{1}{2}$ of the roadway is complete with first course of surface pavement from Frontera Roadway to Hobbs Avenue and full roadway width complete with first course of pavement surface from Hobbs to Sprague road. Roadway flexible base along with curb and gutter mostly complete from Sprague to SH107. Installation of noise attenuation barriers 1, 2, 3 and 4 are complete.



Bicentennial Blvd. Southbound Frontera Rd. to Trenton Road.



Bicentennial Blvd. Southbound Freddy Glz. to Northgate Lane

Kennedy Avenue Roadway and Drainage Improvements (Bentsen Road to Ware Road)

The project consists of the construction of one-half (0.5) mile of new roadway consisting of an urban two-lane section with adjacent sidewalks, storm-water management system, bicycle lanes, water and sanitary sewer utilities. Upon completion, Kennedy Avenue will connect Bentsen Road to Ware Road.

Construction Company:	RDH Construction, LLC
Original Contract:	\$ 1,522,181.50
Change Order to date:	\$21,564.00
Original Contract (Day's):	180 Working Days
Contract End Date:	October 19, 2020 (revised to Jan 04, 2021)
Change Order (Day's):	51

Construction Status: Construction of storm sewer infrastructure 90% complete along with construction of water and sanitary sewer infrastructure. Curb and Cutter along with concrete flat work 90% complete. Flex base preparation in ongoing for asphalt pavement.



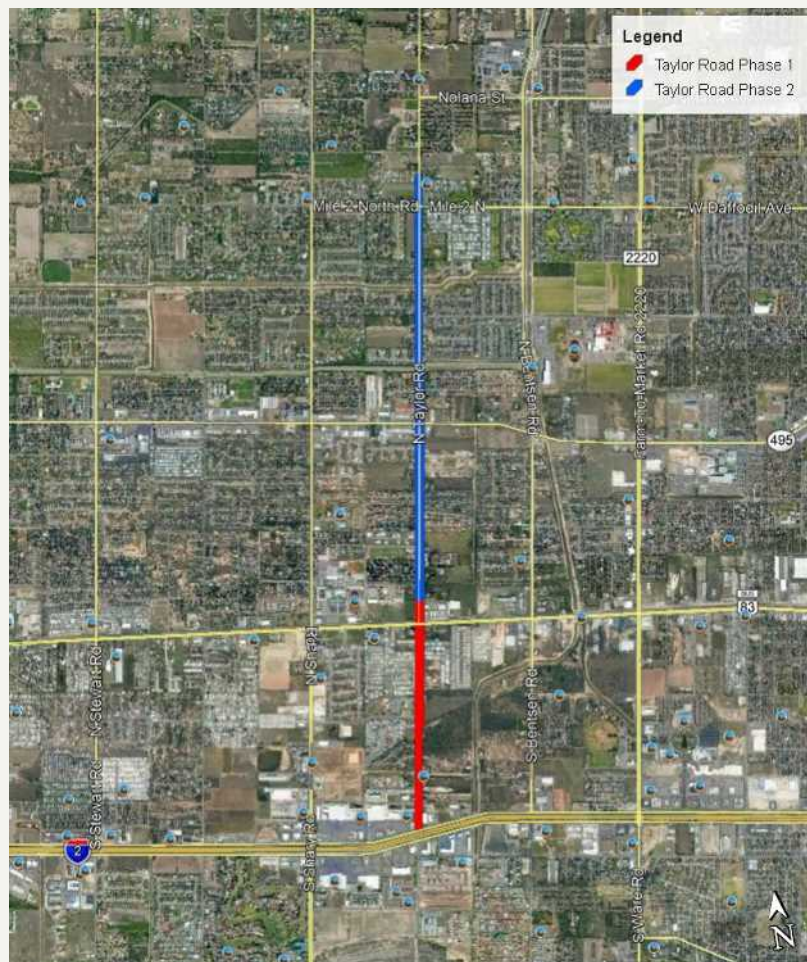
Taylor Road Widening (I2 to Daffodil Avenue)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from I2 (US 83) to 2 Mile Line (Daffodil Avenue). The total widening of Taylor Road is 3.0 miles and includes storm water management system and dedicated left turn lanes at all major intersections. Project is managed through an interlocal agreement with the City of Mission in which the City of Mission is the fiduciary agent for the project development. The project is separated into 2 phases.

Project Development Status:

Phase 1. Widening from I2 to U.S. Business 83. Roadway alignment and Schematic are complete, right of way acquisition and utility accommodation is taking place and plans are under development.

Phase 2. Widening from U.S. Business 83 to 2 Mile Line (Daffodil Avenue). Right of way acquisition and utility accommodation are almost complete and plans are 90 percent complete.



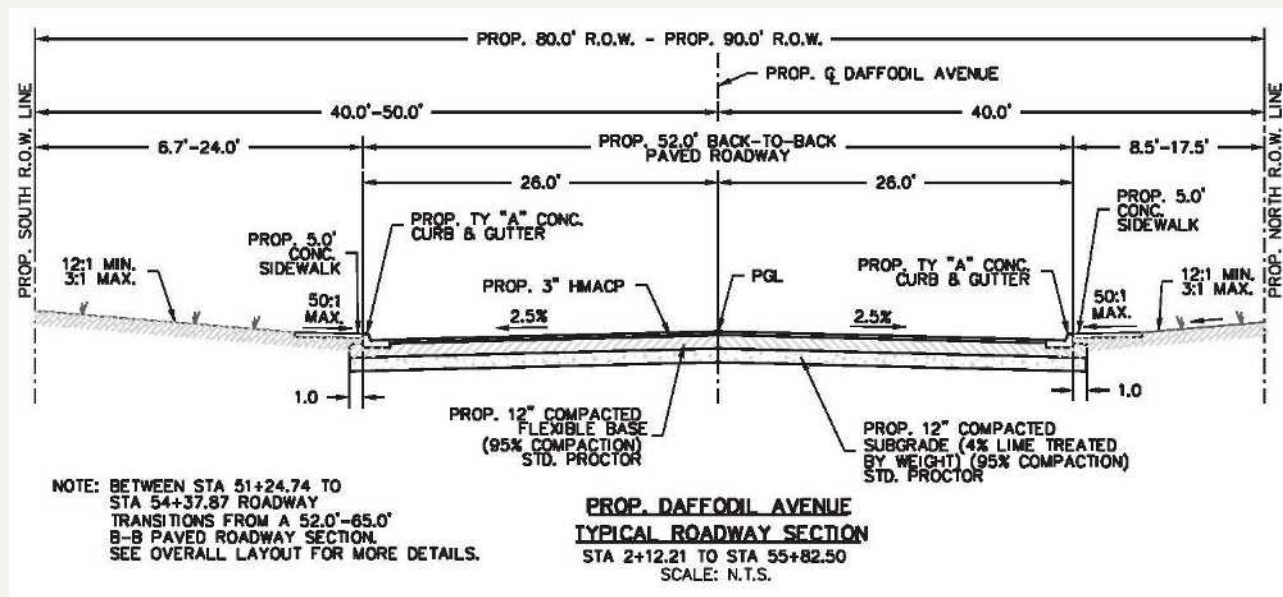
Daffodil Avenue Widening (Taylor Road to Ware Road)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from Taylor Road to Ware Road. The total widening of Daffodil Avenue is 0.65 miles and includes storm water management system and dedicated left turn lanes at all major intersections. Project design is managed through Halff Associates Inc. Consultants

Project Development Status:

Preliminary Study Phase: Covers roadway schematic, utility accommodation and right of way acquisition.

- Schematic. Roadway alignment along with profile have been established based on the existing right of way, topography of the site and preliminary hydrology/hydraulics of the site.
- Utility accommodation. A list of all potential conflicts within the right of way have been identified to coordinate relocation with utility companies.
- Right of Way. ROW will need to be acquired at 5 parcels along the project limits.



Dove Avenue Widening (Bentsen Road to 41st Street)

The project consists of widening the existing road to a 4 lane urban curb and gutter paved roadway from Bentsen Road to 41st street. The total widening of Dove Avenue is 0.25 miles and includes storm water management system, bridge class culvert crossing at Mission/McAllen Lateral Drainage Canal, siphon at Hidalgo County Irrigation District 1 main canal and dedicated left turn lanes at all major intersections. Project design is managed through Cruz-Hogan Consultants, Inc.

Project Development Status:

Preliminary Study Phase: Covers roadway schematic, utility accommodation and right of way acquisition.

- a. Schematic. Roadway alignment along with profile have been established based on the existing right of way, topography of the site and preliminary hydrology/hydraulics of the site.
- b. Utility accommodation. A list of all potential conflicts within the right of way have been identified to coordinate relocation with utility companies. Have begun with process to acquire a crossing permit with Hidalgo County Irrigation District Number 1 main canal and Hidalgo County Drainage District Mission/McAllen Lateral drainage canal.
- c. Right of Way. No ROW acquisition required.



Hidalgo International Bridge FMCSA Southern Border Program

The project site encompasses 1.0 acre in the northeast corner of the existing port which is located at 1026 South International Blvd., Hidalgo, Texas. The site is approximately .5 miles north of the McAllen-Hidalgo-Reynosa International Bridge on the Rio Grande River and is bordered to the north Bridge Street and to the west by South International Blvd (US Hwy 281), both in the City of Hidalgo.

Project consists of a new Federal Motor Carrier Safety Administration (FMCSA) inspection canopy, support office and associated bus circulation for the Land Port of Entry (LPOE) at Hidalgo, Texas. The site is currently part of the developed Port of Entry. Site work includes reworking of a minimally used paved area for the new building, single lane bus inspection canopy and inspection pit, a covered waiting canopy for bus passengers and a bus passenger restroom kiosk.

Construction Company: NM Contracting, LLC.

Original Contract: \$1,303,400.00

Change Order: 1, 3 & 4 \$162,501.65

Original Contract (Day's): 210 Working Days

Contract End Date: December 13, 2019 – November 10, 2020

Change Order (Day's): 50 Additional Days

Construction Status: The Notice to Proceed was issued on December 13, 2019. The project is 295 working days into construction. Original scope of work is 96% complete. In addition, Painting, electrical finishes are ongoing. Contractor has started the detail finish work throughout the facility. The contract completion date was November 13, 2020. The contractor is currently scheduled to finish the facility on January 25, 2021.



2018 Bond Drainage Improvement Projects

Completed Projects

Name	Contractor	Final Amount
7 ½ Street at Highland Avenue Drainage Improvements	Roth Excavating, Inc.	\$ 161,543.00
Marigold Avenue (alley) Drainage Improvements	M.J.A. Construction, LLC.	\$ 77,621.31
N. Main Street at Harvey Avenue Drainage Improvements	M.J.A. Construction, LLC.	\$ 159,758.90
Iris Avenue at Cynthia Avenue Drainage Improvements	M.J.A. Construction, LLC.	\$ 90,304.66
N 12 th Street at Esperanza Avenue Drainage Improvements	M.J.A. Construction, LLC.	\$ 188,610.70
Vine Avenue at N 48 th Street Stormwater Bypass	Castle Enterprises, LLC.	\$ 194,090.39
Gardenia Avenue at N 25 ½ Street Drainage Improvements	Castle Enterprises, LLC	\$ 106,793.74

2018 Bond Drainage Improvement Projects Cont.

Under Construction

N 43rd Street Stormwater Bypass

This project consists of constructing a storm sewer bypass line.

Construction Company:	Castle Construction, LLC.
Original Contract:	\$ 231,097.98
Change Order to date:	\$ 0
Original Contract (Days):	45- calendar days
Original Contract End Date:	August 21,2020 (pending contract time adjustment)
Change Order (Days):	0 (pending contract time adjustment)

Construction Status: Delayed due to previously unidentified electrical utility line. Electrical service provider to perform utility relocation January 2021



2018 Bond Drainage Improvement Projects Cont.

S 2nd Street at Byron Nelson Avenue Drainage Improvements

This project consists of the installation of new storm sewer infrastructure.

Construction Company:	Castle Construction, LLC.
Original Contract:	\$ 365,283.99
Change Order to date:	\$ 0
Original Contract (Days):	180 - calendar days
Original Contract End Date:	January 8, 2021 (pending contract time adjustment)
Change Order (Days):	0 (pending contract time adjustment)

This project is scheduled to begin upon substantial completion of the preceeding project.

2018 Bond Drainage Improvement Projects Cont.

Dove Avenue (N 10th Street to N 2nd Street) Drainage Improvements

This project consists of installation of a new storm sewer line to supplement existing infrastructure along Dove Avenue as well as new infrastructure to serve the intersection of North 10th Street at Dove Avenue.

Construction Company:	RDH Site & Concrete, LLC.
Original Contract:	\$ 679,820.00
Change Order to date:	\$ 0
Original Contract (Days):	180 - calendar days
Original Contract End Date:	January 11, 2021
Change Order (Days):	0

Construction Status: Approximately 1,650 linear feet of proposed storm sewer is installed. Construction is currently delayed due to previously unidentified gas line conflict. Conflict to be resolved January 2021.



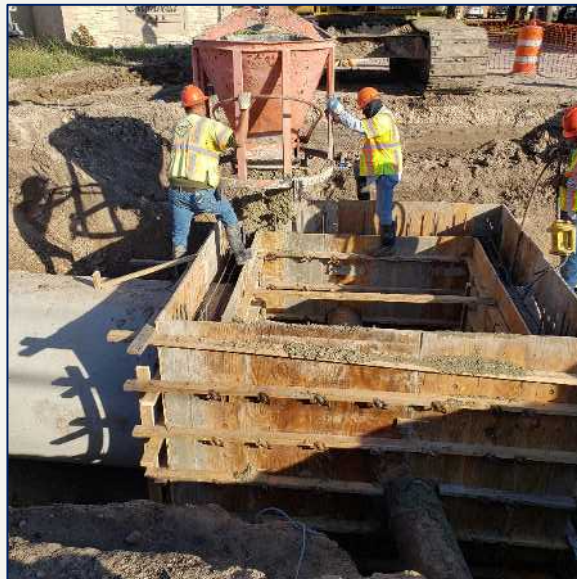
2018 Bond Drainage Improvement Projects Cont.

Northwest Blueline Regrade-Trenton to Outfall

This project consists of excavation and grading of an upstream segment of the Northwest Blueline drainage channel, along with approximately 2700-linear feet of new storm sewer.

Construction Company:	REIM Construction, Inc.
Original Contract:	\$ 1,659,784.50
Change Order to date:	\$ 0
Original Contract (Days):	240 - calendar days
Original Contract End Date:	May 23, 2021
Change Order (Days):	0

Construction Status: Construction of conflict storm manholes ongoing. Utility coordination ongoing in preparation for the N. 29th Street crossing.



2018 Bond Drainage Improvement Projects Cont.

Bicentennial Blueline (Harvey Ave to Tamarack Ave) Bridge Improvements (4 Locations)

This project consists of removal and replacement of bridge structures along Bicentennial Blueline to improve drainage.

Construction Company: GO Underground, LLC



1.) La Vista Avenue Bridge Improvements

Original Contract: \$ 1,272,271.14
Change Order to date: \$ 0
Original Contract (Days): 240 - calendar days
Original Contract End Date: June 11, 2021
Change Order (Days): 0

Construction Status: Demolition of La Vista Ave Bridge is complete. Delivery and start of installation of pre-cast box culverts is scheduled for February 2nd.

2.) Highland Avenue Pedestrian Bridge Improvements

Original Contract: \$ 351,640.40
Change Order to date: \$ 0
Original Contract (Days): 180 - calendar days
Original Contract End Date: December 9, 2021
Change Order (Days): 0

Shop drawings for the pre-fabricated pedestrian bridge were approved for fabrication. Construction will commence upon substantial completion of the La Vista Avenue project.

3.) Tamarack Avenue Bridge Improvements

Original Contract: \$ 1,518,796.36
Change Order to date: \$ 0
Original Contract (Days): 240 - calendar days
Original Contract End Date: August 7, 2022
Change Order (Days): 0

Construction will commence upon substantial completion of the Highland Avenue project.

4.) Harvey Avenue Bridge Improvements

Original Contract: \$ 1,550,222.84
Change Order to date: \$ 0
Original Contract (Days): 240 - calendar days
Original Contract End Date: April 5, 2023
Change Order (Days): 0

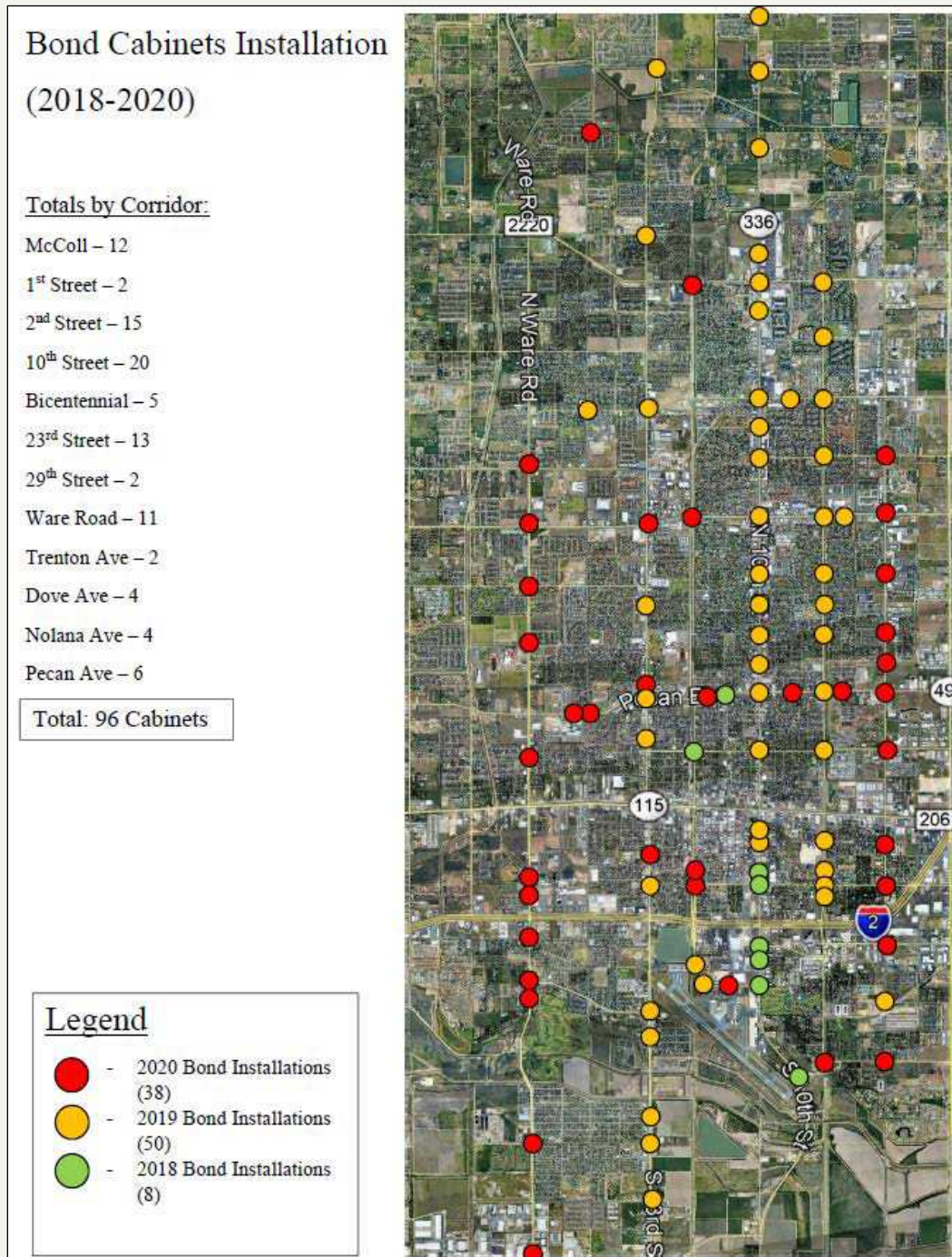
Construction will commence upon substantial completion of the Tamarack Avenue project.

2018 BOND Traffic Fiber & Cabinet/Controller Installation

Completed Projects

Signal Cabinet Installations-Complete

A total of 96 new signal cabinets have been installed within the 2018-2020 time frame. Below is the map showing the locations of the new signal cabinets. New signal cabinet installations coincide with some of the signal locations that were part of the Comprehensive Traffic Signal Timing Study.



2018 BOND Traffic Fiber & Cabinet/Controller Installation

Under Construction/Coordination

Fiber Installation

Fiber Installation has been completed fiber installation along 2nd Street and Bicentennial Road. Traffic Department and IT are working on installing Wifi at intersections where Fiber installation is too costly due to utility conflicts.

Comprehensive Traffic Signal Timing Study

Contract with Lee Engineering was executed late March 2020.

Construction Company:	Lee Engineering
Original Contract:	\$ 561,165.00
Change Order to date:	\$ 0
Original Contract (Days):	365 - calendar days
Original Contract End Date:	TBD
Change Order (Days):	0

Traffic staff has been working with consultant to provide the consultant with necessary information to start setting up the signal timing report. All information needed by the consultant has been provided. Study includes analyzing 155 signals, 26 Schools, 15 churches for traffic flows and signal coordination.

The consultant is on hold with regards to collection of data due to COVID-19 impacts.

TX DOT Update on IH-2/Bicentennial Project

WBFR

- Cement flex base has been mixed from 10th to Bicentennial. Ramps scheduled to be opened first week of December.
- All three lanes have been open only from Bicentennial to 10th St on the EBFR. The section between 23rd and Bicentennial will be working on next month.

•

EBFR

- All three lanes have been opened.
- Pending final overlay.

10th St Turn Lane Expansion

- Right turn lane has been opened.

TX DOT Update on I-2/ I-69C Interchange Project

Drilling continues to take place on the northwest corner of the interchange for the foundation of direct connector 4 (DC4). Dragados-Pulice Joint Venture and subcontractor have been installing drilled shafts for the future bridge.

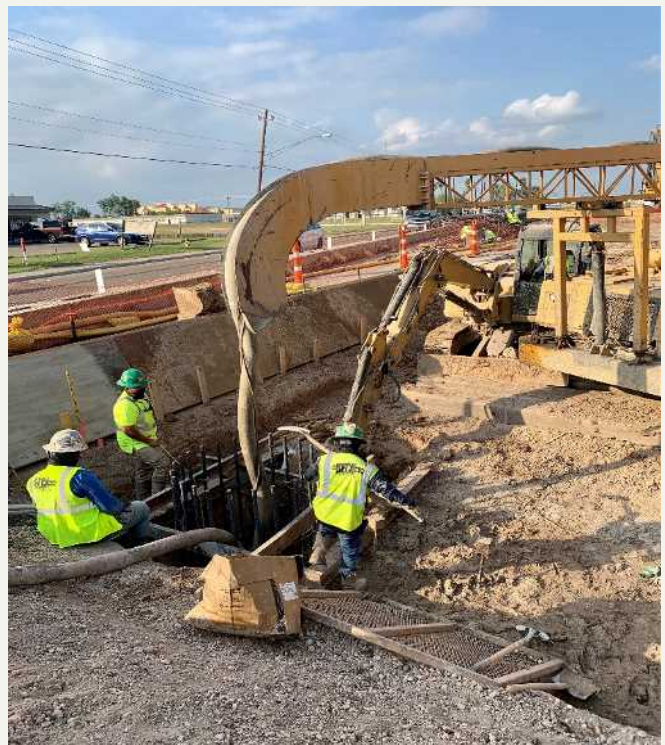
Various maintenance operations have also been taking place along the project right of way to clear debris from the I-2 and I-69C main lanes.

What's coming next?

Dragados-Pulice Joint Venture will continue performing maintenance operations along the project corridor. Street sweeping is scheduled to take place later this week along the I-2 main lanes between 2nd Street in McAllen and Cesar Chavez Road in San Juan.

Drilled shafts will continue to be installed on the northwest corner of the interchange in preparation for Stage I of the project.

Please keep in mind, construction activities are subject to change due to inclement weather or other unforeseen events that may occur.





ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

15.

DATE SUBMITTED

01/19/2021

MEETING DATE

1/25/2021

1. Agenda Item: Status Report on Parks & Recreation Projects.

2. Party Making Request: mhernandez mhernandez

3. Applicant:

4. Nature of Request:

5. Fiscal Impact Summary: This item does not have a fiscal impact.

6. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

7. Routing:

Cristina Monroy
mhernandez mhernandez
Isaac Tawil

Created/Initiated - 1/19/2021
Approved - 1/19/2021
New - 1/1/1900

8. Staff Recommendation:

9. Advisory Board:

10. City Attorney:

11. Manager's Recommendation:

City Commission Update





Uvalde Ballfield Lighting Improvements CDBG ZA4517

District: 4

Vendor: Musco

Budget: \$280,000

Completion Date: March 2021



Bethal Gardens- Historical Site

District: 5

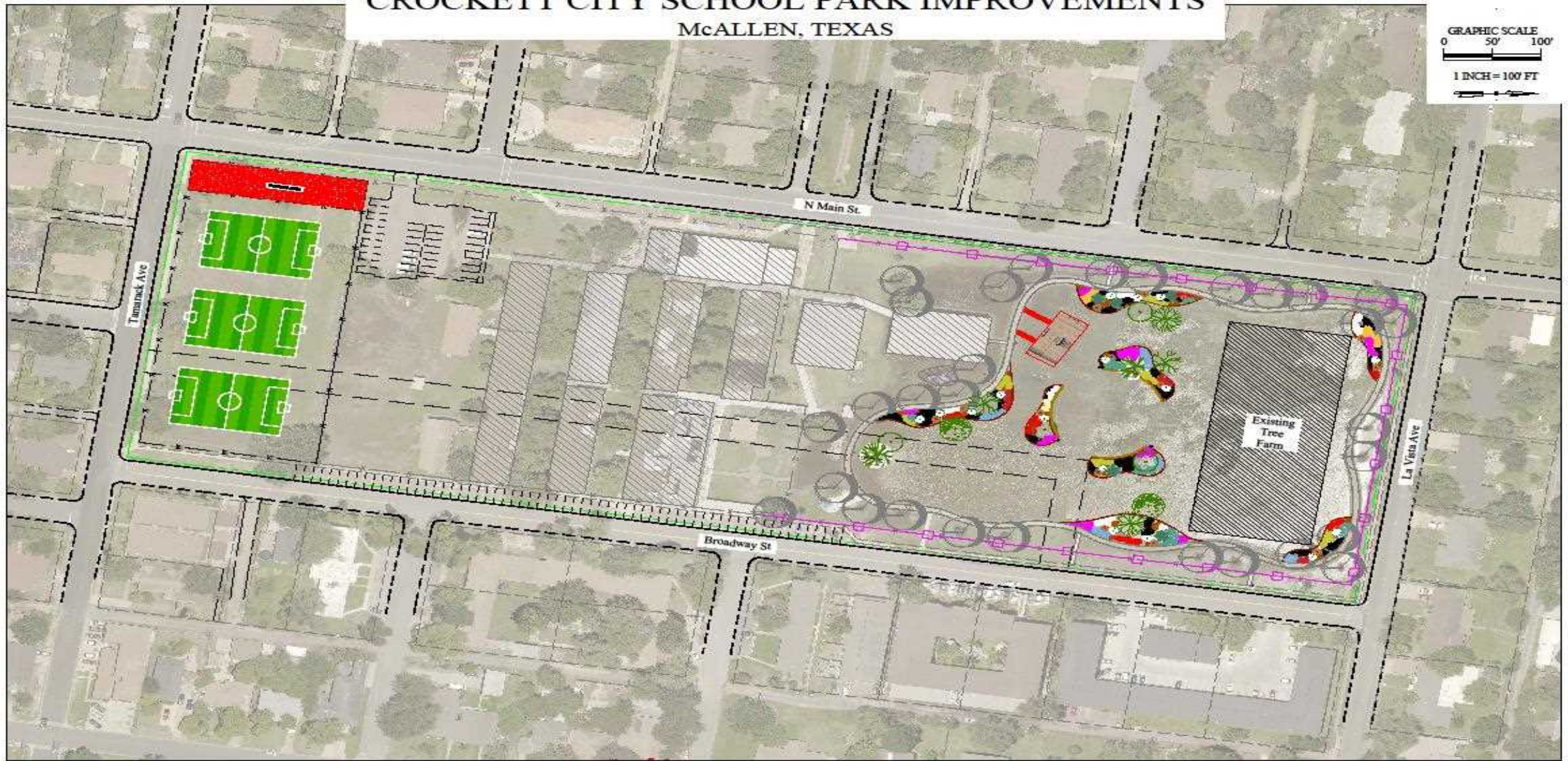
Vendor: In House Work

Cost: \$9,000

End Date: February 2021

CROCKETT CITY SCHOOL PARK IMPROVEMENTS

McALLEN, TEXAS



Crockett Park Improvements

District: 5

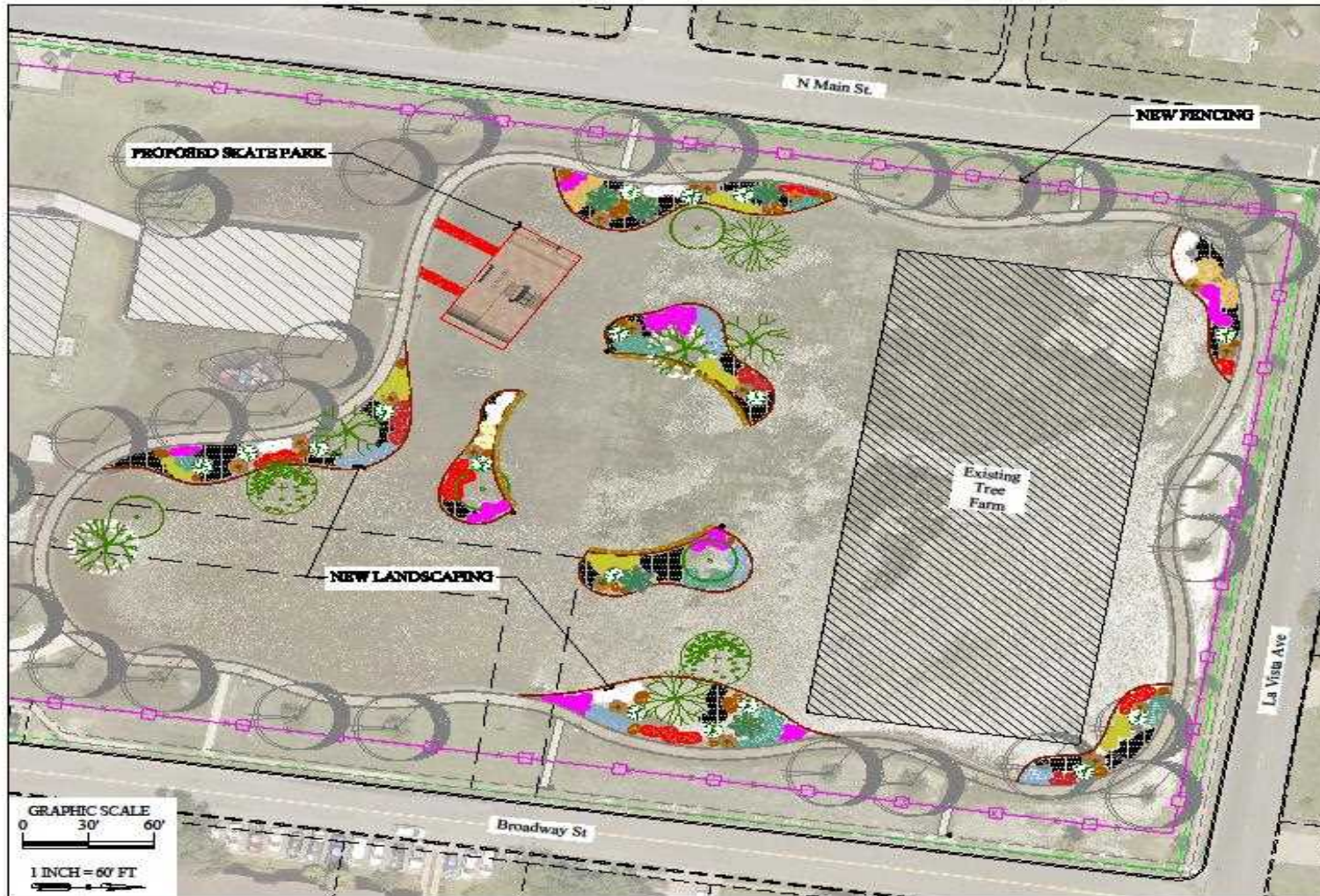
Vendor: TBD

Budget: \$130,000

Completion Date: October 2021

CROCKETT CITY SCHOOL PARK IMPROVEMENTS

McALLEN, TEXAS



Crockett Park Improvements-Skateboard

District: 5 Vendor: Spohn Ranch Budget: \$98,000

Completion Date: July 2021



La Vista Restroom Park Land Zone 2 -CP1709

District: 6

Vendor: Various plus In House

Budget: \$98,000

Completion Date: February 2021



La Vista Park Land Zone 2 -CP1709

District: 6

Vendor: Various plus In House Budget: \$35,000

Completion Date: May 2021



Cascade Restroom Park Land Zone 1- CP1707

District: 4

Vendor: Various plus In House Budget: \$98,000

Completion Date: March 2021



Municipal Park Play System

District: 5

Vendor: Gametime

Budget: \$100,000

Completion Date: September 2021



ITEM SUMMARY

BOARD:	AGENDA ITEM	16.A.
	DATE SUBMITTED	
	MEETING DATE	1/25/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of selection of election dates. (Section 551.071, T.G.C.)
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

16.B.

DATE SUBMITTED

MEETING DATE

1/25/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of election administration. (Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of election administration. (Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

16.C.

DATE SUBMITTED

MEETING DATE

1/25/2021

1. Agenda Item: Consultation with City Attorney regarding legal aspects of naming city parks.
(Section 551.071, T.G.C.)
2. Party Making Request: Isaac Tawil
3. Nature of Request: Consultation with City Attorney regarding legal aspects of naming city parks.
(Section 551.071, T.G.C.)
4. Routing:
Leilani Estrada Colima Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:	AGENDA ITEM	16.D.
	DATE SUBMITTED	
	MEETING DATE	1/25/2021

1. Agenda Item: Consultation with City Attorney regarding Economic Development Matters. (Section 551.087, T.G.C.)
2. Party Making Request:
3. Applicant:
4. Nature of Request:
5. Fiscal Impact Summary:
6. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
7. Routing:
Leilani Estrada Colima
Created -
8. Staff Recommendation:
9. Advisory Board:
10. City Attorney:
11. Manager's Recommendation: