

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, February 13, 2017** at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Hilda Escochea Salinas, Mayor Pro Tem Aida Ramirez, Commissioner Richard Cortez, Commissioner Trey Pebley, Commissioner John Ingram and Commissioner Veronica Whitacre

Staff: City Manager Roel Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, Director of Engineering Yvette Barrera, Director of Parks Mike Hernandez

CALL TO ORDER

Mayor Darling called the meeting to order.

1. PRESENT QUESTIONS TO STAFF RELATING TO FEBRUARY 13, 2017 REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH MEETING.

Questions were asked on items 3C and 3D of the regular meeting agenda.

2. DISCUSSION OF PARK LAND DEDICATION FUNDS FOR PAVILIONS AND PARKS.

Staff gave a brief presentation on the Park Land Dedication Funds for Pavilions and Parks. Projects for consideration were reviewed as follows:

- Airport Park
- La Vista Park
- Springfest Park
- Bill Schupp Park
- Cascade Park
- Idela Park
- Los Encinos Park

Staff also discussed briefly the existing conditions and proposed improvements.

A discussion was held. Staff answered questions posed by the Mayor and City Commission. After a lengthy discussion the city commission directed staff to proceed with the seven (7) recommendations of projects that were on the list.

3. PRESENTATIONS BY VARIOUS HOUSING TAX CREDIT APPLICANTS INCLUDING, BUT NOT LIMITED TO MCALLEN HOUSING AUTHORITY (WEST PECAN VILLAGE/LAS PALOMAS VILLAGE), MRE CAPITAL, TEXAS GREY OAKS; CASA LINDA AND CIELO.

Ms. Leftwich announced that the firms would be allowed to make short presentations and would be followed by a Question and Answer Session.

Casa Linda

Ms. Linda Brown briefly reviewed the development at The Oasis and touched on the following: 1) Site Selection, 2) Zoning, 3) Market Demand, 4) Affordable Rental Housing

A question and answer session followed. Mayor Darling thanked Ms. Brown for her presentation.

Las Palomas Village

Staff briefly reviewed the development at Las Palomas Village and touched on the following: 1) Site Selection, 2) Zoning, 3) Market Demand, 4) Affordable Rental Housing, 5) 112 Total Units

A question and answer session followed. Mayor Darling thanked staff for their presentation.

MRE Capital

Staff briefly reviewed the development at 5400 North 21st Street and touched on the following: 1) Site Selection, 2) Zoning, 3) Market Demand, 4) Affordable Rental Housing, 5) 160 Units

A question and answer session followed. Mayor Darling thanked staff for their presentation.

McAllen Housing Authority

Staff briefly reviewed the development at West Pecan Village and touched on the following: 1) Site Selection, 2) Project, 3) Description of Development Site, 4) Affordable Housing Development, 5) 128 Residential Units

A question and answer session followed. Mayor Darling thanked staff for their presentation.

Texas Grey Oaks

Staff briefly reviewed the development near Industrial Drive (housing community) and touched on the following: 1) Site Selection, 2) Project Narrative, 3) Description of Development Site, 5) Affordable Rental Housing

A question and answer session followed. Mayor Darling thanked staff for their presentation.

Cielo

Staff briefly reviewed the development near Industrial East of 23rd Street touched on the following: 1) Site Selection, 2) Market Demand, 3) 160 Apartments, 4) Affordable Rental Housing

A question and answer session followed. Mayor Darling thanked staff for their presentation.

After due consideration it was determined that a Special Meeting be scheduled for Monday, February 20, 2017 at 8:00 am at Commission Chambers 3rd Floor.

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

On behalf of the Presiding Officer, the City Attorney recommended recessing into Executive Session pursuant to Chapter 551, Texas Government Code, Section 551.071 Consultation with Attorney on Item 4A, 4B, 4C Section 551.071 Consultation with City Attorney, 4D Section 551.087 Economic Matters, 4E Section 551.087 Real Property and 10D Section 551.074 Personnel Matters.

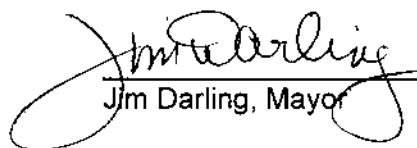
Mayor Darling recessed the meeting at 4:00 pm to go into Executive Session. Mayor Darling reconvened the meeting at 5:00 pm and announced that any action would be taken at the Regular City Commission Meeting.

- A) CONSULTATION WITH OF CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO THE PERFORMING ARTS CENTER. (SECTION 551.071, T.G.C.)**
- B) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO CAUSE NO. C-5411-16-E; RUBEN TREVINO VS. CITY OF MCALLEN AND JUAN CARLOS ALANIS. (SECTION 551.071 T.G.C.)**
- C) CONSULTATION WITH CITY ATTORNEY REGARDING LEGAL ISSUES RELATED TO CASE NO. 7:17-CV-00025; JOSE L. LOPEZ VC. CITY OF MCALLEN. (SECTION 551.071, T.G.C.)**
- D) CONSIDERATION OF ECONOMIC DEVELOPMENT MATTERS. (SECTION 551.087, T.G.C.)**
- E) DISCUSSION AND POSSIBLE LEASE, SALE OR PURCHASE OF REAL PROPERTY; TRACT 1 AND TRACT 2. (SECTION 551.072, T.G.C.)**

ADJOURNMENT

Attest:


Perla Lara, TRMC/CMC, CPM
City Secretary


Jim Darling, Mayor