

City of McAllen, Texas

Tres Lagos Public Improvement District (the "PID")

Board of Directors' Meeting

AGENDA

Tuesday, September 14, 2021

at 1:30 p.m. CST

Chase Tower Building

200 South 10th Street - Suite 1700

McAllen, TX 78501

NOTICE: At any time during the meeting, the Board of Directors 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 Board of Directors 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.

1. Call to Order and Roll Call;
2. Proof of Quorum;
3. Citizens to be Heard;
Note: Citizen's comments will be limited to 3 minutes per person
4. Discussion and action on approval of minutes from the following PID Board of Directors' meeting:
 - a. April 21, 2021;
5. Receive briefing from Developer on the status of the Tres Lagos Project;
6. Discussion and possible action on a policy clarifying the amount of Letter of Credit required for debt service coverage under the Development Agreement and Interlocal Agreement in relation to the Tres Lagos Project;
7. Discussion and possible action on approval of the proposed 2021-2022 Service and Assessment Plan to include a debt service assessment, a residential maintenance assessment, a commercial maintenance assessment and a technology assessment, and recommendation to the City Commission of the City of McAllen regarding same;
8. Discussion and possible action on approval of the 2021-2022 Assessment Roll for the PID, including the following assessments: a debt service assessment, a residential maintenance assessment, a commercial maintenance assessment and a technology assessment; levying the assessments on the benefitted properties within the PID; and a recommendation to the City Commission of the City of McAllen regarding same;
9. Consideration and action on providing direction to the PID Board Secretary to file the proposed 2021-2022 Service and Assessment Plan and Assessment Roll with the City of McAllen, and to take all action necessary to provide proper notice and public hearing by the City Commission for consideration of the same;
10. New Business; and

11. Motion to Adjourn.

Disability Access Information: This meeting is wheelchair accessible. The accessible entrance is located in front of the main entrance.