

**NOTICE OF A MEETING TO BE HELD BY THE TAX INCREMENT REINVESTMENT
ZONE (TIRZ) #2A BOARD OF DIRECTORS**

DATE: September 28, 2022

TIME: 5:00 p.m.

**PLACE: McAllen City Hall
City Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Tx 78501**

At any time during the course of this meeting, the Board of Directors may retire to Executive Session under Texas Government Code 551.072(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.

SUBJECT MATTERS:

CALL TO ORDER

1. Recap of the Purpose of the Zone
2. Financial Report
3. Updates for Increment Realized
4. Updates on Project Estimates and Status of Construction
5. Other Business

ADJOURNMENT OF MEETING

IF ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, NOTIFY THE CITY MANAGER'S OFFICE AT 681-1001 PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF DIRECTORS MAY TAKE VARIOUS ACTIONS; INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN IT'S ENTIRETY FOR A FUTURE DATE OR TIME

CITY COMMISSION _____
UTILITY BOARD _____
OTHER (TIRZ #2A BOARD) **XX**

AGENDA ITEM	<u>1</u>
DATE SUBMITTED	<u>09/23/2022</u>
MEETING DATE	<u>09/28/2022</u>

- 1. Agenda Item:** _____ Recap the Purpose and History of the TIRZ #2A Zone

 - 2. Party Making Request:** _____ Michelle Rivera, Assistant City Manager

 - 3. Nature of Request: (Brief Overview) Attachments:** XX Yes _____ No
Recap the establishment of the district and progress to date

 - 4. Policy Implication:** _____ None

 - 5. Budgeted:** _____ Yes _____ No XX N/A

Bid Amount: \$ _____	Budgeted Amount: \$ _____
Under Budget: \$ _____	Over Budget: \$ _____
	Amount Remaining: \$ _____

If over budget how will it be paid for: _____

 - 6. Alternate option/costs:** _____

 - 7. Routing:**

<u>NAME/TITLE</u>	<u>INITIAL</u>	<u>DATE</u>	<u>CONCURRENCE</u>
	_____	_____	_____

 - 8. Staff's Recommendation:** _____

 - 9. Advisory Board:** _____ Approved _____ Disapproved _____ None

 - 10. City Attorney:** _____ Approved _____ Disapproved _____ None

 - 11. Manager's Recommendation:** _____ Approved _____ Disapproved _____ None

Memo



To: TIRZ Board Members

From: Michelle Rivera, Assistant City Manager *MR*

Date: September 28, 2022

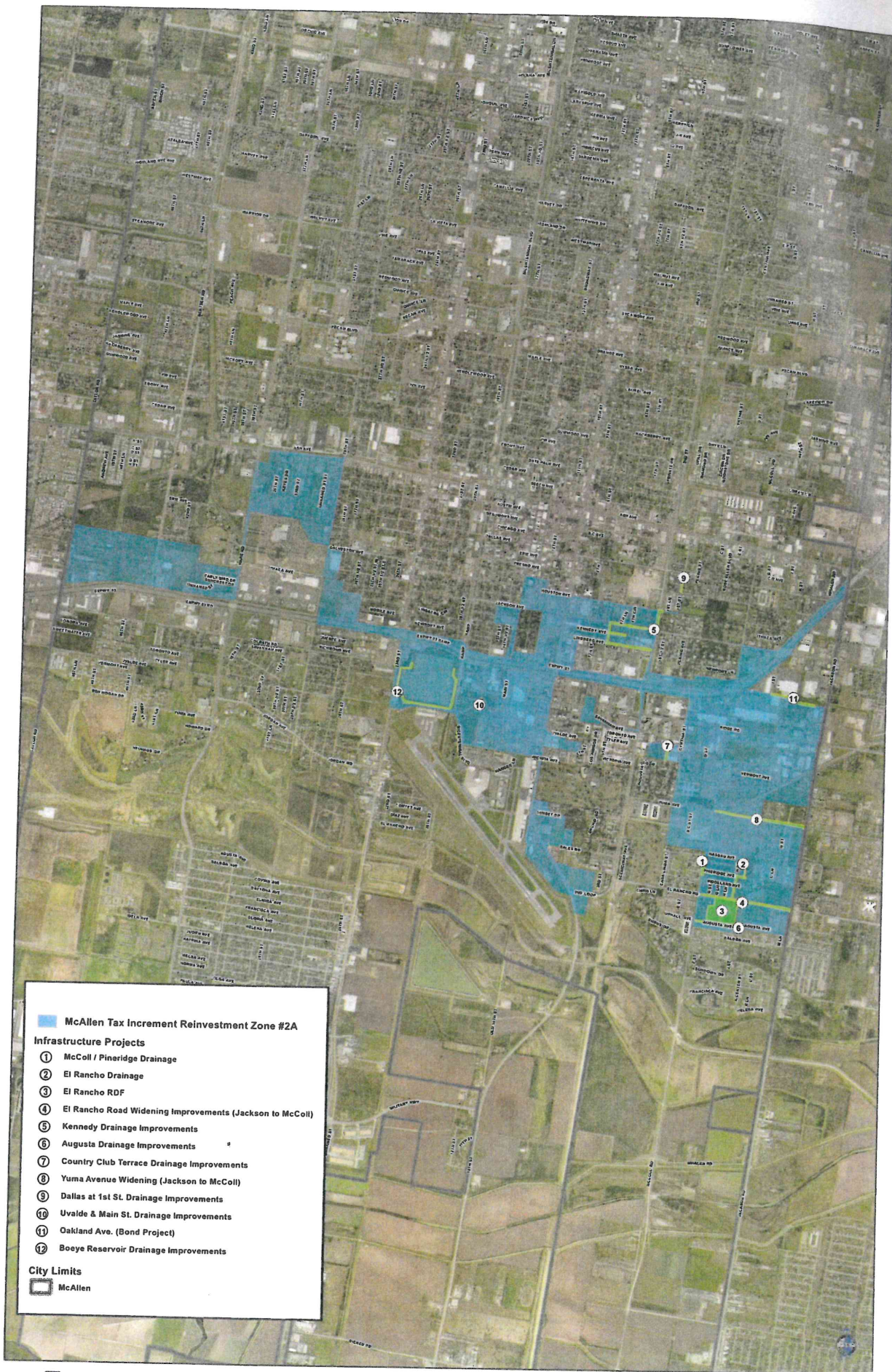
Re: History of TIRZ #2A

The Ordinance adopting TIRZ #2A and the Interlocal with Hidalgo County to participate was adopted by McAllen's City Commission on April 24, 2017. Hidalgo County adopted same on October 3, 2017. This established a Project Finance Plan that includes twelve drainage/street projects with an estimated cost of completion of \$15,643,927.

The project area covers approximately 1,769 acres as show in the attached map. The base market value at the time of establishment of the zone was \$739,289,892. It was estimated that potentially \$210,000,000 of public improvements would be made in the zone over its 20 year life.

The County contributes 50% of the revenue generated from the applicable maintenance and operations tax rate as assessed and collected each year. The City contributes 60% of the revenue generated from the City's maintenance and operations tax rate as levied and collected each year. Construction of the drainage projects was intended to be on a pay as you go basis.

Today we want to look at the actual performance of the TIRZ since it's inception and the updated project estimates. We will also get an update on timeline for project construction.



Tax Increment Reinvestment Zones (TIRZ#2A)

0 0.125 0.25 0.5 Miles

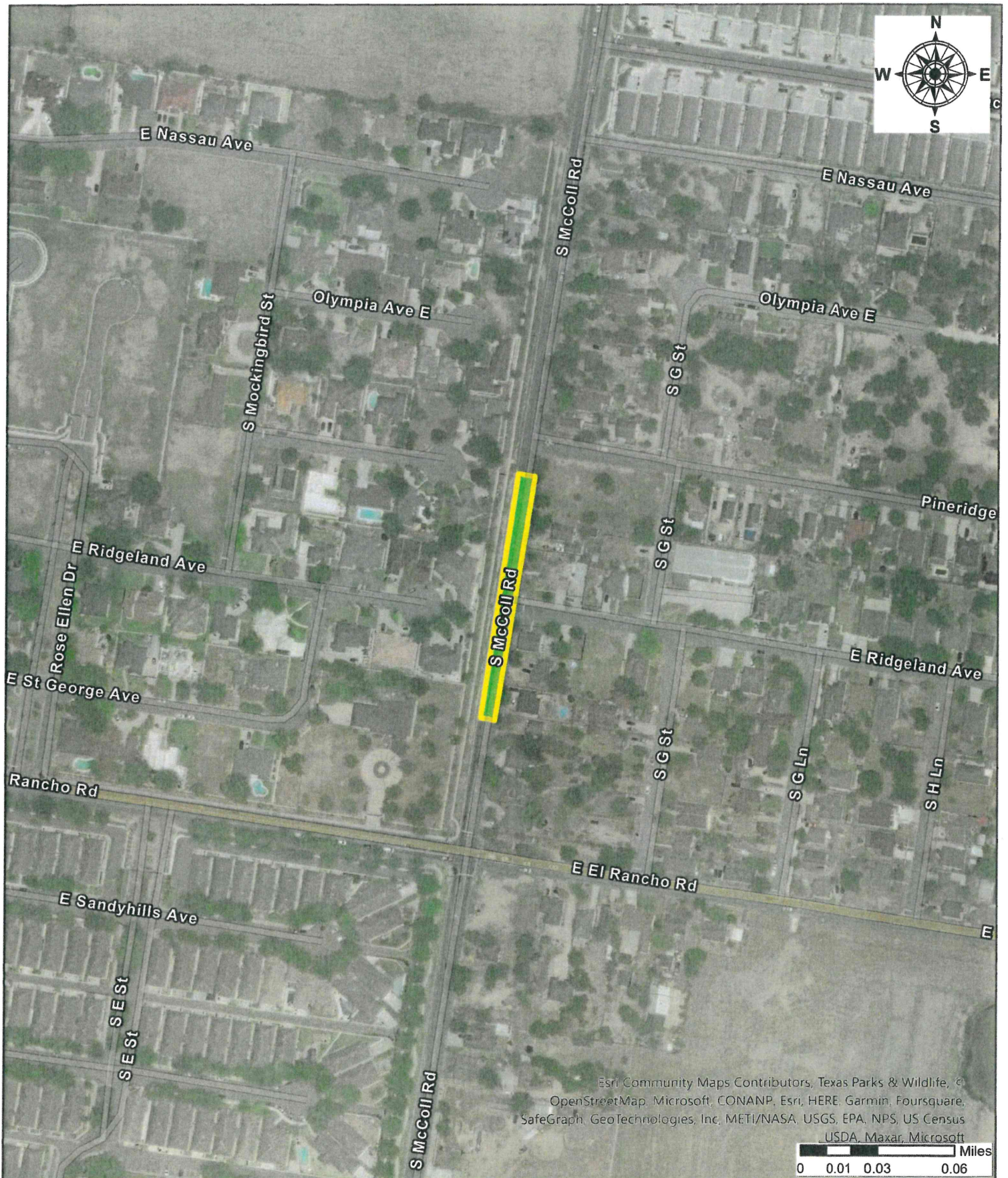


Date: 3/9/2017

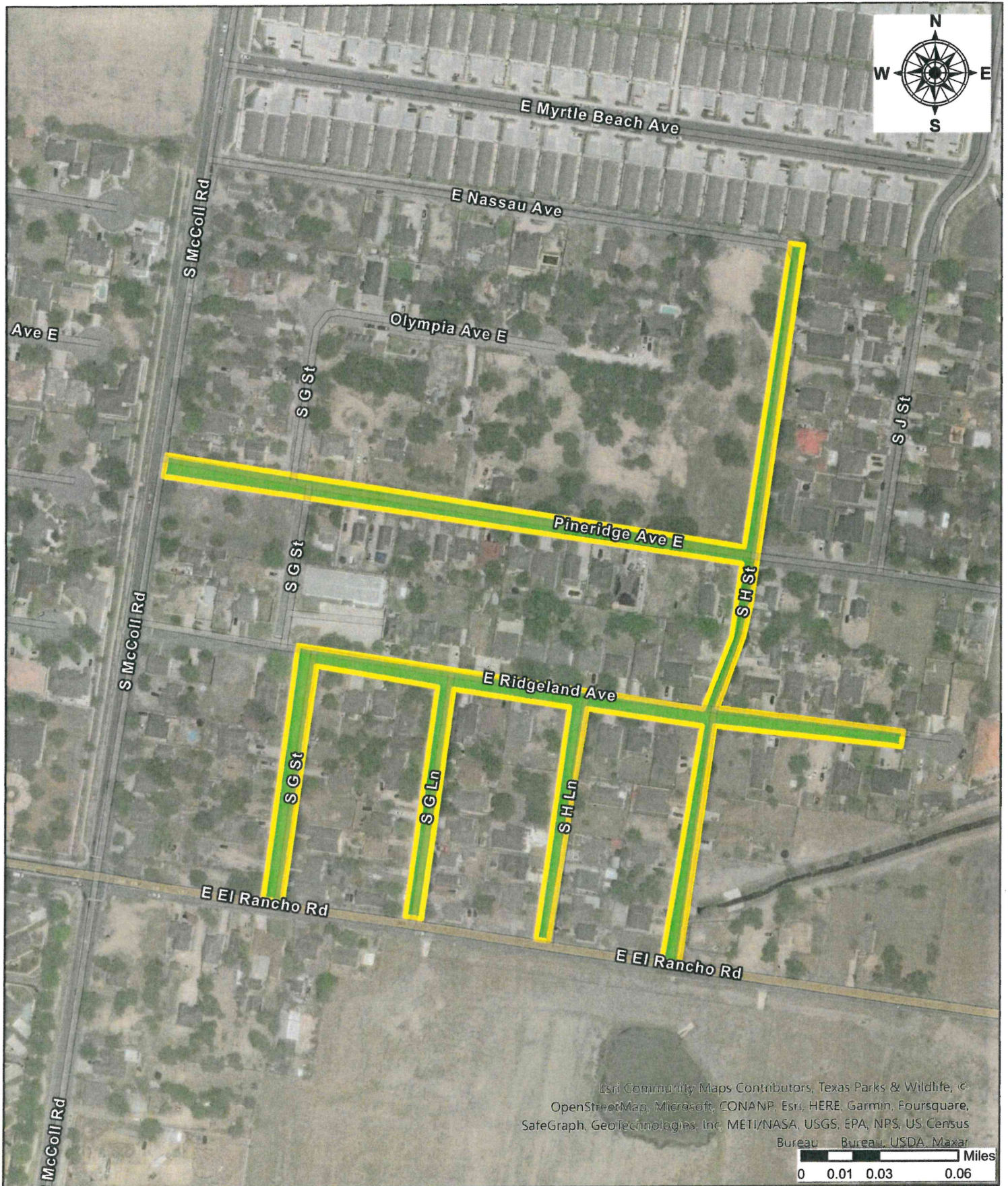
Tax Increment Reinvestment Zone (TIRZ) 2A Project Listings
(updated September 2022)

Project:	South McColl Road at Pineridge Avenue Drainage Improvements
Location:	South McColl Road at Pineridge Avenue and vicinity
Scope of Work:	Installation of new storm sewer infrastructure to capture and convey stormwater surface flows in order to mitigate local and downstream flooding issues.
Estimated Cost:	\$ 180,000
Project:	El Rancho Subdivision Drainage Improvements
Location:	El Rancho Subdivision generally bounded by Nassau Avenue to the north, El Rancho Road to the south, South "H" Street to the east and South McColl Road to the west.
Scope of Work:	Storm sewer infrastructure improvements to capture and convey excess stormwater runoff into the proposed (fully developed) El Rancho Regional Stormwater Detention Facility.
Estimated Cost:	\$1,800,000
Project:	Augusta Avenue Drainage Improvements
Location:	Augusta Avenue from South McColl Road to South "K" Center Street
Scope of Work:	Storm sewer infrastructure improvements to capture and convey excess stormwater runoff into the proposed (fully developed) El Rancho Regional Stormwater Detention Facility and mitigate localized flooding in the immediate area.
Estimated Cost:	\$ 450,000
Project:	El Rancho Regional Stormwater Detention Facility (Full Development)
Location:	Southwest corner of El Rancho Road at South "H" Street.
Scope of Work:	Excavation and grading of existing regional stormwater detention facility to increase storage capacity and introduction of a stormwater pump station to drain facility under controlled conditions into the downstream receiving channel.
Estimated Cost:	\$ 1,800,000
Project:	Kennedy Avenue Drainage Improvements (FEMA HMGP DR-4245-010)
Location:	Kennedy and Jackson Avenues from South 8 th to South 2 nd Streets
Scope of Work:	Installation of new storm sewer infrastructure to address localized flooding in the immediate area. This project was funded under the FEMA Hazard Mitigation Grant Program at a 75%/25% Federal to Local cost share; completed in May of 2020.
Final Cost:	\$ 764,640
Project:	Country Club Terrace Drainage Improvements
Location:	500-feet (+/-) south of East Toronto Avenue at South Cynthia Street
Scope of Work:	Installation of new storm sewer infrastructure to capture and convey excess stormwater runoff originating from the Country Club Terrace subdivision.
Estimated Cost:	\$ 250,000

Project:	Dallas Avenue at South 1st Street Drainage Improvements
Location:	Dallas Avenue at South 1 st Street between Houston and Dallas Avenues
Scope of Work:	Installation of new storm sewer infrastructure to address localized flooding in the immediate area.
Estimated Cost:	\$ 380,000
Project:	Toronto Avenue at South 16th Street Drainage Improvements
Location:	Toronto Avenue from South Bicentennial Boulevard to South 16 th Street
Scope of Work:	Installation of new storm sewer infrastructure to address localized flooding in the immediate area. This project is funded by the Community Development Block Grant (CDBG) Program.
Estimated Cost:	\$ 300,000
Project:	El Rancho Roadway and Drainage Improvements
Location:	El Rancho Road from South 2nd Street to South Jackson Road
Scope of Work:	Roadway widening improvements and related drainage infrastructure for a 1-mile segment of road.
Estimated Cost:	\$ 8,000,000
Project:	Yuma Avenue Roadway and Drainage Improvements
Location:	Yuma Avenue between South 2 nd Street and South Jackson Road
Scope of Work:	Roadway widening and related drainage infrastructure for a 1-mile segment of road.
Estimated Cost:	\$7,000,000
Project:	Boeye Reservoir Redevelopment
Location:	Northwest Corner of Uvalde Avenue at South Bicentennial Boulevard
Scope of Work:	Reclamation of existing 70-acre raw-water reservoir to include controlled draw-down of impounded water, mass grading activities (earthwork fill) to bring site to adjacent natural grades and related geotechnical and environmental engineering.
Estimated Cost:	\$ 6,000,000



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) McCOLL / PINERIDGE DRAINAGE



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) EL RANCHO DRAINAGE



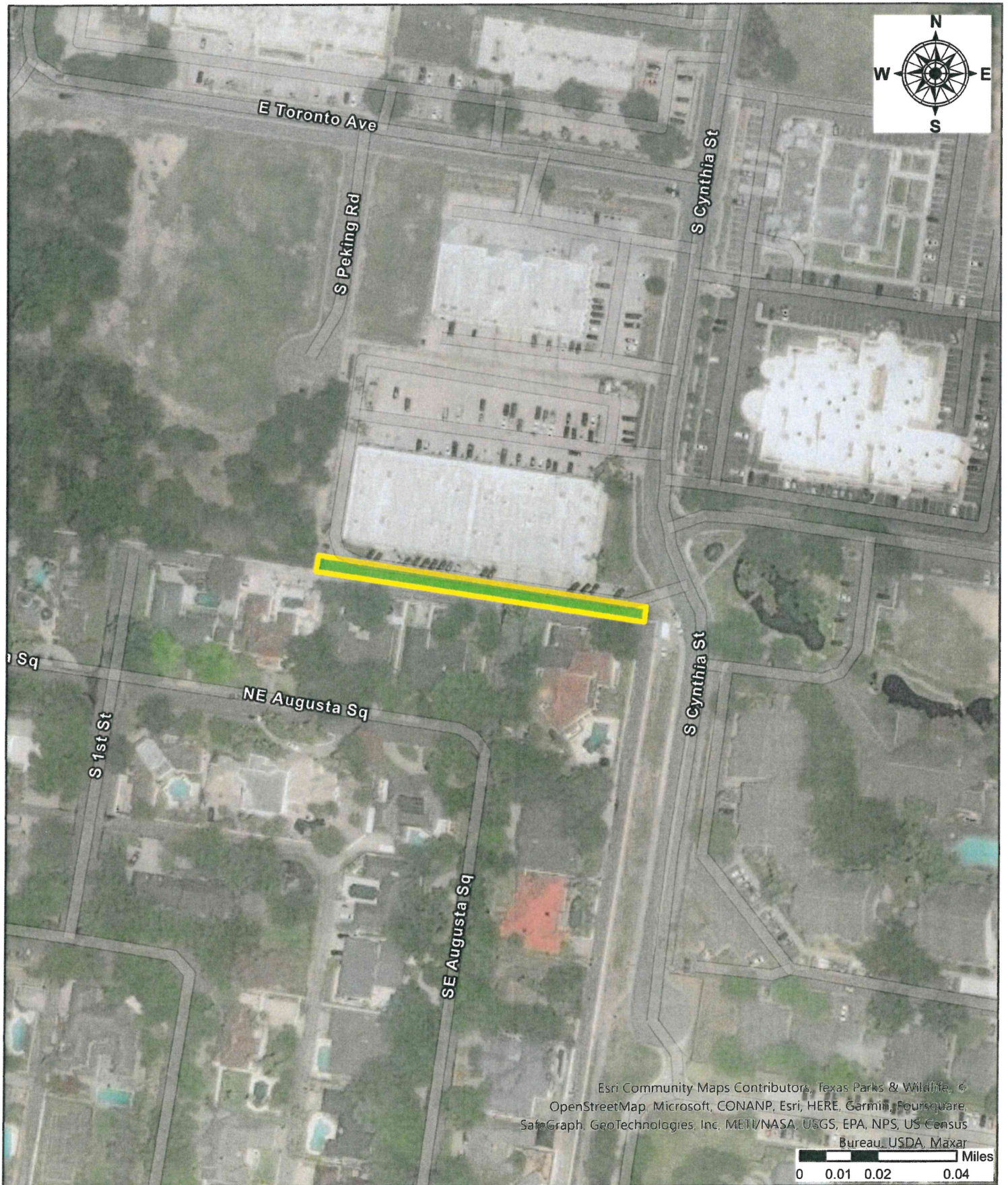
TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) AUGUSTA DRAINAGE IMPROVEMENTS



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) EL RANCHO RDF

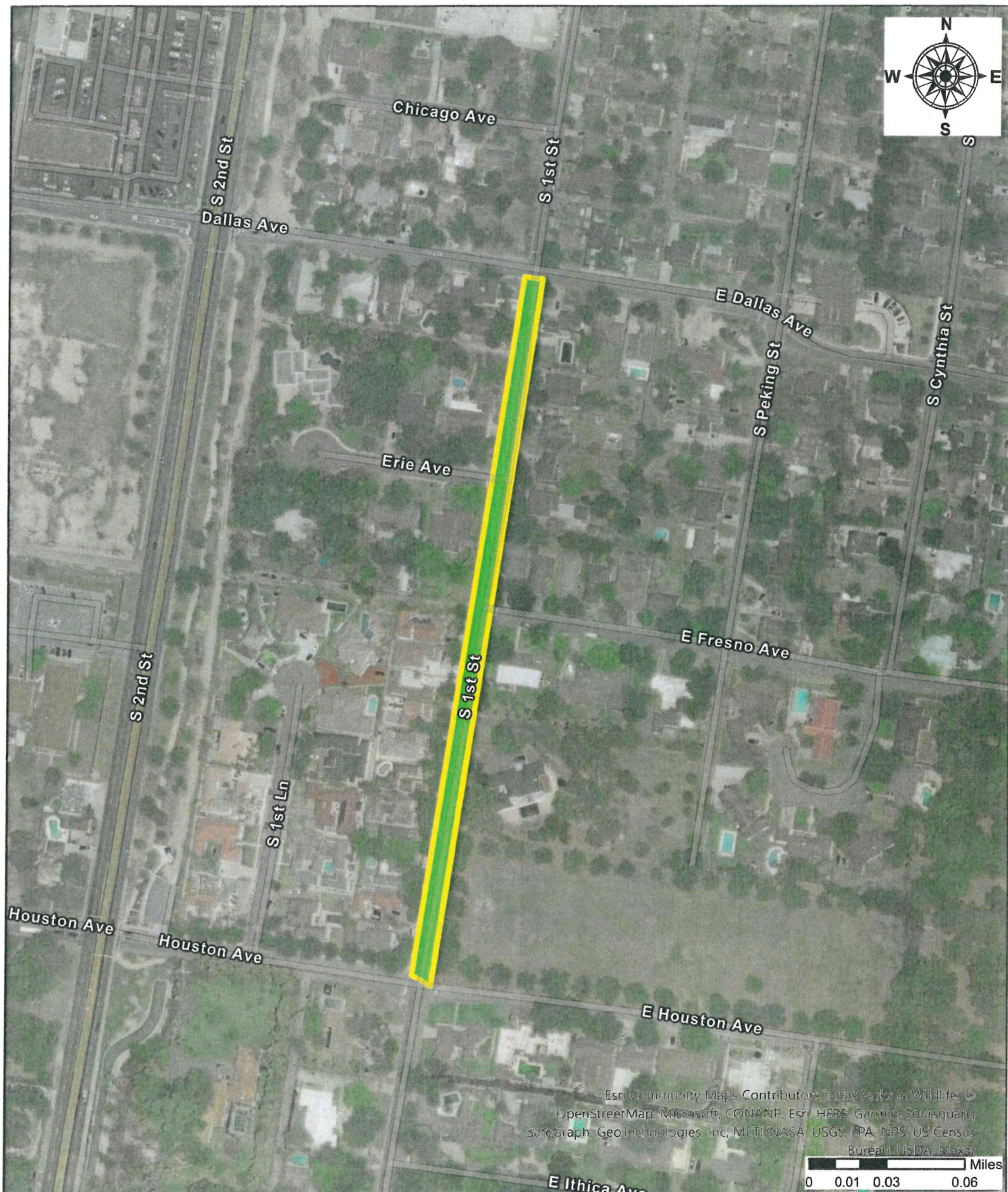


TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) KENNEDY DRAINAGE IMPROVEMENTS

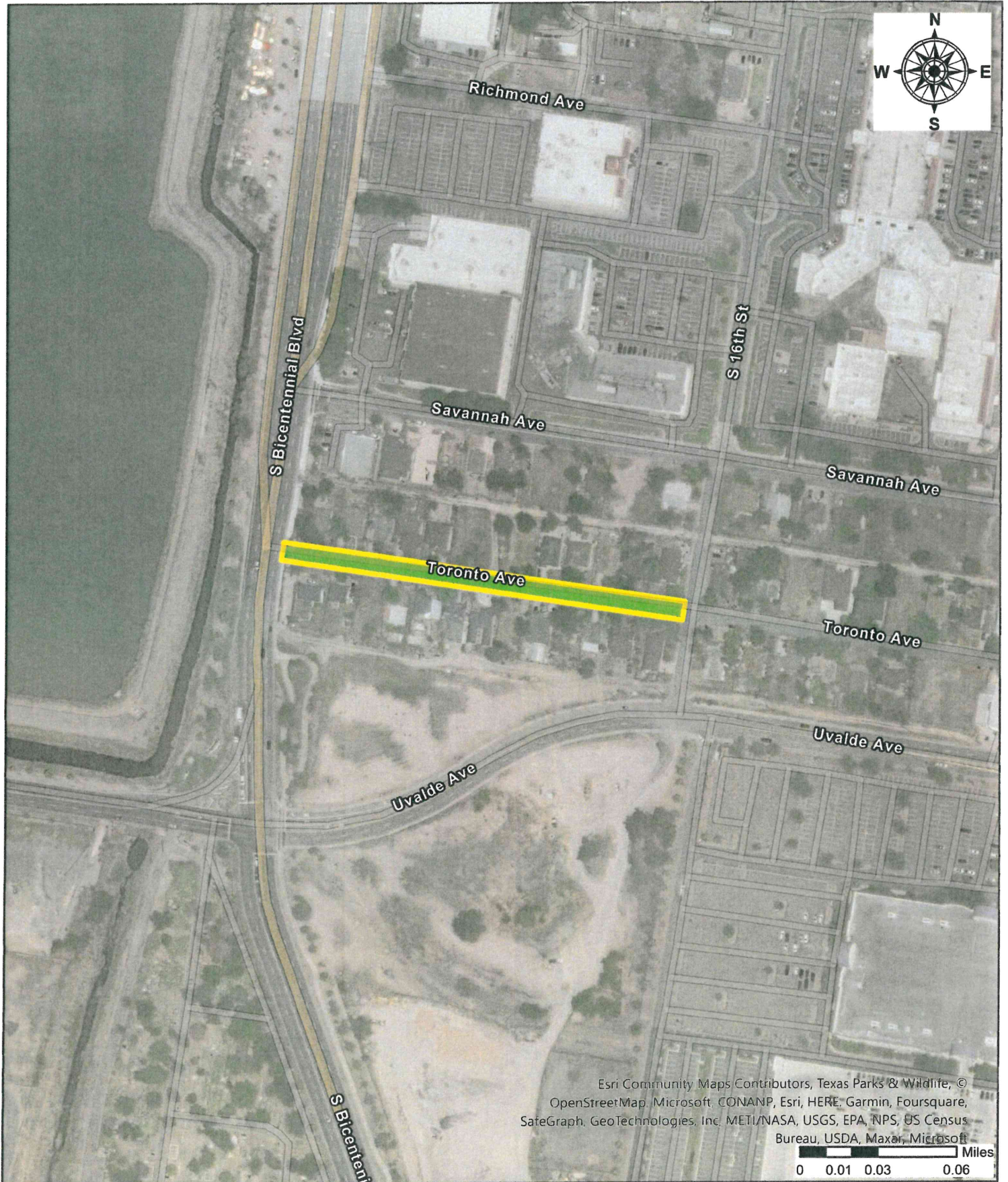


TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A)

COUNTRY CLUB TERRACE DRAINAGE IMPROVEMENTS

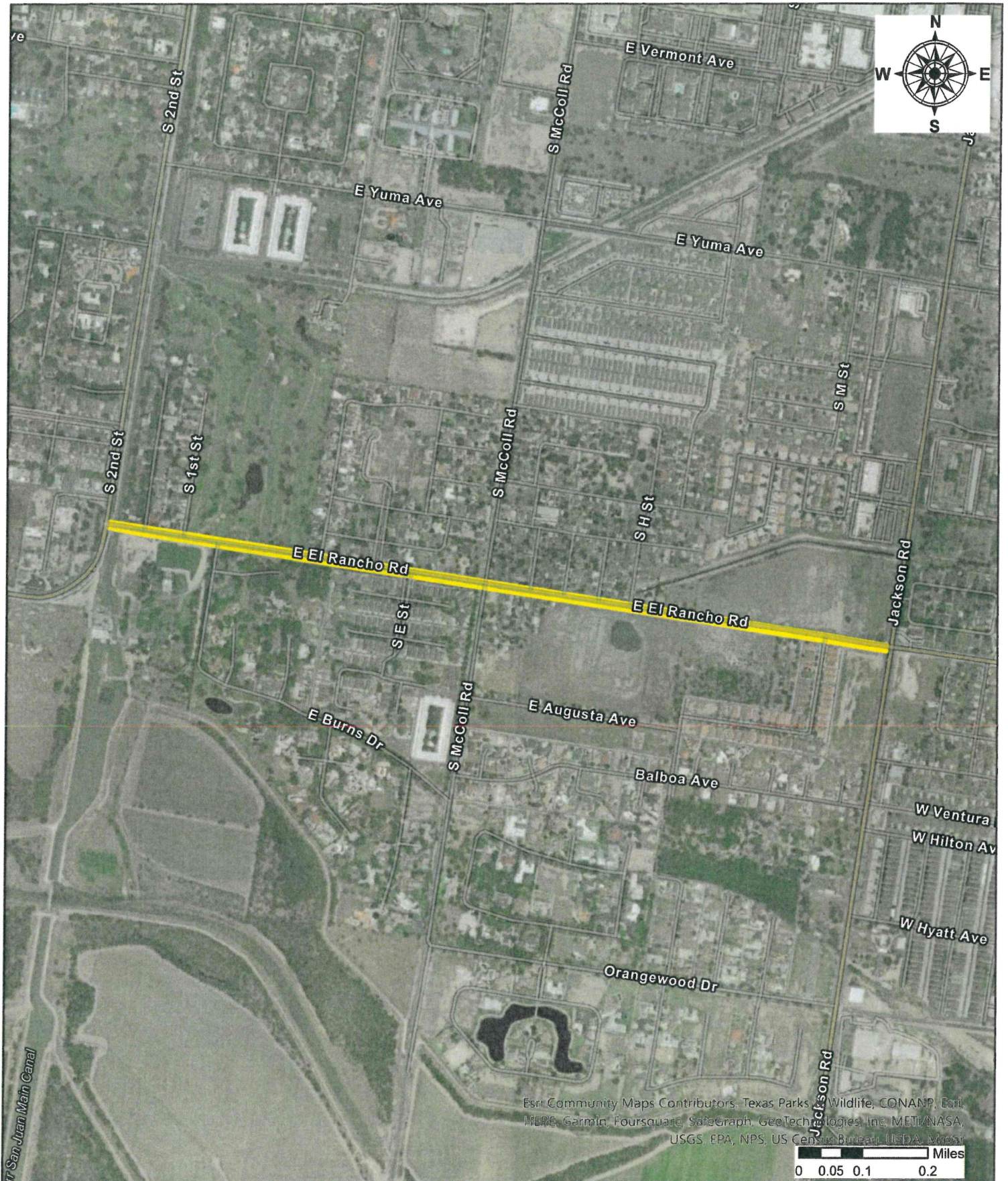


TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) DALLAS AT 1ST ST DRAINAGE IMPROVEMENTS



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A)

TORONTO AVE AT S 16TH ST



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) EL RANCHO RD WIDENING IMPROVEMENTS (JACKSON TO S 2ND ST)



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A)
YUMA AVENUE WIDENING IMPROVEMENTS (JACKSON TO S 2ND ST)



TAX INCREMENT REINVESTMENT ZONES (TIRZ#2A) BOEYE RESERVOIR REDEVELOPMENT

		2016 Estimate	2022 Estimate
1	South McColl at Pineridge Ave. Drainage	\$95,400	\$180,000
2	El Rancho Subdivision Drainage	\$1,064,000	\$1,800,000
3	El Rancho RDF	\$1,680,000	\$1,800,000
4	El Rancho Road and Drainage	\$2,500,000	\$8,000,000
5	Kennedy Ave. Drainage	\$1,860,000 HMGP	\$764,640
6	Augusta Ave. Drainage	\$325,000	\$450,000
7	Country Club Terrace Drainage	\$204,100	\$250,000
8	Yuma Ave. Street and Drainage	\$1,500,000	\$7,000,000
9	Dallas and 1st Street Drainage	\$250,000	\$380,000
10	Uvalde and Main Street Drainage	\$200,000 CDBG	\$300,000
11	Oakland Ave. Street and Drainage	\$550,000 Not Viable	
12	Boeye Drainage	\$5,416,327	\$6,000,000
		<u>\$15,644,827</u>	<u>\$26,924,640</u>
		without yellow cells	\$25,860,000

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION _____
UTILITY BOARD _____
OTHER (TIRZ #2A BOARD) XX

AGENDA ITEM 2
DATE SUBMITTED 09/23/2022
MEETING DATE 09/28/2022

1. Agenda Item: Financial Report
2. Party Making Request: Michelle Rivera, Assistant City Manager
3. Nature of Request: (Brief Overview) Attachments: X Yes No
Financial Report for Month Ended August 31, 2022
4. Policy Implication: _____
5. Budgeted: Yes No N/A

Bid Amount: \$ _____
Under Budget: \$ _____

Budgeted Amount: \$ _____
Over Budget: \$ _____
Amount Remaining: \$ _____

If over budget how will it be paid for: _____
6. Alternate option/costs: _____
7. Routing:

<u>NAME/TITLE</u>	<u>INITIAL</u>	<u>DATE</u>	<u>CONCURRENCE</u>
_____	_____	_____	_____
8. Staff's Recommendation: _____
9. Advisory Board: Approved Disapproved None
10. City Attorney: Approved Disapproved None
11. Manager's Recommendation: Approved Disapproved None

CITY OF McALLEN, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
TIRZ #2A
For the Month Ended August 31, 2022

REVENUES

Investment earnings	<u>\$ 22,313</u>
---------------------	------------------

EXPENDITURES

Current:

General government	<u>5,000</u>
--------------------	--------------

Excess (deficiency) of revenues over (under) expenditures	<u>17,313</u>
---	---------------

OTHER FINANCING SOURCES (USES)

Transfers in	<u>817,331</u>
--------------	----------------

Net change in fund balance	834,644
----------------------------	---------

Fund balance at beginning of year	<u>2,977,345</u>
-----------------------------------	------------------

Fund balance at end of August 31, 2022	<u><u>\$ 3,811,989</u></u>
--	----------------------------

CITY OF McALLEN, TEXAS
BALANCE SHEET
TIRZ # 2A
August 31, 2022

ASSETS

Cash	\$ 59
Investments	3,813,930
Due from other governments	<u>1,182,274</u>
 Total assets	 <u><u>\$ 4,996,263</u></u>

LIABILITIES

Accrued liabilities	2,000
Unearned revenues	<u>1,182,274</u>
 Total liabilities	 <u>1,184,274</u>

FUND BALANCE

Restricted	<u>3,811,989</u>
 Total liabilities and fund balance	 <u><u>\$ 4,996,263</u></u>

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION _____
UTILITY BOARD _____
OTHER (TIRZ #2A BOARD) XX

AGENDA ITEM 3
DATE SUBMITTED 09/23/2022
MEETING DATE 09/28/2022

1. **Agenda Item:** Updates for Increment Realized and Project Costs
2. **Party Making Request:** Michelle Rivera, Assistant City Manager
3. **Nature of Request: (Brief Overview) Attachments:** XX Yes _____ No _____
First spreadsheet is the original project plan and projections, second spreadsheet is the updated projections with the actuals for the first years and project estimates updated
4. **Policy Implication:** _____
5. **Budgeted:** _____ Yes _____ No _____ XX N/A
- Bid Amount: \$ _____ Budgeted Amount: \$ _____
Under Budget: \$ _____ Over Budget: \$ _____
Amount Remaining: \$ _____
- If over budget how will it be paid for:** _____
6. **Alternate option/costs:** _____
7. **Routing:**
- | <u>NAME/TITLE</u> | <u>INITIAL</u> | <u>DATE</u> | <u>CONCURRENCE</u> |
|-------------------|----------------|-------------|--------------------|
| | _____ | _____ | _____ |
8. **Staff's Recommendation:** _____
9. **Advisory Board:** _____ **Approved** _____ **Disapproved** _____ **None**
10. **City Attorney:** _____ **Approved** _____ **Disapproved** _____ **None**
11. **Manager's Recommendation:** _____ **Approved** _____ **Disapproved** _____ **None**

MCALLEN TIRZ #2 FINANCING PLAN DETAILED

	CURRENT (NO Increment)	2016	2017	2018	2019	2020	2021	2022	2023	2024
TIRZ fund balance		\$0	\$21,566	\$35,062	\$365,378	\$776,619	\$919,082	\$8,687	\$115,623	\$836,647
Increment on BASE@ (2.5%) growth rate		\$18,492,247.30	\$19,054,553.48	\$19,518,611.14	\$20,080,212.58	\$20,469,252.61	\$20,378,978.62	\$21,326,721.77	\$21,650,415.34	\$21,958,507.68
Existing BASE/ New Construction Assumptions (accrued)	\$739,689,892	\$4,000,000	\$22,000,000	\$44,000,000	\$59,000,000	\$55,000,000	\$93,000,000	\$105,000,000	\$117,000,000	\$129,000,000
TOTAL INCREMENT		\$22,492,247	\$41,054,553	\$63,518,611	\$79,080,213	\$75,469,253	\$113,378,979	\$126,326,722	\$138,650,415	\$150,958,508
McAllen Annual contribution (60% of increment)		\$58,205	\$106,241	\$164,373	\$204,644	\$195,299	\$293,402	\$326,908	\$358,800	\$390,650
Hidalgo Co. Annual contribution (50% of increment)		\$58,761	\$107,255	\$165,942	\$206,597	\$197,163	\$296,203	\$330,029	\$362,224	\$394,379
TOTAL ANNUAL INCREMENT TAX (CITY & COUNTY)		\$116,966	\$213,496	\$330,316	\$411,241	\$392,463	\$589,605	\$656,937	\$721,024	\$785,030
TOTAL ACCUMULATED TO TIRZ		\$116,966	\$330,462	\$660,778	\$1,072,019	\$1,464,482	\$2,054,087	\$2,711,023	\$3,432,047	\$4,217,077
1.South McColl at Pineridge Ave Drainage Imp.		\$95,400								\$1,064,000
2. El Rancho Subdivision Drainage Imp.										
3. El Rancho RDF										
4. El Rancho Road Street and Drainage Imp.										
5. Kennedy Ave Drainage Imp.										
6. Augusta Ave Drainage Imp.										
7. Country Club Terrace Drainage Imp.										
8. Yuma Ave Street and Drainage							\$1,500,000			
9. Dallas and 1st Street Drainage Imp.						\$250,000				
10.Uvalde & Main St. Drainage Imp.			\$200,000							
11.Oakland Ave. Street and Drainage Imp.								\$550,000		
12.Boeye Drainage Imp.										
Subtotal: Annual Infrastructure Projects		\$95,400	\$200,000	\$0	\$0	\$250,000	\$1,500,000	\$550,000	\$0	\$1,064,000
Potential Economic Development Project										
ACCUMULATED EXPENDITURES:		\$95,400	\$295,400	\$295,400	\$295,400	\$545,400	\$2,045,400	\$2,595,400	\$2,595,400	\$3,659,400
TIRZ fund balance	\$0	\$21,566	\$35,062	\$365,378	\$776,619	\$919,082	\$8,687	\$115,623	\$836,647	\$557,677
McAllen General Fund Revenue		\$1,314,917	\$1,346,940	\$1,385,695	\$1,377,900	\$1,370,999	\$1,436,557	\$1,457,259	\$1,477,961	\$1,498,664
Hidalgo County General Revenue (@ \$.5186 rate, 50% participation rate:) Life of TIRZ in column G		\$4,422,493	\$4,470,625	\$4,528,874	\$4,569,225	\$4,559,862	\$4,658,162	\$4,691,736	\$4,723,691	\$4,755,606
Increment to NON M&O/county (\$.0714/100) to COUNTY		\$16,059	\$29,313	\$45,352	\$56,463	\$53,885	\$80,953	\$90,197	\$98,996	\$107,784
TOTAL TO COUNTY		\$4,438,552	\$4,499,938	\$4,574,226	\$4,625,689	\$4,613,747	\$4,739,115	\$4,781,933	\$4,822,687	\$4,863,390

Work area below

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS - 20 YEAR
\$557,677	\$1,406,710	\$639,747	\$1,585,586	\$703,446	\$1,713,310	\$255,174	\$799,941	\$1,905,810	\$3,043,680	\$4,213,553	
\$22,266,209.99	\$22,573,902.55	\$22,881,594.86	\$23,039,287.17	\$23,193,229.48	\$23,347,078.04	\$23,500,924.25	\$23,654,770.41	\$23,808,616.56	\$23,962,462.71	\$24,116,308.87	
\$141,000,000	\$153,000,000	\$159,000,000	\$165,000,000	\$171,000,000	\$177,000,000	\$183,000,000	\$189,000,000	\$195,000,000	\$201,000,000	\$207,000,000	
\$163,266,210	\$175,573,903	\$181,881,595	\$188,039,287	\$194,193,229	\$200,347,078	\$206,500,924	\$212,654,770	\$218,808,617	\$224,962,463	\$231,116,309	
\$422,500	\$454,350	\$470,673	\$486,608	\$502,533	\$518,458	\$534,383	\$550,308	\$566,233	\$582,158	\$598,083	\$7,784,811
\$426,533	\$458,687	\$475,166	\$491,253	\$507,330	\$523,407	\$539,484	\$555,561	\$571,638	\$587,714	\$603,791	\$7,859,116
\$849,033	\$913,037	\$945,839	\$977,861	\$1,009,863	\$1,041,865	\$1,073,867	\$1,105,869	\$1,137,870	\$1,169,872	\$1,201,874	\$15,643,927
\$5,066,110	\$5,979,147	\$6,924,986	\$7,902,846	\$8,912,710	\$9,954,574	\$11,028,441	\$12,134,310	\$13,272,180	\$14,442,053	\$15,643,927	
	\$1,680,000										
					\$2,500,000						
			\$1,860,000								
						\$325,000					
						\$204,100					
										\$6,000,000	
\$0	\$1,680,000	\$0	\$1,860,000	\$0	\$2,500,000	\$529,100	\$0	\$0	\$0	\$6,000,000	\$16,228,500
\$3,659,400	\$5,339,400	\$5,339,400	\$7,199,400	\$7,199,400	\$9,699,400	\$10,228,500	\$10,228,500	\$10,228,500	\$10,228,500	\$16,228,500	\$16,228,500
\$1,406,710	\$639,747	\$1,585,586	\$703,446	\$1,713,310	\$255,174	\$799,941	\$1,905,810	\$3,043,680	\$4,213,553	-\$584,573	
\$1,519,366	\$1,540,069	\$1,550,420	\$1,560,771	\$1,571,122	\$1,581,473	\$1,591,825	\$1,602,176	\$1,612,527	\$1,622,878	\$1,633,229	\$30,052,748
\$4,787,520	\$4,819,433	\$4,835,789	\$4,851,756	\$4,867,713	\$4,883,670	\$4,899,627	\$4,915,584	\$4,931,541	\$4,947,498	\$4,963,455	\$95,083,861
\$116,572	\$125,360	\$129,863	\$134,260	\$138,654	\$143,048	\$147,442	\$151,836	\$156,229	\$160,623	\$165,017	\$2,147,908
\$4,904,092	\$4,944,793	\$4,965,653	\$4,986,016	\$5,006,367	\$5,026,718	\$5,047,069	\$5,067,420	\$5,087,770	\$5,108,121	\$5,128,472	\$97,231,769

TIRZ #2A

2 Year Term

Name	District	Appointment By	Address	Phone Numbers	Term Ending
Mayor Javier Villalobos Appointed 6/28/21	1	All	1300 Houston Ave., (78501) javier.villalobos@mcallen.net	681-1006	12/31/23
Commissioner Omar Quintanilla Appointed 6/28/21	3	All	1300 Houston Ave., (78501) oquintanilla@mcallen.net	681-1006	12/31/23
Commissioner Victor Haddad Appointed 9/9/19	5	All	1300 Houston Ave., (78501) seby.haddad@mcallen.net	681-1006	12/31/23
Commissioner Pepe Cabeza de Vaca Appointed 04/11/22	6	All	1300 Houston Ave., (78501) pepecdv@mcallen.net	681-1006	12/31/23
Nestor Lopez Appointed 11/13/2017		All	100 E. Cano, 2 nd Floor Edinburg, TX Nestor.Lopez@co.hidalgo.tx.us	318-2600	12/31/23
Eduardo "Eddie" Cantu Appointed 11/13/2017		All	300 W. Hall Acres, Suite G, (78577) commissioner2@co.hidalgo.tx.us	787-1891	12/31/23
Michelle Rivera Perla Lara Maria Chavero Board Liaisons			michelle.rivera@mcallen.net plara@mcallen.net mchavero@mcallen.net 1300 Houston Avenue, (78501)	681-1001 681-1020 681-1060	

09/26/2022

TIRZ #2A

2 Year Term

Name	District	Appointment By	Address	Phone Numbers	Term Ending
Mayor Javier Villalobos Appointed 6/28/21	1	All	1300 Houston Ave., (78501) javier.villalobos@mcallen.net	681-1006	12/31/23
Commissioner Omar Quintanilla Appointed 6/28/21	3	All	1300 Houston Ave., (78501) oquintanilla@mcallen.net	681-1006	12/31/23
Commissioner Victor Haddad Appointed 9/9/19	5	All	1300 Houston Ave., (78501) seby.haddad@mcallen.net	681-1006	12/31/23
Commissioner Pepe Cabeza de Vaca Appointed 04/11/22	6	All	1300 Houston Ave., (78501) pepecdv@mcallen.net	681-1006	12/31/23
Nestor Lopez Appointed 11/13/2017		All	100 E. Cano, 2 nd Floor Edinburg, TX Nestor.Lopez@co.hidalgo.tx.us	318-2600	12/31/23
Eduardo "Eddie" Cantu Appointed 11/13/2017		All	300 W. Hall Acres, Suite G, (78577) commissioner2@co.hidalgo.tx.us	787-1891	12/31/23
Michelle Rivera Perla Lara Maria Chavero Board Liaisons			michelle.rivera@mcallen.net plara@mcallen.net mchavero@mcallen.net 1300 Houston Avenue, (78501)	681-1001 681-1020 681-1060	

09/26/2022

*Same Estimated TIRZ taxable values used for both City & County

Same Estimated TIRZ taxable values used for both City & County			Estimated Annual % Growth TIRZ2A (Tax Yrs. 2022-2036)					2.50%														
Estimated Total TIRZ2A Taxable (Base plus Increment)			\$711,954,127	\$775,653,389	\$881,630,535	\$900,660,247	\$888,137,312	\$910,340,745	\$933,099,263	\$956,426,745	\$980,337,414	\$1,004,845,849	\$1,029,966,995	\$1,055,716,170	\$1,082,109,074	\$1,109,161,801	\$1,136,890,846	\$1,165,313,117	\$1,194,445,945	\$1,224,307,094	\$1,254,914,771	\$1,286,287,641
MCALEN TIRZ #2A FINANCE PRO-FORMA DETAILED ESTIMATES																						
		FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	
TAX YEAR	TAX YEAR 2016/BASE TAXABLE VALUE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTAL - 20 YEARS
Estimated TIRZ fund balance		\$0	\$258,479	\$847,299	\$1,979,167	\$3,231,355	\$4,237,536	\$5,230,164	\$6,261,354	\$794,068	\$651,346	\$636,301	\$1,787,486	\$3,137,452	\$5,324,912	\$7,653,304	\$2,126,152	\$4,747,066	\$1,519,748	\$4,447,993	\$7,535,689	
Actual Increment on BASE for Tax Years 2017-2021/ Estimated Increment for Tax Years 2022-2036 Based 2.5% TIRZ2A Growth	\$661,253,238	\$50,700,889	\$114,400,151	\$220,377,297	\$239,407,009	\$226,884,074	\$249,087,507	\$271,846,025	\$295,173,507	\$319,084,176	\$343,592,611	\$368,713,757	\$394,462,932	\$420,855,836	\$447,908,563	\$475,637,608	\$504,059,879	\$533,192,707	\$563,053,856	\$593,661,533	\$625,034,403	
*TOTAL ESTIMATED INCREMENT		\$50,700,889	\$114,400,151	\$220,377,297	\$239,407,009	\$226,884,074	\$249,087,507	\$271,846,025	\$295,173,507	\$319,084,176	\$343,592,611	\$368,713,757	\$394,462,932	\$420,855,836	\$447,908,563	\$475,637,608	\$504,059,879	\$533,192,707	\$563,053,856	\$593,661,533	\$625,034,403	
Estimated McAllen Annual contribution (60% of M&O Portion on increment) Average M&O Tax Rate Used for Tax Years 2022-2036 (average rate M&O Tax Yrs. 2017-2021 = .442038/\$100)		\$133,887	\$302,100	\$581,957	\$635,568	\$608,996	\$660,637	\$720,998	\$782,867	\$846,284	\$911,286	\$977,913	\$1,046,206	\$1,116,206	\$1,187,956	\$1,261,499	\$1,336,882	\$1,414,149	\$1,493,347	\$1,574,526	\$1,657,734	\$19,250,997
Estimated Hidalgo Co. Annual contribution (50% of M&O Portion on increment) Average M&O Tax Rate Used for Tax Years 2022-2036 (Average rate from 2017-2021 = .51146/\$100)		\$129,591	\$291,720	\$554,910	\$621,620	\$582,185	\$636,991	\$695,192	\$754,847	\$815,994	\$878,669	\$942,912	\$1,008,760	\$1,076,255	\$1,145,437	\$1,216,348	\$1,289,032	\$1,363,534	\$1,439,898	\$1,518,171	\$1,598,400	\$18,560,466
ESTIMATED TOTAL ANNUAL INCREMENT TAX (CITY & COUNTY)		\$263,479	\$593,821	\$1,136,867	\$1,257,188	\$1,191,180	\$1,297,628	\$1,416,189	\$1,537,715	\$1,662,278	\$1,789,955	\$1,920,825	\$2,054,966	\$2,192,460	\$2,333,392	\$2,477,847	\$2,625,914	\$2,777,682	\$2,933,245	\$3,092,696	\$3,256,134	\$37,811,464
ESTIMATED TOTAL ACCUMULATED TO TIRZ		\$263,479	\$857,299	\$1,994,167	\$3,251,355	\$4,442,536	\$5,740,164	\$7,156,354	\$8,694,068	\$10,356,346	\$12,146,301	\$14,067,126	\$16,122,092	\$18,314,552	\$20,647,944	\$23,125,792	\$25,751,706	\$28,529,388	\$31,462,633	\$34,555,329	\$37,811,464	
ESTIMATED EXPENDITURES:																						
Annual Administrative Costs		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$100,000
Infrastructure Projects	Estimated Costs 2022																					
1.South McColi at Pineridge Ave Drainage Imp.	\$180,000					\$180,000																\$180,000
2. El Rancho Subdivision Drainage Imp.	\$1,800,000									\$1,800,000												\$1,800,000
3. El Rancho RDF	\$1,800,000										\$1,800,000											\$1,800,000
4. El Rancho Road Street and Drainage Imp.	\$8,000,000																\$8,000,000					\$8,000,000
5. Kennedy Ave Drainage Imp.	\$764,640											\$764,640										\$764,640
6. Augusta Ave Drainage Imp.	\$450,000												\$450,000									\$450,000
7. Country Club Terrace Drainage Imp.	\$250,000												\$250,000									\$250,000
8. Yuma Ave Street and Drainage	\$7,000,000								\$7,000,000													\$7,000,000
9. Dallas and 1st Street Drainage Imp.	\$380,000							\$380,000														\$380,000
10.Uvalde & Main St. Drainage Imp.	\$300,000						\$300,000															\$300,000
11.Oakland Ave. Street and Drainage Imp.	\$0																					\$0
12.Boeye Drainage Imp.	\$6,000,000																		\$6,000,000			\$6,000,000
Subtotal: Estimated Annual Infrastructure Projects	\$26,924,640	\$0	\$0	\$0	\$0	\$180,000	\$300,000	\$380,000	\$7,000,000	\$1,800,000	\$1,800,000	\$764,640	\$700,000	\$0	\$0	\$8,000,000	\$0	\$6,000,000	\$0	\$0	\$0	\$26,924,640
ESTIMATED ACCUMULATED EXPENDITURES:		\$5,000	\$10,000	\$15,000	\$20,000	\$205,000	\$510,000	\$895,000	\$7,900,000	\$9,705,000	\$11,510,000	\$12,279,640	\$12,984,640	\$12,989,640	\$12,994,640	\$20,999,640	\$21,004,640	\$27,009,640	\$27,014,640	\$27,019,640	\$27,024,640	\$27,024,640
ESTIMATED TIRZ fund balance	\$0	\$258,479	\$847,299	\$1,979,167	\$3,231,355	\$4,237,536	\$5,230,164	\$6,261,354	\$794,068	\$651,346	\$636,301	\$1,787,486	\$3,137,452	\$5,324,912	\$7,653,304	\$2,126,152	\$4,747,066	\$1,519,748	\$4,447,993	\$7,535,689	\$10,786,824	
Estimated McAllen General Fund Revenue (40% M&O)		\$2,999,579	\$3,111,721	\$3,298,293	\$3,349,493	\$3,364,193	\$3,363,415	\$3,403,656	\$3,444,902	\$3,487,180	\$3,530,515	\$3,574,933	\$3,620,461	\$3,667,128	\$3,714,961	\$3,763,990	\$3,814,245	\$3,865,756	\$3,918,555	\$3,972,674	\$4,028,146	\$71,293,797
Estimated Hidalgo County General Revenue (Net 50% participation rate:) M&O		\$3,509,918	\$3,664,112	\$3,884,981	\$4,055,508	\$3,975,736	\$4,019,037	\$4,077,238	\$4,136,893	\$4,198,040	\$4,260,715	\$4,324,958	\$4,390,806	\$4,458,300	\$4,527,482	\$4,598,394	\$4,671,078	\$4,745,580	\$4,821,943	\$4,900,216	\$4,980,446	\$86,201,383
Estimated Hidalgo County -Rev on Non-M&O Portion (Actual Rate Tax Yrs. 2017-2021) Average rate 0.06854/\$100 for Yrs. 2022-2036		\$489,824	\$542,957	\$629,484	\$636,767	\$548,869	\$623,948	\$639,546	\$655,535	\$671,923	\$688,721	\$705,939	\$723,588	\$741,678	\$760,219	\$779,225	\$798,706	\$818,673	\$839,140	\$860,119	\$881,622	\$14,036,483
ESTIMATED TOTAL TO COUNTY		\$3,999,742	\$4,207,069	\$4,514,466	\$4,692,275	\$4,524,605	\$4,642,985	\$4,716,784	\$4,792,428	\$4,869,963	\$4,949,437	\$5,030,897	\$5,114,394	\$5,199,978	\$5,287,702	\$5,377,619	\$5,469,784	\$5,564,253	\$5,661,084	\$5,760,335	\$5,862,068	\$100,237,866

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION _____
UTILITY BOARD _____
OTHER (TIRZ #2A BOARD) XX

AGENDA ITEM 4
DATE SUBMITTED 09/23/2022
MEETING DATE 09/28/2022

1. **Agenda Item:** Updates on Project Estimates and Status of Construction
2. **Party Making Request:** Michelle Rivera, Assistant City Manager
3. **Nature of Request: (Brief Overview) Attachments:** X Yes No
Four projects have some progress to report
4. **Policy Implication:** _____
5. **Budgeted:** Yes No N/A

Bid Amount: \$ _____
Under Budget: \$ _____

Budgeted Amount: \$ _____
Over Budget: \$ _____
Amount Remaining: \$ _____

If over budget how will it be paid for: _____
6. **Alternate option/costs:** _____
7. **Routing:**

<u>NAME/TITLE</u>	<u>INITIAL</u>	<u>DATE</u>	<u>CONCURRENCE</u>
	_____	_____	_____
8. **Staff's Recommendation:** _____
9. **Advisory Board:** Approved Disapproved None
10. **City Attorney:** Approved Disapproved None
11. **Manager's Recommendation:** Approved Disapproved None

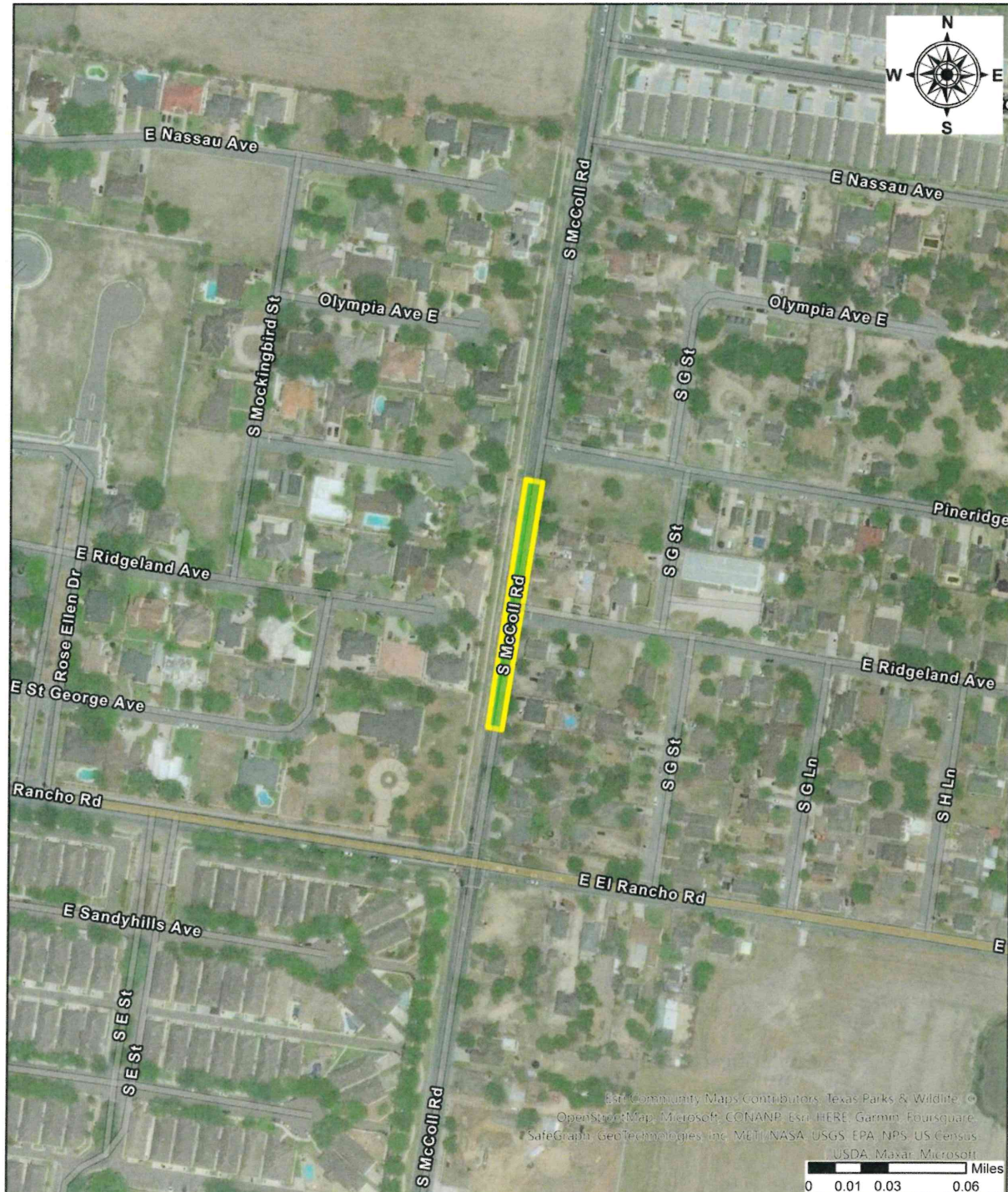
Tax Increment Reinvestment Zone (TIRZ) 2A Project Listings

September 2022

By Eduardo Mendoza, P.E., P.T.O.E., City Engineer

S. McColl Rd at Pineridge Ave. Drainage Improvements

Location:	South McColl Road at Pineridge Avenue and vicinity
Scope of Work:	Installation of new storm sewer infrastructure to capture and convey stormwater surface flows in order to mitigate local and downstream flooding issues.
Estimated Cost:	\$ 180,000
Design Status:	Currently negotiating scope and fee with Halff and Associates.



El Rancho Subdivision Drainage Improvements

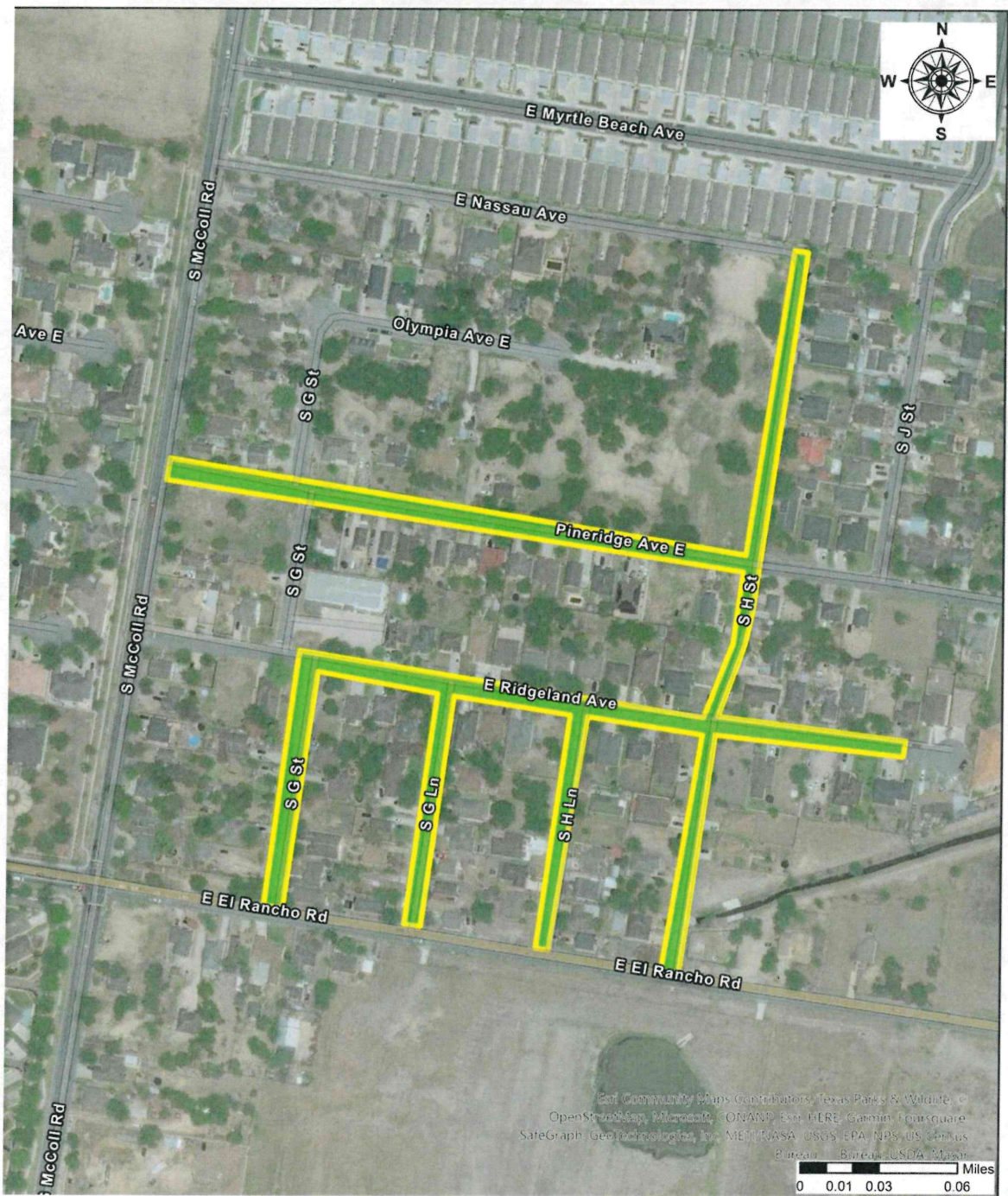
- Location:

El Rancho Subdivision generally bounded by Nassau Avenue to the north, El Rancho Road to the south, South "H" Street to the east and South McColl Road to the west.
- Scope of Work:

Storm sewer infrastructure improvements to capture and convey excess stormwater runoff into the proposed (fully developed) El Rancho Regional Stormwater Detention Facility.
- Estimated Cost:

\$1,800,000
- Design Status:

Currently negotiating scope and fee with Halff and Associates.



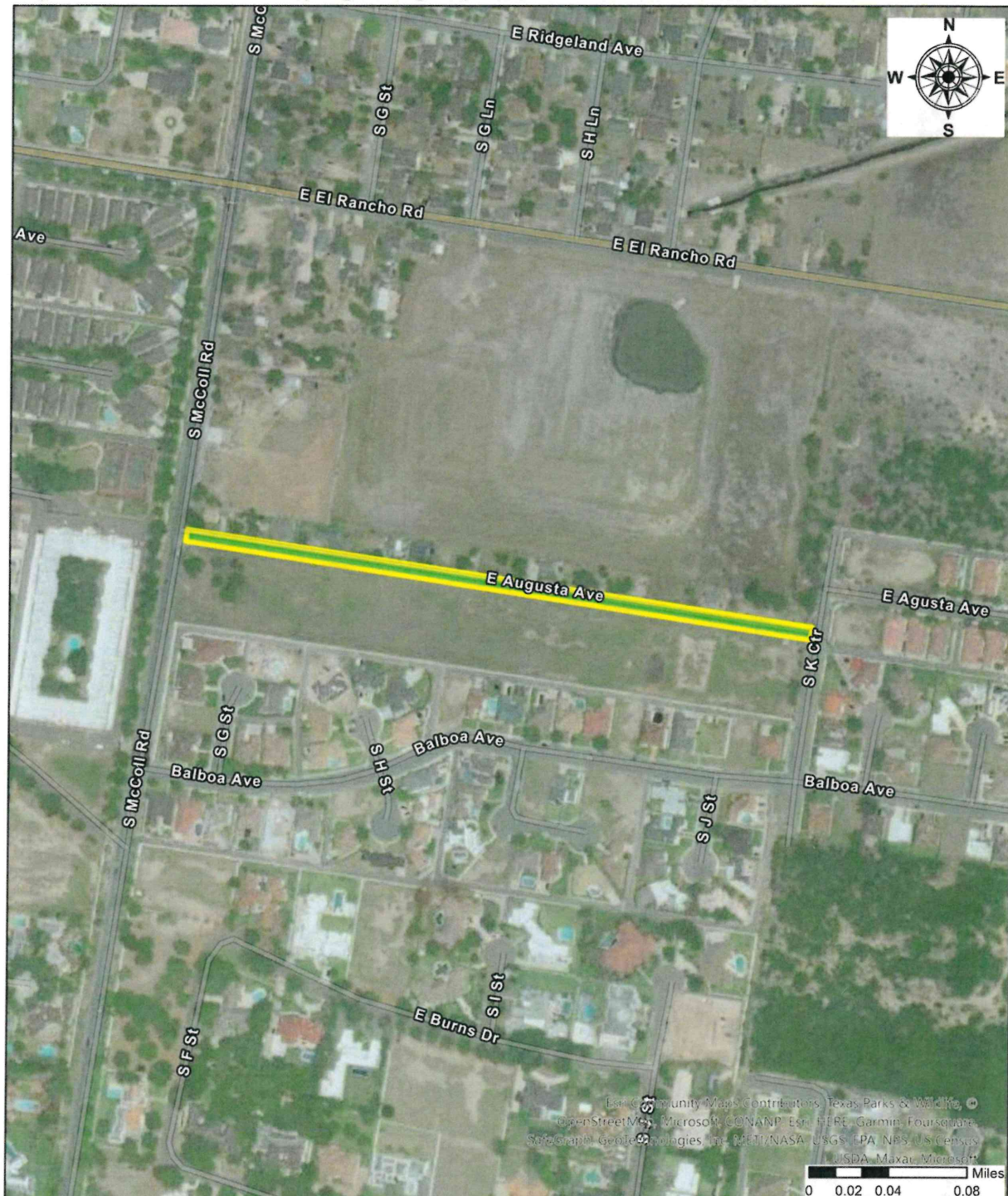
Augusta Avenue Drainage Improvement

Location: Augusta Avenue from South McColl Road to South "K" Center Street

Scope of Work: Storm sewer infrastructure improvements to capture and convey excess stormwater runoff into the proposed (fully developed) El Rancho Regional Stormwater Detention Facility and mitigate localized flooding in the immediate area.

Estimated Cost: \$ 450,000

Design Status: Currently negotiating scope and fee with Halff and Associates.



El Ranch Regional Stormwater Detention Facility

Location: Southwest corner of El Rancho Road at South "H" Street.

Scope of Work: Excavation and grading of existing regional stormwater detention facility to increase storage capacity and introduction of a stormwater pump station to drain facility under controlled conditions into the downstream receiving channel.

Estimated Cost: \$ 1,800,000

Design Status: Under Design with CAS.

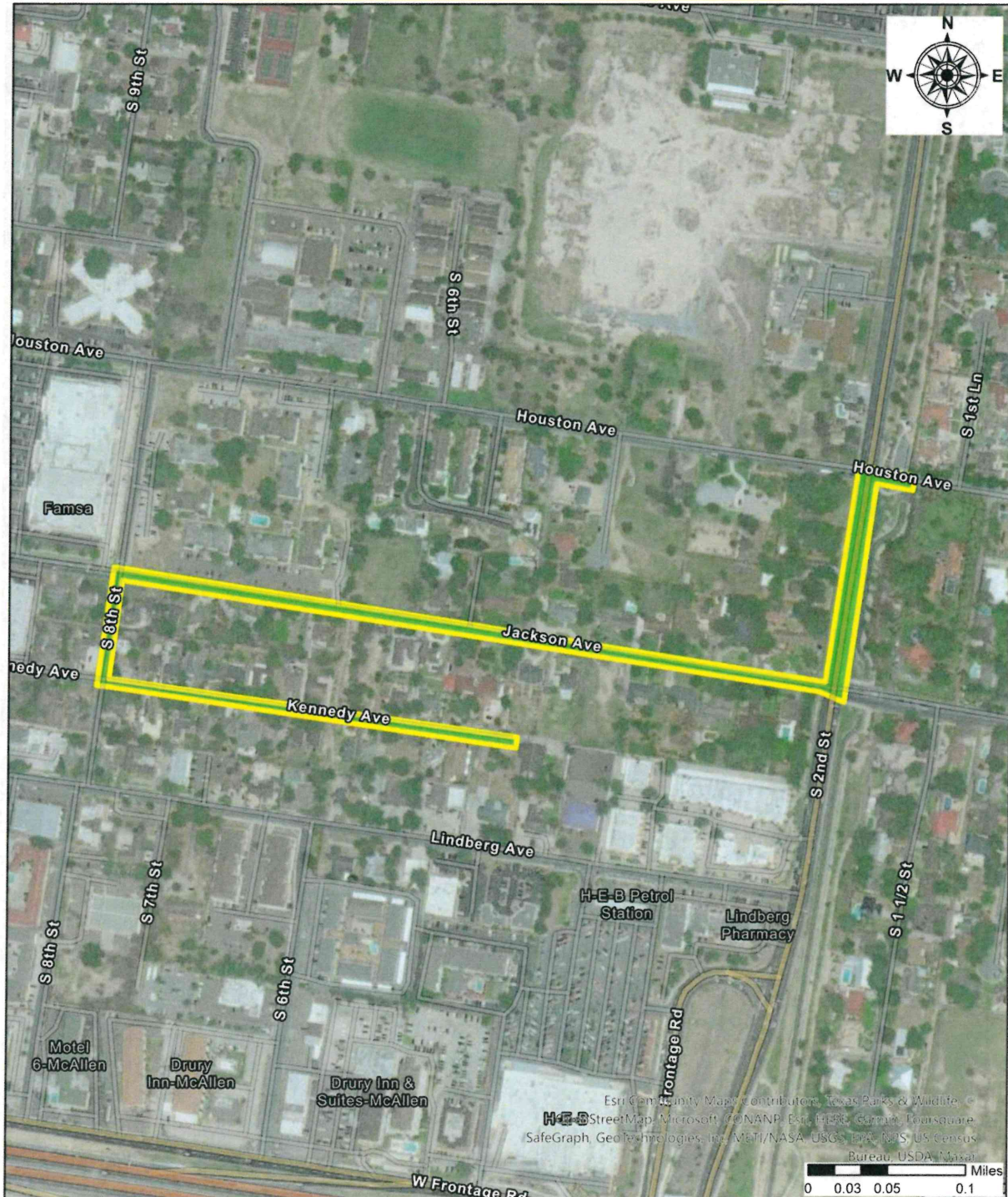


Kennedy Avenue Drainage Improvements

Location: Kennedy and Jackson Avenue from South 8th to South 2nd Street

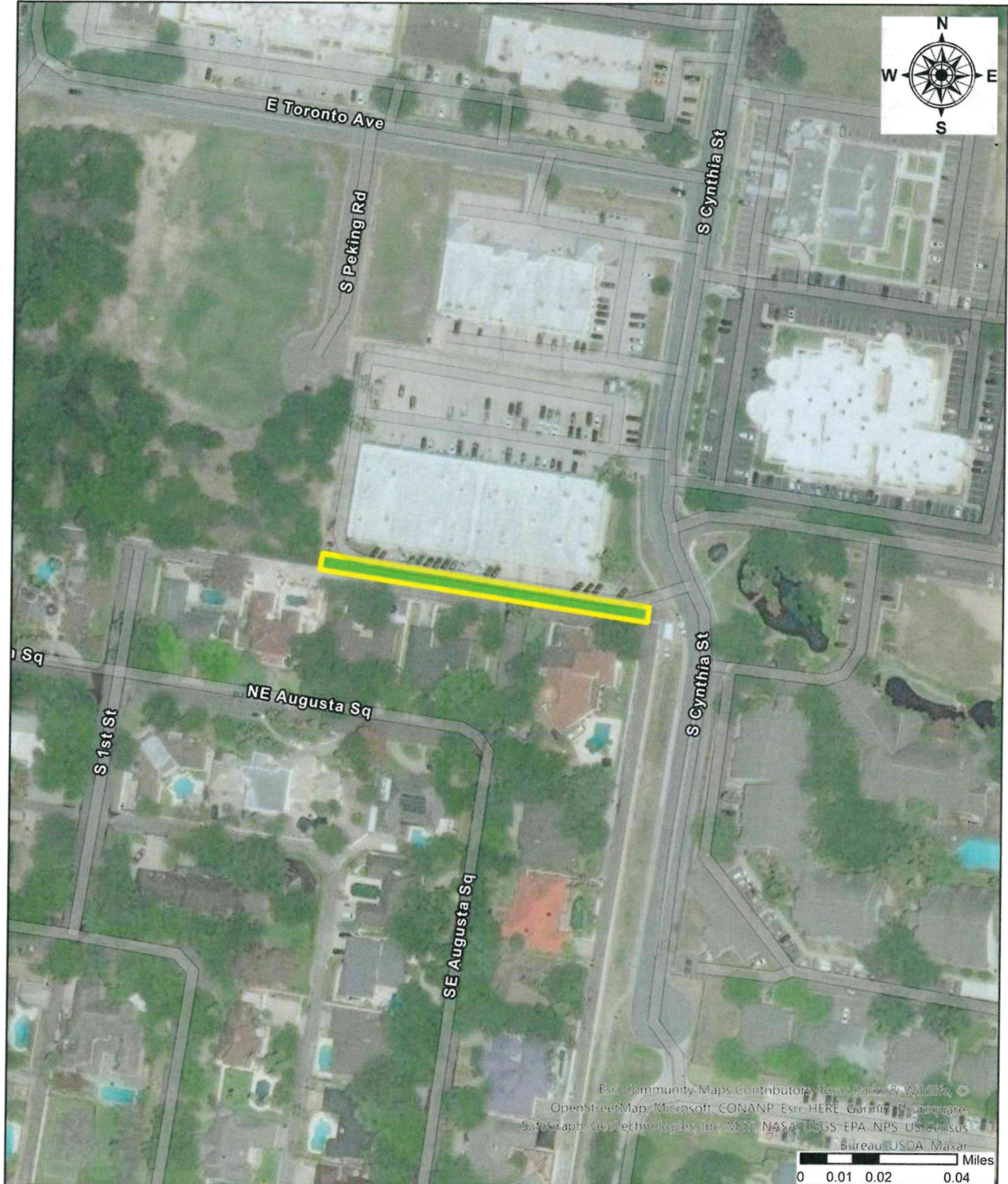
Scope of Work: Installation of new storm sewer infrastructure to capture to address localized flooding in the immediate area. This project was funded under the FEMA Hazard Mitigation Grant Program at a 75% to 25% Federal to Local cost share; completed in May of 2020

Estimated Cost: \$764,559.36, 25% share is 191,139.84 to apply toward TIRZ



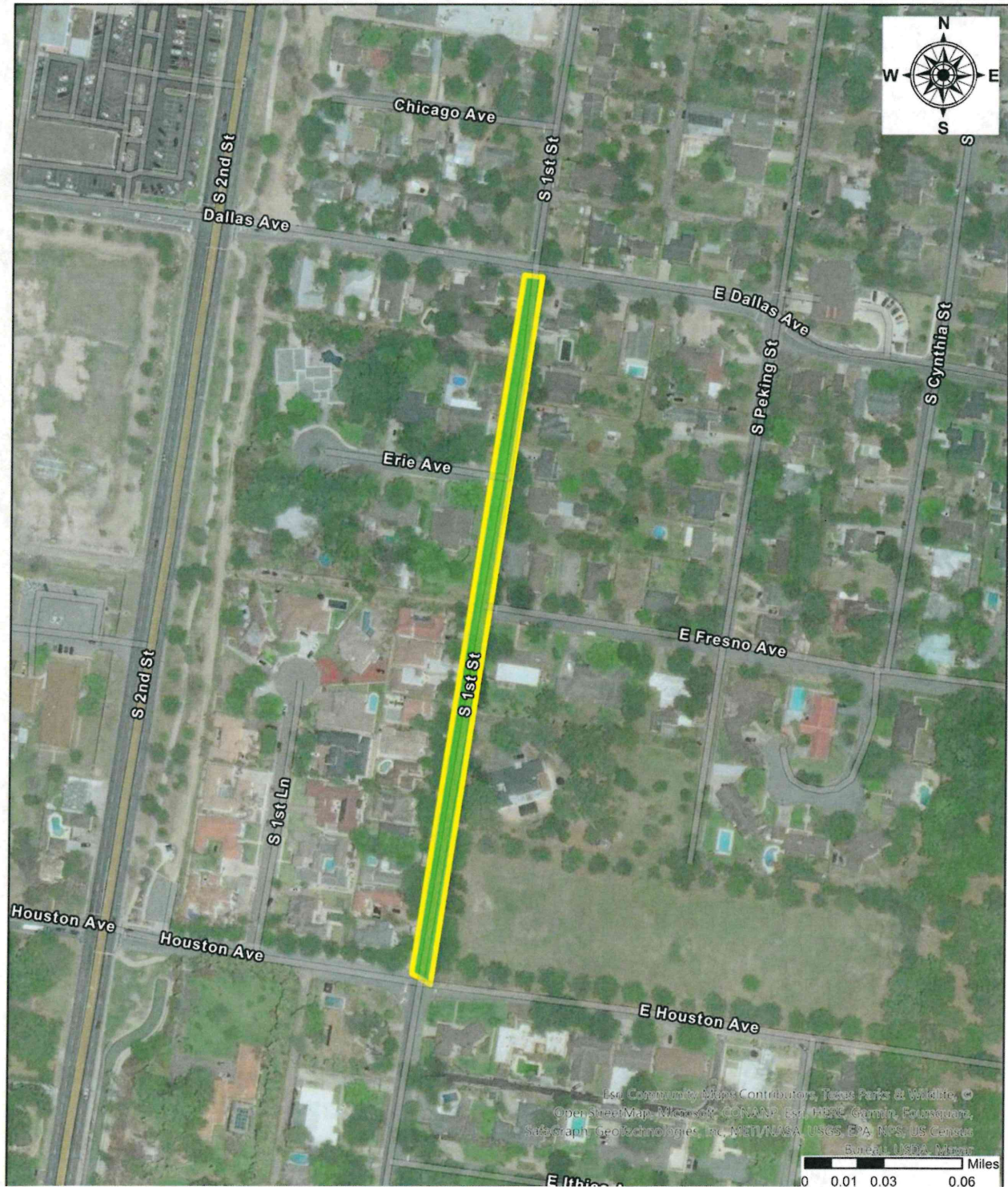
Country Club Terrace Drainage Improvements

Location: 500-feet (+/-) south of East Toronto Avenue at South Cynthia Street
Scope of Work: Installation of new storm sewer infrastructure to capture and convey excess stormwater runoff originating from the Country Club Terrace subdivision.
Estimated Cost: \$ 250,000
Status: Needs funding



Dallas Avenue at South 1st Street Drainage Improvements

Location: Dallas Avenue at South 1st Street between Houston and Dallas Avenues
Scope of Work: Installation of new storm sewer infrastructure to address localized flooding in the immediate area.
Estimated Cost: \$380,000
Status: Needs Funding



Toronto Ave. at South 16th Street Drainage Improvement

Location: Toronto Avenue from South Bicentennial Boulevard to South 16th Street
Scope of Work: Installation of new storm sewer infrastructure to address localized flooding in the immediate area. This project is funded by the Community Development Block Grant (CDBG) Program.
Estimated Cost: \$300,000
Status: Needs Funding



El Rancho Roadway and Drainage Improvement

Location: El Rancho Road from South 2nd Street to South Jackson Road
Scope of Work: Roadway widening improvements and related drainage infrastructure for a 1-mile segment of road.
Estimated Cost: \$8,000,000
Status: Needs Funding



Yuma Avenue Roadway and Drainage Improvements

Location: Yuma Avenue between South 2nd Street and South Jackson Road

Scope of Work: Roadway widening and related drainage infrastructure for a 1-mile segment of road.

Estimated Cost: \$700,000

Status: Needs Funding



Boeye Reservoir Redevelopment

Location: Northwest Corner of Uvalde Avenue at South Bicentennial Boulevard
Scope of Work: Reclamation of existing 70-acre raw-water reservoir to include controlled draw-down of impounded water, mass grading activities (earthwork fill) to bring site to adjacent natural grades and related geotechnical and environmental engineering.

Estimated Cost: \$6,000,000 expenses \$86,976.13

