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

DATE: **October 10, 2022**

TIME: **3:45 p.m.**

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

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.

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. Approval of Minutes of meetings held June 29, 2021 and September 28, 2022.

2. Other Business.

ADJOURNMENT OF MEETING

IF ACCOMMODATIONS FOR A DISABILITY ARE REQURIED, 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

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of the meeting of the Tax Increment Reinvestment Zone (TIRZ) #2A Board of Directors 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 October 7, 2022 at 3:30 p.m. 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

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

CITY COMMISSION	____________	**AGENDA ITEM**	**1**
UTILITY BOARD	____________	**DATE SUBMITTED**	**10/06/2022**
OTHER (TIRZ #2A BOARD)	**XX**	**MEETING DATE**	**10/10/2022**

1. **Agenda Item**: Approval of Minutes of meetings held June 29, 2021 and September 28, 2022.
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2. **Party Making Request:** Michelle Rivera, Assistant City Manager_

3. **Nature of Request: (Brief Overview) Attachments:** XX Yes _______ No
Approval of Minutes of meetings held June 29, 2021 and September 28, 2022_______

4. **Policy Implication**:________None

5. **Budgeted:** __________ Yes ______________ No ______________ 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:**

NAME/TITLE	INITIAL	DATE	CONCURRENCE
	________	______	________________

8. **Staff's Recommendation:** ____

9. **Advisory Board:** _______ **Approved** _______ **Disapproved** _______ **None**

10. **City Attorney:** _________ **Approved** _______ **Disapproved** _______ **None**

11. **Manager's Recommendation:** _______ **Approved** ______ **Disapproved** ______ **None**

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Tax Increment Reinvestment Zone Number 2A board meeting convened on June 29, 2021, at 12:00 p.m., at 1300 Houston Ave, McAllen City Hall, City Commission Room, with the following present:

Mayor Javier Villalobos, Commissioner Haddad, Commissioner Ramirez, and Hidalgo County Commissioner Precinct 2 Eduardo Cantu

Absent: Commissioner Omar Quintanilla and Nestor Lopez

Staff: City Manager Roel "Roy" Rodriguez, City Attorney Issac Tawil, Assistant City Manager Michelle Rivera, Finance Director Sergio Villasana, Assistant Finance Director Maria Chavero, Tax Assessor Collector Rebecca Grimes, City Engineer Yvette Barrera

CALL TO ORDER

Mayor Villalobos called the meeting to order.

1. RECAP OF PURPOSE OF ZONE

Staff gave a brief presentation and review of zone. No action.

2. FINANCIAL REPORT

Staff presented financial report. No action

3. CONSIDERATION AND POSSIBLE ACTION ON ADOPTION OF POLICIES OF HISTORICALLY UNDERUTILIZED BUSINESS (HUB) / MINORITY BUSINESS ENTERPRISE AND WOMEN'S BUSINESS ENTERPRISE (MBE/WBE)

Staff recommended approval on Adoption of Policies of Historically Underutilized Business (HUB) / Minority Business Enterprise and Women's Business Enterprise (MBE/WBE).

Mayor Villalobos moved to approve. Hidalgo County Commissioner Precinct 2 Eduardo Cantu seconded the motion. The motion carried unanimously by those present.

4. OTHER BUSINESS

None.

ADJOURNMENT

Without objection, the meeting adjourned.

Attest

____
Javier Villalobos, Board President

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Azeneth A. Vasquez,
Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The Tax Increment Reinvestment Zone Number 2A board meeting convened on September 28, 2022, at 5:00 p.m., at 1300 Houston Ave, McAllen City Hall, City Commission Room, with the following present:

Mayor Javier Villalobos, Commissioner Omar Quintanilla, Commissioner Victor “Seby” Haddad, Commissioner Jose R. “Pepe” Cabeza de Vaca

Absent: Hidalgo County Commissioner Precinct 2 Eduardo Cantu and Nestor Lopez

Staff: City Manager Roel “Roy” Rodriguez, City Attorney Isaac Tawil, Assistant City Manager Michelle Rivera, Finance Director Sergio Villasana, Assistant Finance Director Maria Chavero, Tax Assessor Collector Rebecca Grimes, City Engineer Eduardo Mendoza

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

1. RECAP OF PURPOSE OF ZONE.

Staff gave a brief presentation and review of zone.

A discussion ensued. Comments were made regarding to estimates and some of the projects. Staff answered questions.

No action required, report only.

2. FINANCIAL REPORT

Staff presented financial report. No comments made regarding financial report.

No action required, report only.

3. UPDATES FOR INCREMENT REALIZED.

Staff touched on Financing Plan Detailed spreadsheet and briefly highlighted on projections with the actuals for the first years and project estimates.

A discussion ensued. Comments were made regarding the detailed finance plan, new revenue, and new project costs. Staff answered questions.

No action required, report only.

4. UPDATES ON PROJECT ESTIMATES AND STATUS OF CONSTRUCTION.

Staff discussed project estimate and status of construction on projects as follows:

- McColl Road at Pineridge Avenue Drainage Improvements
- El Rancho Subdivision Drainage Improvements
- Augusta Avenue Drainage Improvement
- El Ranch Regional Stormwater Detention Facility
- Kennedy Avenue Drainage Improvements
- Country Club Terrace Drainage Improvements
- Dallas Avenue at South 1st Street Drainage Improvements
- Toronto Avenue at South 16th Street Drainage Improvement
- El Rancho Roadway and Drainage Improvement
- Yuma Avenue Roadway and Drainage Improvements
- Boeye Reservoir Redevelopment

A discussion ensued. Comments were made regarding the various projects, funded projects, currently not funded projects and priorities. Staffed answered questions posed.

No action required, report only.

5. OTHER BUSINESS

None.

ADJOURNMENT

Without objection, the meeting adjourned at 5:31 pm.

Attest

____
Javier Villalobos, Board President

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Perla Lara
City Secretary