

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

DATE: September 27, 2024

TIME: 9:00 a.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. Appointment/Re-appointment of TIRZ Board Members 1 through 4
2. Approval of Minutes of meetings held:
 - a. December 12, 2016
 - b. April 24, 2017
 - c. May 16, 2023
3. Review and accept Financial Statement for Fiscal Year end September 30, 2023
4. Review and accept Financial Statement (Unaudited) for month ended March 31, 2024
5. Consider and take action to approve project funds expended for construction FY 2022-2024
6. Review updates for project progress to date
7. 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

CERTIFICATION

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the 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 the 24th day of September 2024 at 9:00 a.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.

Dated this the 24th day of September 2024,

Perla Lara, City Secretary

CITY COMMISSION	
UTILITY BOARD	
OTHER (TIRZ #2A BOARD)	X

AGENDA ITEM	1
DATE SUBMITTED	9/27/24
MEETING DATE	9/27/24

- | 1. | Agenda Item: <u>Appointment/Re-appointment of TIRZ Board Members 1 through 4</u> | | | | | | | | |
|-------------------|--|-------------------|--------------------|-------------|--------------------|--|-------|-------|-------|
| <hr/> | | | | | | | | | |
| 2. | Party Making Request: <u>Michelle Rivera, Assistant City Manager,</u> | | | | | | | | |
| 3. | Nature of Request: (Brief Overview) Attachments: <u>X</u> Yes _____ No | | | | | | | | |
| <hr/> | | | | | | | | | |
| 4. | Policy Implication: <u>N/A</u> | | | | | | | | |
| <hr/> | | | | | | | | | |
| 5. | Budgeted: _____ Yes _____ No <u>X</u> N/A | | | | | | | | |
| | <div style="display: flex; justify-content: space-between;"> Bid Amount: \$_____ Budgeted Amount: \$_____ </div> <div style="display: flex; justify-content: space-between;"> Under Budget: \$_____ Over Budget: \$_____ </div> <div style="display: flex; justify-content: space-between;"> Amount Remaining: \$_____ </div> | | | | | | | | |
| | If over budget how will it be paid for: _____ | | | | | | | | |
| 6. | Alternate option/costs: _____ | | | | | | | | |
| 7. | Routing:
<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>NAME/TITLE</u></th> <th style="text-align: center;"><u>INITIAL</u></th> <th style="text-align: center;"><u>DATE</u></th> <th style="text-align: center;"><u>CONCURRENCE</u></th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td style="text-align: center; vertical-align: bottom;">_____</td> <td style="text-align: center; vertical-align: bottom;">_____</td> <td style="text-align: center; vertical-align: bottom;">_____</td> </tr> </tbody> </table> | <u>NAME/TITLE</u> | <u>INITIAL</u> | <u>DATE</u> | <u>CONCURRENCE</u> | | _____ | _____ | _____ |
| <u>NAME/TITLE</u> | <u>INITIAL</u> | <u>DATE</u> | <u>CONCURRENCE</u> | | | | | | |
| | _____ | _____ | _____ | | | | | | |
| 8. | Staff's Recommendation: <u>Re-appoint members 1 through 4 for a 2-year term</u> | | | | | | | | |
| 9. | Advisory Board: _____ Approved _____ Disapproved _____ None | | | | | | | | |
| 10. | City Attorney: _____ Approved _____ Disapproved _____ None | | | | | | | | |
| 11. | Manager's Recommendation: _____ Approved _____ Disapproved _____ None | | | | | | | | |

TIRZ #2A

Term Length: 24 Months

Max Terms: No Limit

Number of Members: 6

Meeting Schedule: Called Meetings

Meeting Time: 1:00 PM

Meeting Location:

Meeting Address:

Type: Board

Description:

Council Liaison:

Staff Liaison:

Michelle Rivera

(956) 681-1001

michelle.rivera@mcallen.net

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Javier Villalobos	09/26/2022	10	12/31/2023
2	Omar Quintanilla	09/26/2022	10	12/31/2023
3	Victor "Seby" Haddad	09/26/2022	10	12/31/2023
4	Pepe Cabeza de Vaca	04/11/2022	10	12/31/2023
5	Anthony Uresti	09/26/2023	10	12/31/2023
6	Eduardo "Eddie" Cantu	09/26/2023	10	12/31/2023

TIRZ #2A

Position	Term	Name & Address	Phone
1	09-26-2022	Javier Villalobos P.O. Box 220, McAllen, TX 78501 javier.villalobos@mcallen.net	681-1003
2	09-26-2022	Omar Quintanilla 1300 W. Houston Ave., McAllen, TX 78501 oquintanilla@mcallen.net	(956)681-1006
3	09-26-2022	Victor "Seby" Haddad 1300 W. Houston Ave., McAllen, TX 78501 seby.haddad@mcallen.net	(956)681-1006
4	04-11-2022	Pepe Cabeza de Vaca 1300 W. Houston Ave., McAllen, TX 78501 pepecdv@mcallen.net	(956)681-1006
5	09-26-2023	Anthony Uresti 100 E. Cano St., Edinburg, TX 78539 anthony.uresti@co.Hidalgo.tx.us	(956)318-2600
6	09-26-2023	Eduardo "Eddie" Cantu 300 W. Hall Acres Rd. Suite G., Pharr, TX 78577 eduardo.cantu@co.hidalgo.tx.us	787-7891

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

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

AGENDA ITEM 2
DATE SUBMITTED 9/27/24
MEETING DATE 9/27/24

1. **Agenda Item:** Approval of minutes for December 12, 2016; April 24, 2017, and May 15, 2023

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

3. **Nature of Request: (Brief Overview) Attachments:** X Yes No

4. **Policy Implication:** N/A

5. **Budgeted:** Yes No X 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:** Review minutes and approve as is or with changes

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 McAllen Tax Increment Reinvestment Zone Number Two Board meeting convened on **December 12, 2016**, at 5:30 pm, at McAllen City Hall (3rd Floor) City Commission Chambers, with the following present:

Mayor Jim Darling, Mayor Pro Tem Hilda Salinas, Commissioner Richard Cortez, Commissioner John Ingram

Staff: City Manager Roel Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Leftwich, Assistant City Manager Jeff Johnston, City Secretary Perla Lara

CALL TO ORDER

Mayor Darling called the meeting to order.

1. CONSIDERATION AND APPROVAL OF ORDINANCE TO ADOPT THE PROJECT AND FINANCE PLAN FOR McALLEN TAX INCREMENT REINVESTMENT ZONE # 2-A.

Staff recommended approval of Ordinance to adopt the project and Finance Plan for McAllen Tax Increment Reinvestment Zone Number 2-A.

Commissioner Pebley moved to adopt the ordinance as recommended. Mayor Pro Tem Ramirez seconded the motion. The motion carried unanimously.

2. CONSIDERATION AND APPROVAL OF AN INTERLOCAL AGREEMENT WITH COUNTY OF HIDALGO, TEXAS FOR MCALLEN TAX INCREMENT REINVESTMENT ZONE # 2.

Staff recommended approval of an Interlocal Agreement with County of Hidalgo, Texas for McAllen Tax Increment Reinvestment Zone Number 2-A.

Commissioner Pebley moved to approve the Interlocal Agreement. Mayor Pro Tem Escochea Salinas seconded the motion. The motion carried unanimously.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:35 p.m.

Attest

Jim Darling, Mayor

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The Tax Increment Reinvestment Zone Number 2A board meeting convened on **April 24, 2017**, at 5:00 pm, at McAllen City Hall (3rd Floor) City Commission Chambers, with the following present:

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

Absent: Mayor Pro Tem Aida Ramirez

Staff: City Manager Roy Rodriguez, City Attorney Kevin Pagan, Assistant City Manager Michelle Leftwich, Assistant City Manager Jeff Johnston, Assistant City Manager Joe Vera, City Secretary Perla Lara, City Engineer Yvette Barrera, Planning Director Juli Rankin, Deputy City Attorney Gary Henrichson, Director of Parks and Recreation Department Mike Hernandez, Finance Director Susan Lozano.

CALL TO ORDER

Mayor Darling called the meeting to order.

1. CONSIDERATION AND POSSIBLE ACTION TO AMEND COUNTY INTERLOCAL AGREEMENT REGARDING TIRZ #2A.

Staff recommended approval of amendment to the County Interlocal Agreement regarding TIRZ #2A.

Commissioner Richard Cortez moved to amend the agreement as recommended. Commissioner Veronica Whitacre seconded the motion. The motion carried unanimously by those present.

2. CONSIDERATION AND POSSIBLE ACTION TO AMEND ORDINANCE #2016-88 WHICH CREATED TIRZ #2A.

Staff recommended adoption of amendment to Ordinance #2016-88 which created TIRZ #2A.

Commissioner Richard Cortez moved to adopt the ordinance as recommended. Mayor Pro Tem Hilda Escochea Salinas seconded the motion. The motion carried unanimously by those present.

3. CONSIDERATION AND POSSIBLE ACTION TO AMEND ORDINANCE #2016-89 REGARDING THE PROJECT AND FINANCE PLAN FOR TIRZ #2A.

Staff recommended adoption of amendment to Ordinance #2016-89 regarding the Project and Finance Plan for TIRZ #2A.

Commissioner Richard Cortez moved to adopt the ordinance as recommended. Mayor Pro Tem Hilda Escochea Salinas seconded the motion. The motion carried unanimously by those present.

ADJOURNMENT

There being no other business to come before the Commission, the meeting was adjourned at 5:30 p.m.

Attest

Jim Darling, Board President

Perla Lara, TRMC/CMC, CPM
City Secretary

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

The Tax Increment Reinvestment Zone Number 2A board meeting convened on May 16, 2023, at 11:30 a.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, Hidalgo County Commissioner Precinct 2 - Eduardo Cantu and Anthony Uresti

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

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order.

1. APPROVAL OF MINUTES OF MEETINGS HELD OCTOBER 10, 2022.

Staff recommended approval of minutes of meeting held October 10, 2022.

Commissioner Victor “Seby” Haddad moved to approve minutes as recommended and seconded by Commissioner Omar Quintanilla. The motion carried unanimously.

2. REVIEW AND ACCEPT FINANCIAL STATEMENT FOR FISCAL YEAR END SEPTEMBER 30, 2022

The Finance Director gave a report on the financial statement for Fiscal Year end September 30, 2022.

Commissioner Omar Quintanilla moved to accept the report as presented and Commissioner Victor “Seby” Haddad seconded the motion. The motion carried unanimously.

3. REVIEW AND ACCEPT FINANCIAL STATEMENT (UNAUDITED) FOR MONTH ENDED MARCH 31, 2023

The Finance Director gave a report on the financial statement for Fiscal Year (unaudited) end March 31, 2023.

Mr. Anthony Uresti moved to accept the report as presented and Commissioner Omar Quintanilla seconded the motion. The motion carried unanimously.

4. CONSIDER AND TAKE ACTION TO AMEND THE TIRZ #2A BOUNDARY (DE-ANNEX 38 PARCELS)

Update was given on request for approval of boundary amendment. It was noted that ordinance adopting TIRZ #2A and the Interlocal with Hidalgo County to participate was adopted by the McAllen's City Commission on April 24, 2017. Hidalgo County adopted the same on October 3, 2017. Staff mentioned there was a map and a metes and bounds description of the zone boundary adopted with the original TIRZ Ordinance. Staff added that it later came to light that the metes and bounds description that the surveying company provided of the city did not exactly match the map. It was mentioned that the metes and bounds prevail in case of a conflict and staff asked to remove the 38 parcels that were not included in the original metes and bounds so that the maps would match.

Mayor Javier Villalobos moved to proceed with the recommendation as requested and seconded by Commissioner Omar Quintanilla. The motion carried unanimously.

5. REVIEW UPDATES FOR PROJECT PROGRESS TO DATE

Mr. Eduardo Mendoza provided an update on TIRZ #2A drainage projects. Comments were shared by board members. Staff answered questions posed by board members. Report only, no action required.

6. CONSIDER AND TAKE ACTION TO REQUEST CITY AND COUNTY TO ADJUST MAXIMUM TOTALS TO REFLECT CURRENT CONSTRUCTION COST ESTIMATES

Ms. Michelle Rivera discussed request for additional TIRZ participation from City and County noting TIRZ #2A was established with a base year of 2016. It was noted there were 12 drainage projects identified to be constructed over the 20-year life of the TIRZ at an estimated cost of \$15,644,827. Also noted was that since this is a "pay as you go" TIRZ model and couldn't start construction until such time as funding available new construction cost estimate were done in 2022 and the new estimate cost for the twelve projects is \$26,924,640. It was noted that in the original agreement the County stipulated that if construction didn't start by 2020, they didn't have to make any more payments, but didn't make a payment until 2021. Request was made to ask the County Commissioner's Court to reinstate payments due the city and to raise the participation ceiling they previously adopted at \$7,532,239 or 49.1% of the project cost to the new proportionate share of projects at \$13,219,998.

Commissioner Omar Quintanilla moved to approve the request and seconded by Mr. Anthony Uresti. The motion carried unanimously.

7. OTHER BUSINESS

None.

ADJOURNMENT

Without objection, the meeting adjourned at 11.52 pm.

Attest

Javier Villalobos, Board President

Perla Lara
City Secretary

CITY COMMISSION	
UTILITY BOARD	
OTHER (TIRZ #2A BOARD)	X

1. **Agenda Item:** Review and accept financial statement for fiscal year end September 30, 2023

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

3. **Nature of Request: (Brief Overview) Attachments:** X Yes No

4. **Policy Implication:** N/A

5. **Budgeted:** Yes No X 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:** Review statement and accept

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

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

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

City of McAllen, Texas
Balance Sheet
TIRZ# 2A
September 30, 2023

Assets

Cash	4,715
Investments	4,506,163
Due from Other Governments	1,939,448
Total Assets	<u><u>6,450,326</u></u>

Liabilities

Accrued Liabilities	46,080
Unearned Revenues	1,939,448
Total Liabilities	<u><u>1,985,528</u></u>

Fund Balance

Restricted	4,464,798
Total Liabilities and Fund Balance	<u><u>6,450,326</u></u>

City of McAllen, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balance
TIRZ# 2A
For the Month Ended September 30, 2023

Revenues

Investment Earnings	205,042
Total Revenues	<u>205,042</u>

Expenditures

Current:	
General Government	5,000
Highways & Streets	310,608
Total Expenditures	<u>315,608</u>

Excess (Deficiency) of Revenues Over/(Under) Expenditure (110,566)

Other Financing Sources (Uses)

Transfers In 755,184

Net Change in Fund Balance 644,618

Fund Balance at Beginning of Year 3,820,180

Fund Balance at End of September 30, 2023 4,464,798

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

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

AGENDA ITEM 4
DATE SUBMITTED 9/27/24
MEETING DATE 9/27/24

1. **Agenda Item:** Review and accept financial statement (unaudited) for month ended March 31, 2024

2. **Party Making Request:** Michelle Rivera, Assistant City Manager
3. **Nature of Request: (Brief Overview) Attachments:** X Yes No

4. **Policy Implication:** N/A
5. **Budgeted:** Yes No X 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:** Review statement and accept
9. **Advisory Board:** Approved Disapproved None
10. **City Attorney:** Approved Disapproved None
11. **Manager's Recommendation:** Approved Disapproved None

City of McAllen, Texas
Balance Sheet
TIRZ# 2A
March 31, 2024 - Unaudited

Assets

Cash	352
Investments	4,541,331
Due from Other Governments	1,939,448
Total Assets	<u><u>6,481,131</u></u>

Liabilities

Accrued Liabilities	99,365
Unearned Revenues	1,939,448
Total Liabilities	<u><u>2,038,813</u></u>

Fund Balance

Restricted	4,442,318
Total Liabilities and Fund Balance	<u><u>6,481,131</u></u>

City of McAllen, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balance
TIRZ# 2A
For the Month Ended March 31, 2024 - Unaudited

Revenues

Investment Earnings	125,168
Total Revenues	<u>125,168</u>

Expenditures

Current:	
General Government	-
Highways & Streets	147,648
Total Expenditures	<u>147,648</u>

Exceeds (Deficiency) of Revenues Over/(Under) Expenditure (22,480)

Other Financing Sources (Uses)

Transfers In -

Net Change in Fund Balance (22,480)

Fund Balance at Beginning of Year 4,464,798

Fund Balance at End of March 31, 2024 4,442,318

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

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

AGENDA ITEM 5
DATE SUBMITTED 9/27/24
MEETING DATE 9/27/24

1. **Agenda Item:** Consider and take action to approve project funds expended for construction fiscal years 2022 - 2024

2. **Party Making Request:** Michelle Rivera, Assistant City Manager
3. **Nature of Request: (Brief Overview) Attachments:** X Yes No

4. **Policy Implication:** N/A
5. **Budgeted:** Yes No X 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:** Review expenditures and approve
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 Status: July 2024

Project		FY 23-24	Balance	Portion Completed FY 20- 21	Portion Completed FY 21- 22	Portion Completed FY 22-23	Schedule Anticipated to be Completed FY 23- 24	Portion Completed FY 23-24	Schedule Anticipated to be Completed FY 24- 25
Augusta Avenue Drainage	124-8708-436-66-36-ID2319	\$	510,000.00	\$ -	\$ -	\$ 19,926.00	\$ -	\$ -	\$ 87,810.10
Boeye Redevelopment	124-8708-436-66-36-ID2301	\$	1,102,165.00	\$ -	\$ -	\$ 74,877.32	\$ 540,000.00	\$ 286,041.18	\$ 6,000,000.00
Country Club Terrace Drainage Imprv.	124-8708-436-66-36-ID2302	\$	10,040.00	\$ -	\$ -	\$ 10,435.00	\$ -	\$ 1,065.00	\$ -
Dallas Avenue at S. 1st Drainage Imprv.	124-8708-436-66-36-ID2303	\$	210,000.00	\$ -	\$ -	\$ 4,880.00	\$ 6,720.00	\$ 8,400.00	\$ 205,200.00
El Rancho Drainage Improvement	124-8708-436-66-36-ID2201	\$	1,366,000.00	\$ -	\$ -	\$ 15,688.00	\$ 10,516.00	\$ 93,416.00	\$ 1,428,703.41
El Rancho Roadway & Drainage	124-8708-436-66-36-ID2315	\$	675,200.00	\$ -	\$ -	\$ 30,427.68	\$ 15,000.00	\$ -	\$ 186,000.00
El Rancho Subd Drainage	124-8708-436-66-36-ID2318	\$	220,000.00	\$ -	\$ -	\$ 11,070.00	\$ 40,000.00	\$ 54,150.05	\$ 119,527.97
Lindberg Avenue Drainage Imprv.	124-8708-436-66-36-ID2304	\$	267,000.00	\$ -	\$ -	\$ 6,050.00	\$ 7,400.00	\$ 9,250.00	\$ 263,844.00
South McColl & Pine Ridge	124-8708-436-66-36-ID2317	\$	30,000.00	\$ -	\$ -	\$ 15,054.60	\$ 843.05	\$ 14,102.35	\$ 76,281.93
Yuma Ave Roadway & Drainage	124-8708-436-66-36-ID2316	\$	933,908.00	\$ -	\$ -	\$ 122,198.80	\$ 209,946.50	\$ 149,986.00	\$ 738,779.48

CITY OF MCALLEN
STANDARDIZED RECOMMENDATION FORM

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

AGENDA ITEM 6
DATE SUBMITTED 9/27/24
MEETING DATE 9/27/24

1. **Agenda Item:** Review updates for construction project progress to date

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

3. **Nature of Request: (Brief Overview) Attachments:** X Yes No

4. **Policy Implication:** N/A

5. **Budgeted:** Yes No X 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:**

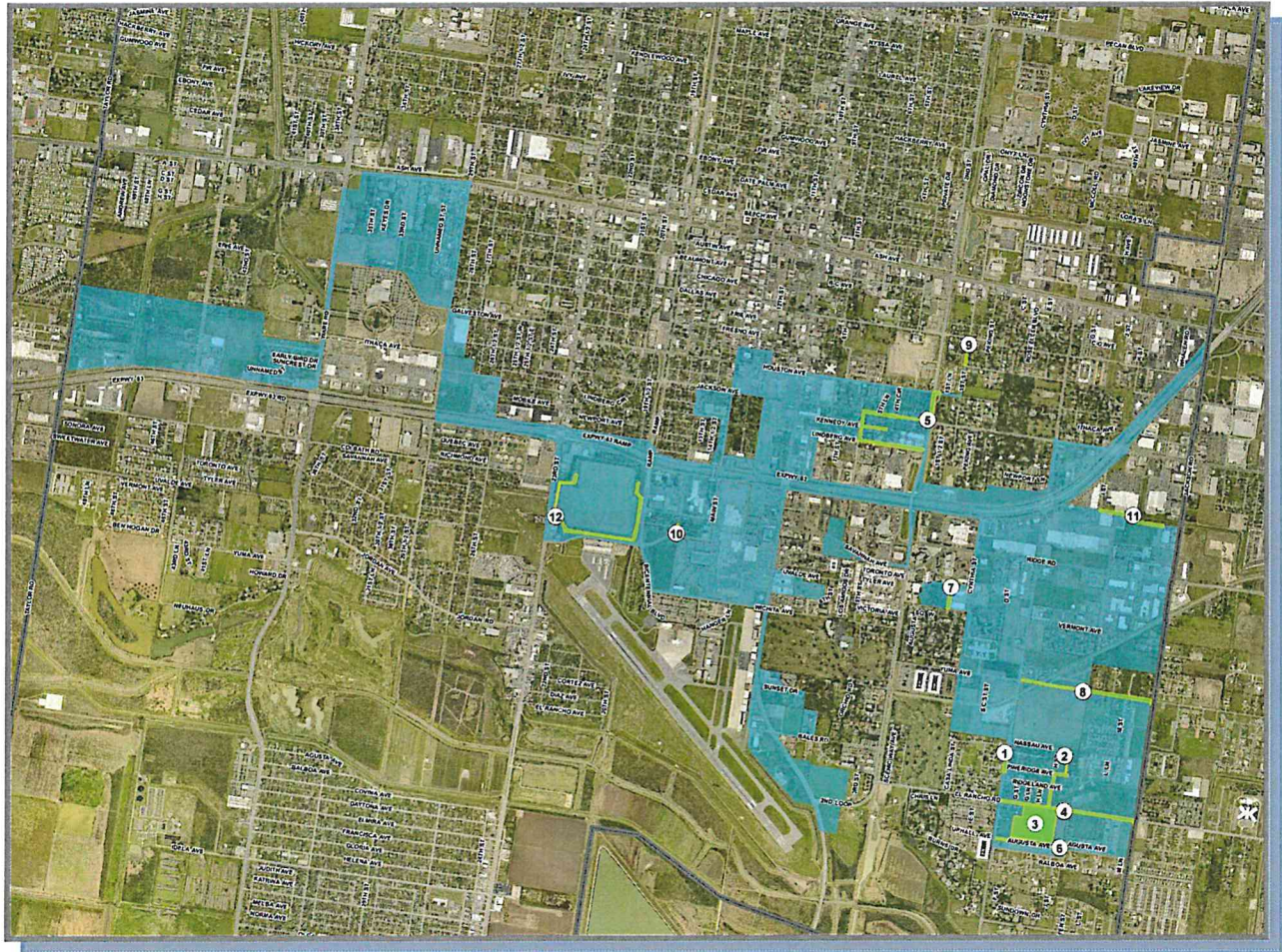
<u>NAME/TITLE</u>	<u>INITIAL</u>	<u>DATE</u>	<u>CONCURRENCE</u>
	_____	_____	_____

8. **Staff's Recommendation:** Hear update report

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

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

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



TAX INCREMENT REINVESTMENT ZONE #2A

CAPITAL IMPROVEMENT PROJECT STATUS REPORT

Through September 27, 2024



EXECUTIVE SUMMARY

The City of McAllen's Tax Increment Reinvestment Zone (TIRZ) #2A is generally situated along Interstate 2 between Taylor Road and US Business 83. The City has currently funded ten (10) capital improvement projects within the TIRZ #2A boundary that consist of various roadway and drainage infrastructure improvements.

Seven (7) projects focus on introducing new drainage infrastructure to address localized flooding and improve overall stormwater drainage. Two (2) projects target transportation mobility and propose expanding existing roadway corridor infrastructure. The final project involves preparing nearly 70-acres of land for future development.

The projects are in various stages of development with expenditures to date totaling **\$1,067,164.68**.

The following narratives provide a brief project background and status through September 27, 2024.

EL RANCHO DRAINAGE IMPROVEMENTS



Project Description

The El Rancho Regional Stormwater Detention Facility (RDF) will serve approximately 300 acres of residential development in and around the area of El Rancho and S. McColl Roads. The project consists of fully developing the existing stormwater detention pond to its fully developed state, design of storm water pump station, and associated drainage improvements with the inflow and

Progress to Date

Construction documents are complete and are advertising for construction. Activity is anticipated to commence in January of 2025 and will run through early 2026

Expenditures to Date

A total of **\$109,104.00** has been expended on professional engineering services.

BOEYE RESERVOIR REDEVELOPMENT



Project Description

The scope of work focuses on preparing of the former Boeye Reservoir site for future development. The site sits on nearly 70-acres adjacent to Interstate 2 and was replaced in 2009 with a new one. Proposed activity includes earthwork to bring the site to adjacent grades.

Progress to Date

Geotechnical investigations and environmental studies were completed. The reservoir was drained by feeding the water to the adjacent South Water Treatment Plant. Initial demolition operations removed the concrete rubble used to protect interior slopes. Plans for proposed earthwork activity are complete and in solicitation. Activity is anticipated to begin in the last quarter of 2024 and continue through late 2025.

Expenditures to Date

A total of **\$623,360.00** has been expended on professional services and initial demolition operations.

COUNTRY CLUB TERRACE DRAINAGE IMPROVEMENTS



Project Description

The Country Club Terrace subdivision experiences localized flooding, especially high intensity, short duration storm events. The project consists of improvements to the storm sewer system offsite of the subdivision to the north. This project will also include signed and sealed construction plans and construction documents, bidding assistance and construction administrative services.

Progress to Date

Design is complete, sign and seals plans and construction documents submitted. Right-of-way acquisition efforts for storm sewer infrastructure ongoing. Anticipated time for project completion to run through 2025.

Expenditures to Date

A total of **\$11,500.00** has been expended on professional engineering services.

DALLAS AVENUE AT SOUTH 1ST STREET DRAINAGE IMPROVEMENTS



Project Description

This project will introduce much need storm sewer infrastructure in the immediate vicinity of Dallas Avenue at South 1st Street to address localized flooding affecting adjacent residents.

Progress to Date

Design is complete and construction documents are at 90%. Bidding and award are anticipated to occur the 1st quarter of 2025. Construction is expected to run through the third quarter of 2025.

Expenditures to Date

A total of **\$13,280.00** has been expended on professional engineering services.

LINDBERG AVENUE DRAINAGE IMPROVEMENTS



Project Description

This project will extend the current storm sewer infrastructure

Progress to Date

Design is complete and construction documents are at 90%. Bidding and award are anticipated to occur in late 2024. Construction is anticipated to commence in early 2025.

Expenditures to Date

A total of **\$15,300.00** has been expended on professional engineering services.

EL RANCHO ROADWAY & DRAINAGE IMPROVEMENTS



Project Description

El Rancho Road currently exists as a two lane road. The proposed roadway section would consist of a four-lanes with dedicated turn lanes at the major intersecting roadways.

Progress to Date

The conceptual design is complete. Professional services for preparation of a preliminary schematic were procured earlier this year. Development of the preliminary schematic is currently in progress.

Expenditures to Date

A total of **\$30,427.68** has been expended on professional surveying and mapping services.

YUMA AVENUE ROADWAY & DRAINAGE IMPROVEMENTS



Project Description

Yuma Avenue provides east-west connectivity between South 2nd Street and Jackson Avenue. The majority of this roughly 1-mile segment of roadway currently exists as a two-lane urban section. The proposed roadway section would consist of two through lanes with a continuous left-turn lane, a dedicated shared-use path, and an innovative roundabout at McColl Road.

Progress to Date

The schematic design is complete. A detailed Traffic Analysis is in progress and expected to be completed during in late 2024.

Expenditures to Date

A total of **\$149,986.00** has been expended on professional engineering services.

SOUTH McCOLL & PINE RIDGE DRAINAGE IMPROVEMENTS



Project Description

Due to the geographical location, and lack of topographic relief, this area experiences localized flooding, especially during high intensity, short duration storm events.

Progress to Date

The project is currently under design phase. Hydrologic and hydraulic modeling have been conducted, mitigation analysis completed, and storm sewer improvements scheduled for 30% submittal by end of October 2024.

Expenditures to Date

A total of **\$20,337.65** has been expended on professional engineering services.

EL RANCHO SUBDIVISION DRAINAGE IMPROVEMENTS



Project Description

Due to the geographical location, and lack of topographic relief, this area experiences localized flooding, especially during high intensity, short duration storm events. El Rancho Subdivision is the second project for this area that includes topographic surveying, hydrological and hydraulic modeling, and mitigation analysis, signed and sealed construction plans and construction documents, bidding assistance and construction administrative services

Progress to Date

Hydrologic and hydraulic modeling have been conducted, mitigation analysis completed, and storm sewer improvements scheduled for 30% submittal by end of October 2024.

Expenditures to Date

A total of **\$79,933.35** has been expended on professional engineering services.

AUGUSTA AVENUE DRAINAGE IMPROVEMENTS



Project Description

Due to the geographical location, and lack of topographic relief, this area experiences localized flooding, especially during high intensity, short duration storm events. Augusta Avenue drainage improvement is the third project for this area that includes topographic surveying, hydrological and hydraulic modeling, and mitigation analysis, signed and sealed construction plans and construction documents, bidding assistance and construction administrative services.

Progress to Date

Hydrologic and hydraulic modeling have been conducted, mitigation analysis completed, and storm sewer improvements scheduled for 30% submittal by end of October 2024.

Expenditures to Date

A total of **\$19,926.00** has been expended on professional engineering services.