



Mayor Javier Villalobos
Mayor Pro Tem/Commissioner J. Omar Quintanilla
Commissioner Tony Aguirre, Jr.
Commissioner Joaquin Zamora



Commissioner Rodolfo "Rudy" Castillo
Commissioner Victor "Seby" Haddad
Commissioner Pepe Cabeza de Vaca
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE
MCALLEN BOARD OF COMMISSIONERS
MONDAY, MARCH 10, 2025 – 4:00 PM
MCALLEN CITY HALL
CITY COMMISSION CHAMBERS; 3RD FLOOR
1300 HOUSTON AVENUE
MCALLEN TEXAS, 78501**

AGENDA

"At any time during the course of this meeting, the City Commission 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 City Commission 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."

CALL TO ORDER

1. Present questions to staff relating to the March 10, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Parks and Recreation Department Presentation.
3. IMAS Campaign for Children Presentation.
4. Boys & Girls Club Presentation.
5. **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)**
 - A) Consultation with City Attorney regarding pending litigation; Cause No. CCD-0756-B pending in Hidalgo County, Texas. Texas Gov't. Code §551.071.
 - B) Consideration of Economic Development matters. Texas Gov't. Code §551.087.

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY THE CITY SECRETARY'S DEPARTMENT AT 681-1020 FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE BOARD OF COMMISSIONERS MAY TAKE VARIOUS ACTIONS INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OR TIME.

C E R T I F I C A T I O N

I, the Undersigned Authority, do hereby certify that the attached agenda of the meeting of the McAllen Board of Commissioners 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 March 7, 2025 at 3:30 PM 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



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

3/10/2025

1. Agenda Item: Present questions to staff relating to the March 10, 2025 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:
Jose Trujillo
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

Created -



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM
DATE SUBMITTED
MEETING DATE

2.
03/04/2025
3/10/2025

1. Agenda Item: Parks and Recreation Department Presentation.

2. Party Making Request: Denny Meline

3. Nature of Request:

4. Routing:	
Dulce Landeros	Created/Initiated - 3/4/2025
Denny Meline	Approved - 3/4/2025
Austin Stevenson	Final Approval - 3/5/2025

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



City of McAllen Commission Workshop

MARCH 7, 2025

Agenda

DEPARTMENT OVERVIEW

MCALLEN RECREATIONAL COMPLEX

SYNTHETIC TURF INITIATIVE



Mission Statement

QUALITY OF LIFE

FACILITATE WHOLESOME AND
CONSTRUCTIVE PROGRAMS

PROVIDE ATTRACTIVE AND WELL
MAINTAINED MAJOR PARKS AND
RECREATION FACILIITES

PROMOTE ENVIRONMENTAL CONSERVATION,
ECO AND CULTURAL TOURISM AND
SOCIALLY ORIENTED SPECIAL EVENTS



WHO WE ARE

PARKS

101

PARKS,
RECREATION,
AND GREEN
OPEN SPACES

1,047

ACRES OF
GREEN SPACE



44

MILES OF
HIKE & BIKE
TRAILS

111

PLAY
SYSTEMS



53 ACRE
URBAN
NATURE SITE &
CAMPGROUND



1

 DOG
RUN

1

 DOG
PARK

3

 SKATE PARKS

RECREATION



3

 COMMUNITY
CENTERS

LARK | LAS PALMAS | PALM VIEW

7

ATHLETIC
COMPLEXES

MYBC | WEST | MUNICIPAL |
LOS | SPRING | MSP | CASCADE



4

AQUATIC
FACILITIES

BOYS POOL | CASCADE | MUNICIPAL | LOS ENCINOS



5

SPLASH PADS AND
INTERACTIVE FOUNTAINS

PALM VIEW | ZINNIA | MYBC | CURTIS | MSP

(INTERACTIVE)

RENTABLE SPACES

1

 AMPHITHEATER

12

PAVILLIONS

80

ATHLETIC FIELDS



Recreational Complex

PROJECT



Complex Amenities

DOG PARK
OLYMPIC SIZE POOL
INCLUSIVE SPLASH PAD



Complex Amenities

INCLUSIVE PLAYGROUND
SIX PICKLEBALL COURTS
SIXTEEN TENNIS COURTS

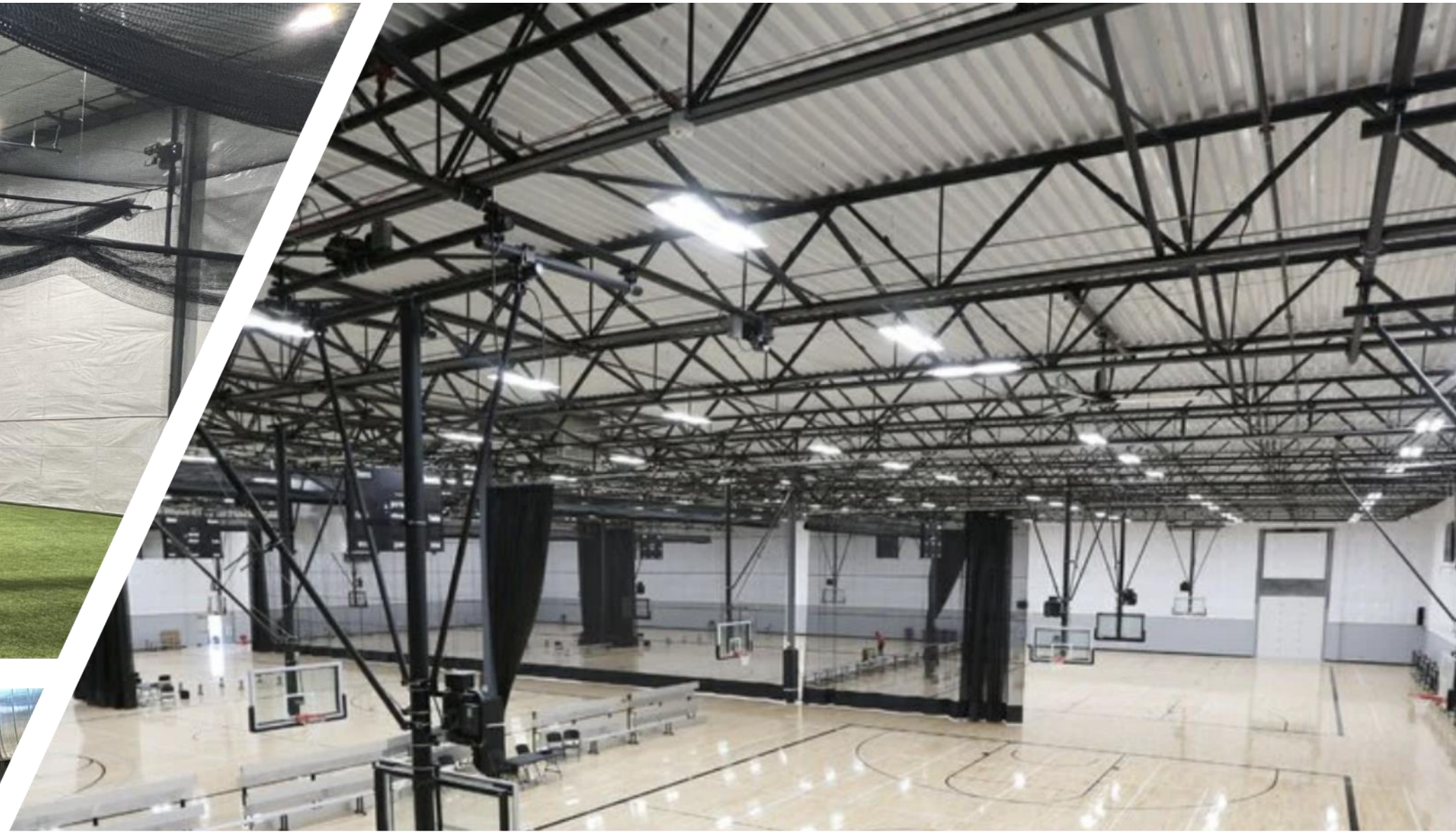


Complex Amenities

WALKING TRAIL
GYMNASIUM
MULTIPURPOSE TURF FIELD



Multipurpose Complex





Synthetic Turf

INITIATIVE

BY THE NUMBERS

WESTSIDE SOFTBALL COMPLEX

4 fields
222 days of usage annually
444,600 players and spectators
1 concession

MCALLEN SPORTS PARK

20 multipurpose fields
305 days of annual usage
1 Multipurpose pavilion
2 concessions
504,432 players and spectators

MCALLEN YOUTH BASEBALL COMPLEX

11 fields
1 Miracle Field
190 days of usage annually
375,840 players and spectators
2 concession



Westside Ballfields



McAllen Sports Park



McAllen Youth Baseball Complex



Facility Usage

90+

TOURNAMENTS

1.5M+

ANNUAL VISITORS

OVER \$16M

ECONOMIC IMPACT

41

LEAGUES

1,816

TEAMS

20,000+

PLAYERS

Partners

13
ASSOCIATIONS



10
FACILITIES



7
DAYS



& MORE



Annual Programs

418

PROGRAMS

1,600

CLASSES

28,000

PARTICIPANTS

289,118

MEALS SERVED



THANK YOU

QUESTIONS?



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

MEETING DATE

3/10/2025

1. Agenda Item: IMAS Campaign for Children Presentation.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



IMAS

International Museum
of Art & Science

A photograph of a museum gallery. On the left, a large, ornate, yellow and black mask with a wide, open mouth is displayed on the wall. Several other smaller masks are visible above and to the left of it. In the center and right, several people are standing and looking at a large, colorful artwork on the wall. The artwork appears to be a collage or a collection of small, colorful figures. The people are dressed in casual attire, and one person in the foreground is wearing a face mask. The overall atmosphere is that of a quiet, contemplative museum visit.

Great Museums Serve Great Communities

IMAS (the International Museum of Art and Science) embraces and involves its vibrant, connected communities in McAllen and throughout the RGV, fulfilling its legacy of delivering transformational learning experiences for a changing world. Today's museum leaders embrace the same pride of place and aspirations for progress that inspired its founders.

A Museum for the Community

June 2, 1967 - **McAllen International Museum** was chartered under Texas state laws

October 7, 1968 - Junior League Museum Board entered leaning agreement with **City of McAllen**



5,000 sq. ft. building on Quince. Board of Trustees appointed & By-Laws adopted **October 26, 1969**. Opened to the public and home to the museum for 7 years!



Museums Make the Future and Help the City Grow

Every step of the way, the [City of McAllen](#) was there. The next expansion was 40 years ago, followed by the expansion in 1999, over 24 years ago which included the addition of the Discovery Pavilion and Welcome Pavilion with interactive art and science labs.

IMAS has the power to inspire our future generations.



Bicentennial Project completed July 4, 1976, and the Millennial Project in 1999 with support from the [City of McAllen](#).



Our Children Our World

IMAS is affiliated with world class museums – the Smithsonian Institution, the Exploratorium in San Francisco, members of the Association of Science and Technology Centers – and is accredited by the American Alliance of Museums. Like its renowned partners, IMAS delivers the highest national standards of informal museum-based learning to benefit our children and curious learners of all ages, right here in South Texas.



OF THE MORE THAN
50,000
VISITORS SERVED
ON-SITE AND ONLINE,
>54%
ARE CHILDREN UNDER
THE AGE OF 12

ANNUALLY IMAS VISITORS
REPRESENT AN AVERAGE OF

45

STATES IN THE USA

ART & SCIENCE CONTENT
SERVED ON-SITE TO AN
AVERAGE OF

9,000+

STUDENTS THROUGH
SCHOOL FIELD TRIPS

INTERNATIONAL VISITORS
TRAVEL TO IMAS FROM

MEXICO, CANADA, FRANCE,
UNITED KINGDOM, INDIA,
GERMANY, SPAIN, NEW ZEALAND

45%

OF ANNUAL IMAS VISITORS
ARE COMPRISED OF
MCALLEN RESIDENTS

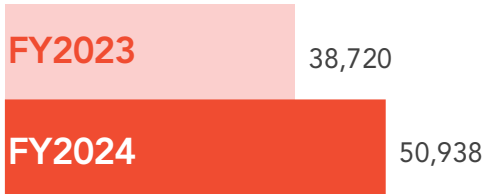
IMAS data from 2022-2023



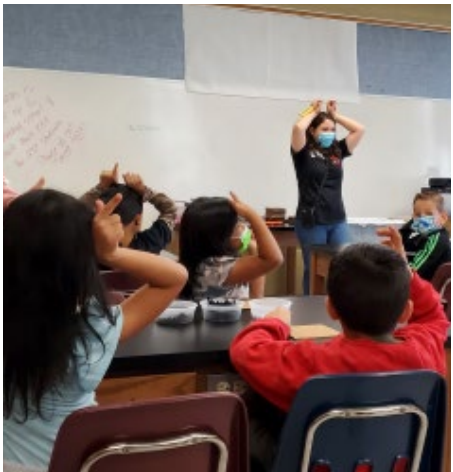
annual impact 2023-2024



Daily Admissions
Increased by 31%



Museum Attendance

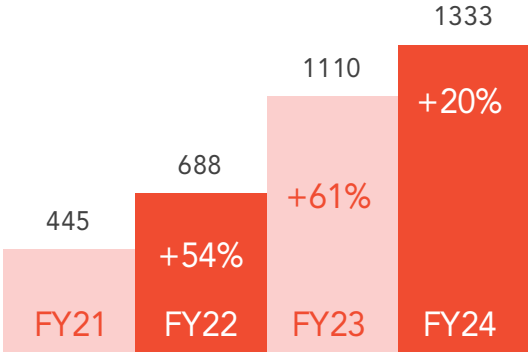


45% of IMAS visitors
are McAllen Residents

5,600+

COMMUNITY MEMBERS
SERVED ON OUTREACH

60% OF WHOM
WERE
MCALLEN RESIDENTS



Total Member Households

200% INCREASE IN
MEMBERSHIP
IN 3 YEARS

museum audience



Museums Make the Future

IMAS needs to grow
to meet the needs of
ALL our children in
the **City of McAllen**



Serving ALL in our Community

IMAS has served hundreds of low-income families through grants from Hidalgo County providing Museums for All Family memberships, a grant from UTRGV School of Education to serve families with autistic children, PNC Young Adventurers program grant, and Corning Connects which provides access to educational family experiences. Additional support from McAllen Public Utility, and other grant-funded programs encourage and foster family experiences at the museum together.

Our community has demonstrated broad interest in supporting access to the museum and tremendously high impact to our community members, especially children and families.



UTRGV School of Education

UTRGV College of Fine Arts

Victor John Daniec

IMAS Visionary Pay It Forward Members

Numerous individual donors and supporters

Leading the Way



Support for the IMAS Campaign for Children includes a strong Board of Trustees, campaign committee, engaged community members, and the **City of McAllen**.

Deliver a world class museum for the community

Donors' philanthropic investments will fund the following imperatives to transform IMAS into the museum the community needs and deserves:

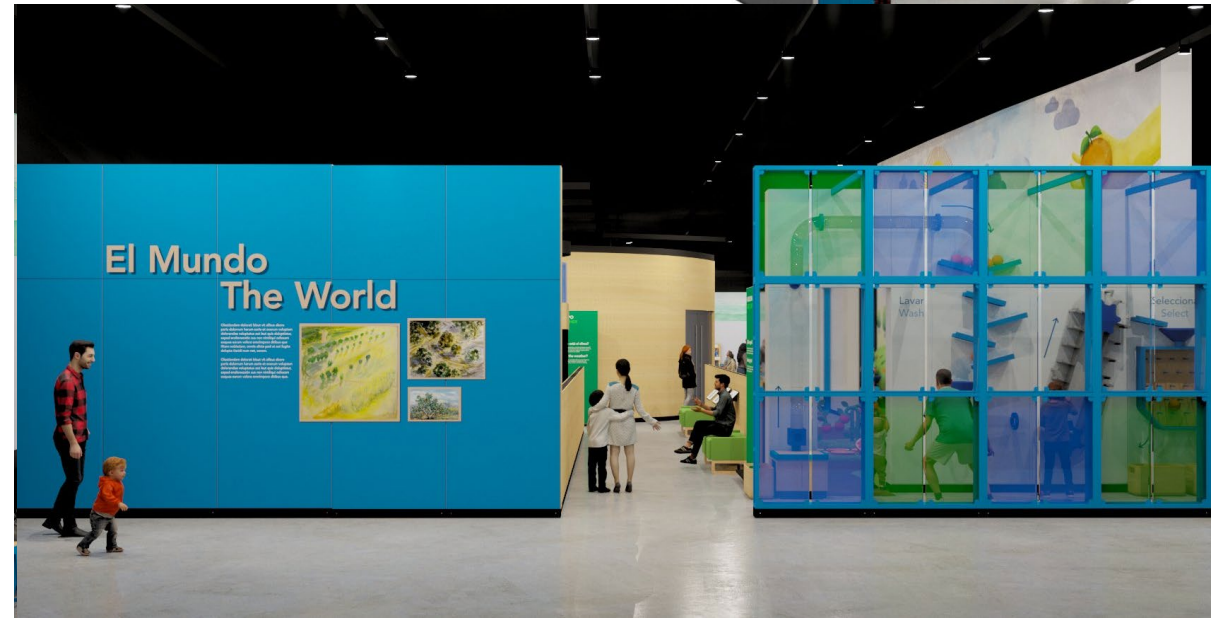
01	Build a better museum Meet the community's needs Update and improve public spaces, utilizing the Campus Master Plan design by award-winning local architects, The Warren Group Architects, Inc. including state-of-the-art educational technologies and learning labs, renovating an existing adjacent building as a Curatorial Center for Care of the Permanent Collection, upgrading IMAS infrastructure, including new climate controls to meet Museum Accreditation Standards	\$19 million	Project Goal \$35 million Total Pledged \$2.6 million Received \$2.3 million
02	Create the exhibits Engage learners of all ages Expand the museum experience to become an all-day attraction, develop interactive children's exhibits, and reimagine all permanent galleries, designed in partnership with the Exploratorium, San Francisco, and Sietecolores, Mexico City.	\$14 million	
03	Secure the future Become a world class destination Establish endowment funds to ensure financial stability allowing IMAS to continue to deliver cutting-edge art and science museum learning experiences, and ensure the continuous upkeep of the world class Children's Museum interactives for future generations.	\$2 million	

Gallery Renovation & Expansion

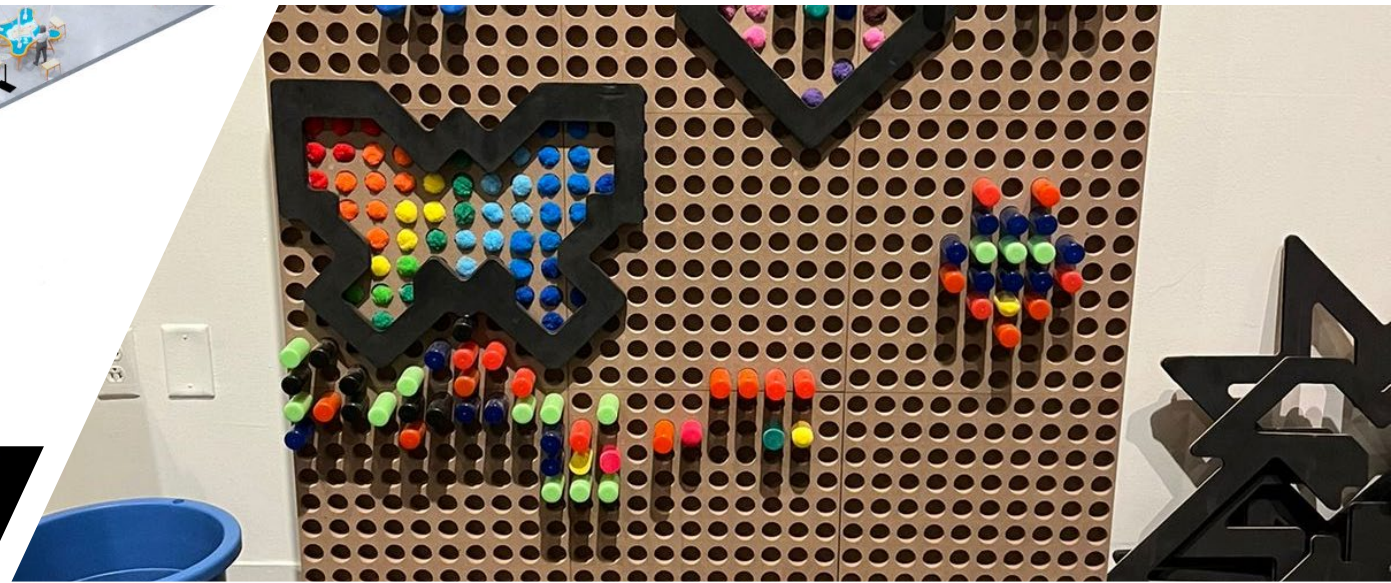
explO^oratorium®



El Mundo The World



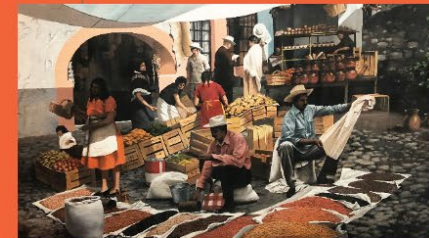
La Plaza The Plaza



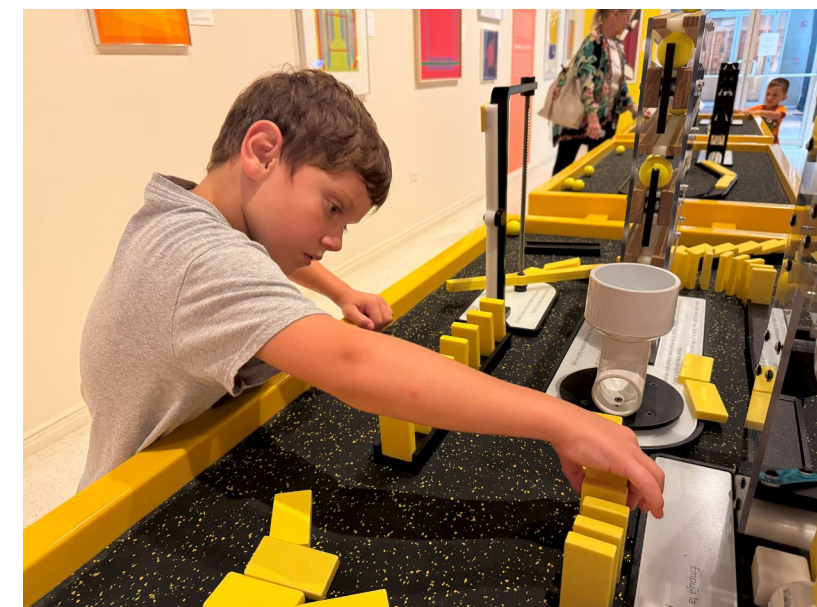
The Plaza

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paria dolorum harum eario et everum voluptam
dolorendae voluptatus aut laut quis doluptiatur,
saped endioneatin cus non nimiriqui odiosam
eaquas earum volore omnimpora ditibus que
ilitem nobiciam, omnis alicte pari ut aut fugita
dolupta tiscidi num net, corem.

Olestandam dolorati blaut vit alibus abore
paria dolorum harum eario et everum voluptam
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El Estudio The Studio



Continuing the Momentum



Priority needs:

- \$304K to complete architectural design development and obtain opinion of construction costs
- \$608K to complete construction documents

Current requests include:

- \$7.5 Million to State of Texas
- \$1.6 Million to local foundations and organizations



IMAS

VISION BEYOND WORDS...

"The signs of a community's health lie upon those places like museums and parks where families can gather and grow."

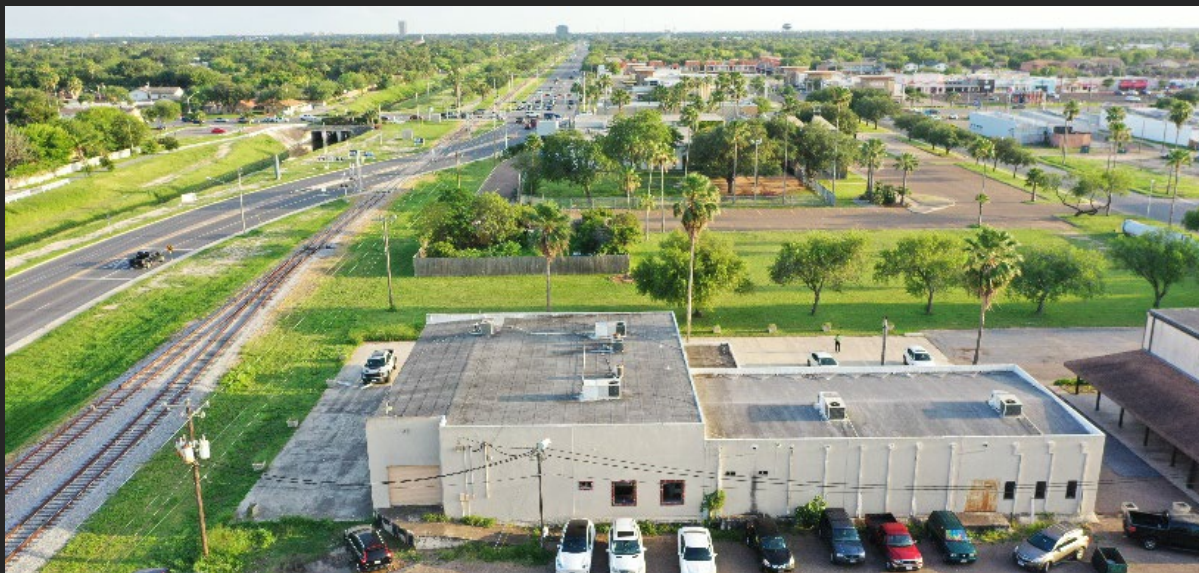
Laura Nassri Warren
Principal, The Warren Group Architects



A Refreshed & Expanded Campus Designed by The Warren Group

- 10,767 square feet of additional gallery space
- 3,575 square feet of newly designated back-of-house space for exhibits and special events.
- Restaurant, shop, and new Nolana facing entrance which sees more than 38,000* vehicles drive by daily.
- Group entrance for schools and tours.





Expanded Campus

- Acquired annex sits adjacent to the museum property
- 10,000 square feet added allows for expanded exhibit space in main museum building
- New Vault will allow for proper climate control and sufficient space for current and incoming collections





| IMAS

VISION BEYOND WORDS...



Continuing the Momentum



Priority needs:

- \$304K to complete architectural design development and obtain opinion of construction costs
- \$608K to complete construction documents

Current requests include:

- \$7.5 Million to State of Texas
- \$1.6 Million to local foundations and organizations



The McAllen Way is Investing in IMAS and the **City of McAllen's** Future



ITEM SUMMARY

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

MEETING DATE

3/10/2025

1. Agenda Item: Boys & Girls Club Presentation.

2. Party Making Request:

3. Nature of Request:

4. Routing:
Jose Trujillo

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

Proposed Operating Model

PHASE 1 2025-2026

Cafeteria, extension- micro-site , 75 kids served

Summer Camp 8am-5pm

Teen recreation and workforce development 5pm-8pm

After school programming 3:30pm-6pm

PHASE 2 and 3 2026

Renovation complete on existing facility- full site, 150-300 kids served

Summer Camp 8am-5pm

Teen recreation and workforce development, main hub 5pm-8pm

Mental health department, main hub 8am-6pm

Theatre, main hub 2pm-6pm

After school programming 3:30pm-6pm

Elementary size gym for 10U practices 6pm-9pm

Center for Health and Upward Mobility (inspired by Urban Institute) to possibly include food bank, community closet, health clinic, family classes, county and social service resource hub 5pm-8pm

PHASE 4 2026-2028

2-4 full-size gyms to meet the growing needs of our youth sports department

PHASE 5 2028

Central Commercial Kitchen

Boys & Girls Club of McAllen, south

Bonham Center Master Plan Vision

Project Goals

A holistic approach to master planning the new Boys and Girls Club Bonham Site will involve an integrated consideration of all these categories during the Schematic Design phase to create a sustainable, functional, and vibrant site design that meets the vision and the needs of the community while minimizing environmental impacts. Collaboration among the design team, staff, and the community is crucial to achieving a successful master plan for the existing Bonham site.



Boys & Girls Club of McAllen

Mission

To enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

Vision

Provide a world-class Club Experience that assures success is within reach of every young person who enters our doors, with all members on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, an

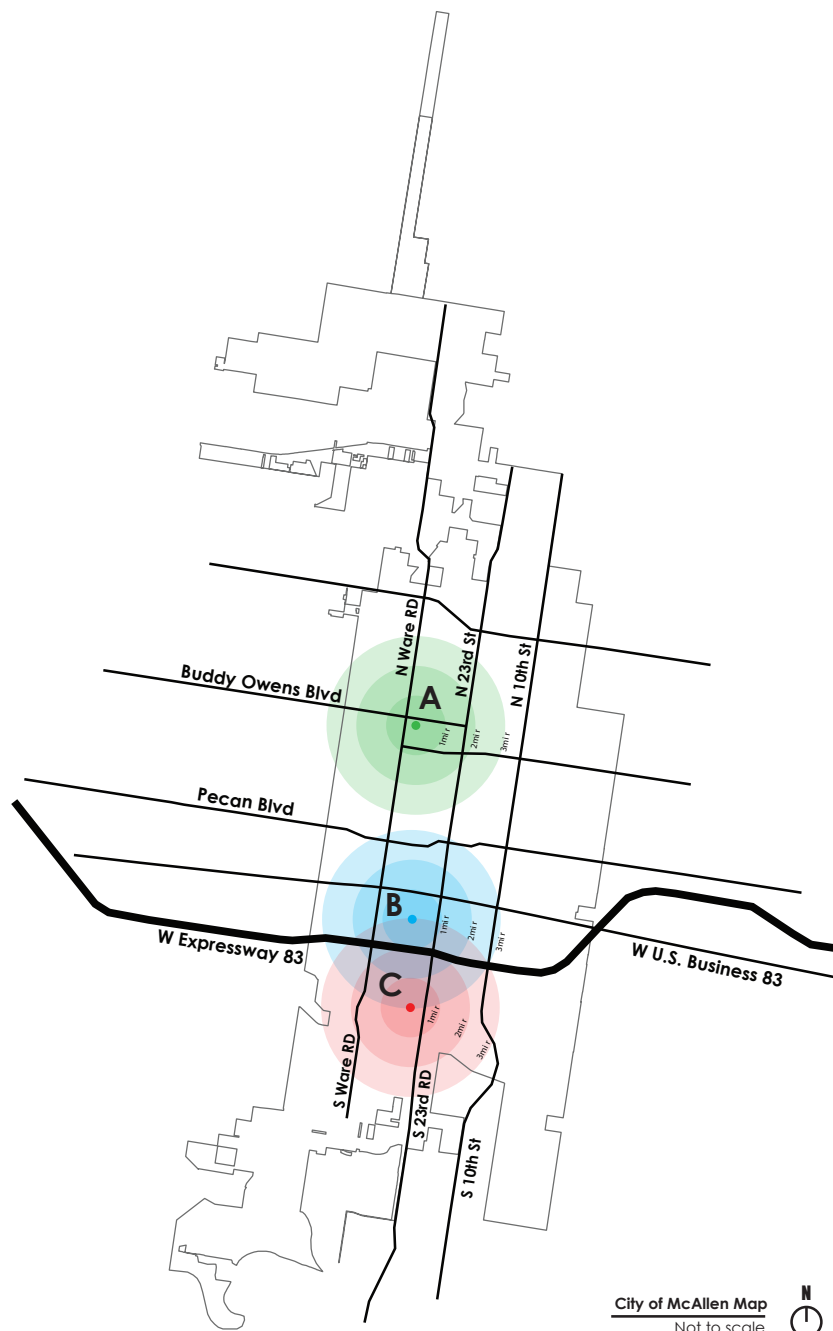


The Need for a new Boys & Girls Club Center

- Boys & Girls Club of McAllen currently serves children at two campuses south of the expressway: Roosevelt Elementary (serving 90 kids) and Brown Middle School (50 kids). Those students are part of the after school programs from six middle schools, two elementary schools, and the Brand and Roney clubhouses.
- We currently serve student athletes at two gyms at Roney, two gyms at Travis Middle School, and two gyms at Brand. To meet the growing demand we are currently temporarily displacing our south McAllen teens at Brand.
- According to McAllen ISD's 2019 PEIMS data, there are an estimated 1,914 children in a 3 mile radius surrounding the Bonham property. The closest clubhouse available is our Brand Clubhouse 1.4 miles away and across the expressway.



- According to TEA's accountability system, the three mile radius includes 90.3% of children that are economically disadvantaged.
*Note: the latest census notes 895,000 residents living in the greater McAllen area with 76.3% projected population growth in the metro area which is the 13th highest of all 384 U.S. metro areas.



BOYS AND GIRLS CLUB

(A) Roney Center

- After school program
- Summer program
- 2 Gym Courts
- Next to McAllen Sports Park

BOYS AND GIRLS CLUB

(B) Brand Center

- After school program
- Summer program
- 2 Gym Courts
- Swimming Pool

BOYS AND GIRLS CLUB

(C) Bonham Center

- Intended to serve population south of the expressway.
- Afterschool and Summer program
- New gymnasiums for sports tournaments
- Public Park space to remain
- New Central Kitchen
- New Community center

ANALYSIS

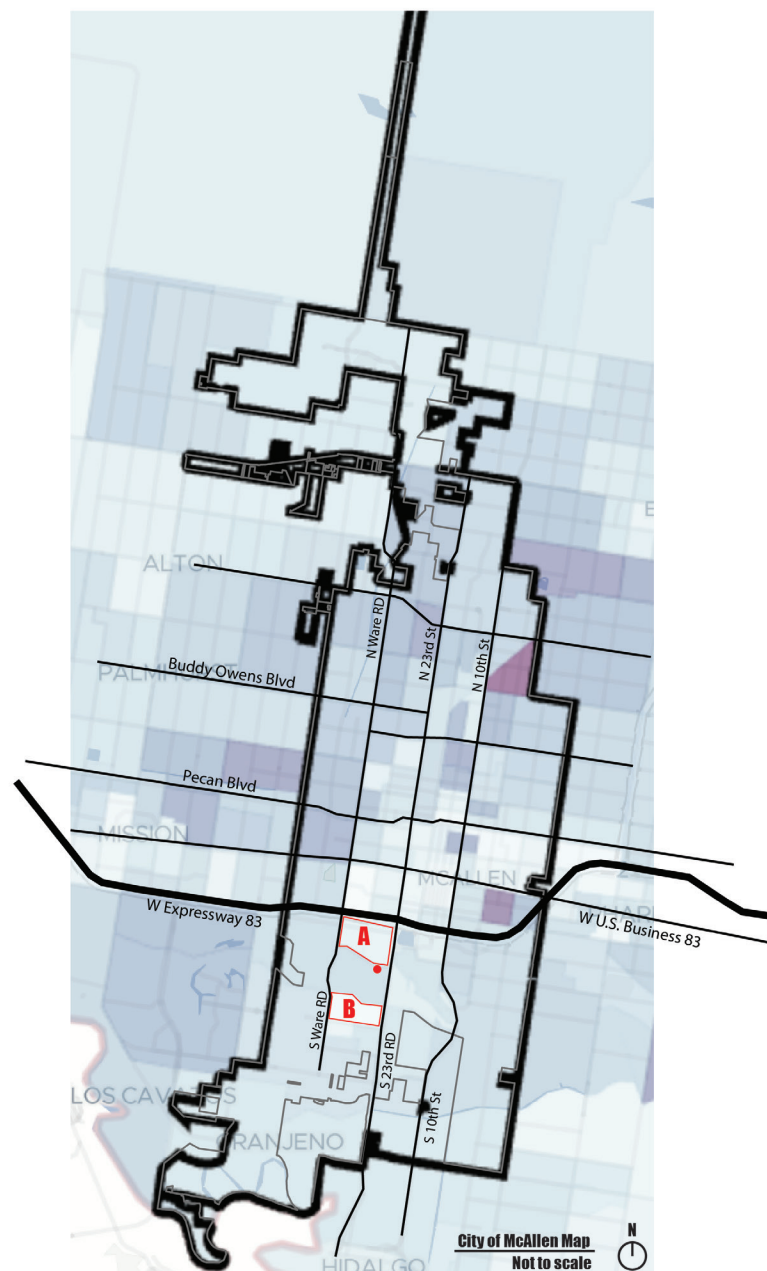
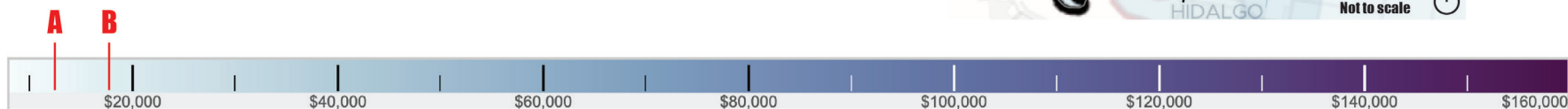
Neighborhood Analysis

The median household income in McAllen, TX in 2021 was \$57,359, which was 16.7% less than the median annual income of \$66,963 across the entire state of Texas.

- The neighborhoods to be served north **(A)** of the Bonham site have a median household income of: **\$20k to \$24k**
- The neighborhoods to be served north **(B)** of the Bonham site have a median household income of: **\$13k to \$17k**

Children living in low-income households often face a range of challenges and suffer from various disadvantages. It's important to note that these challenges can vary widely depending on the specific circumstances of the family and the community they live in. However, some common issues that kids in low-income households may suffer from the most include:

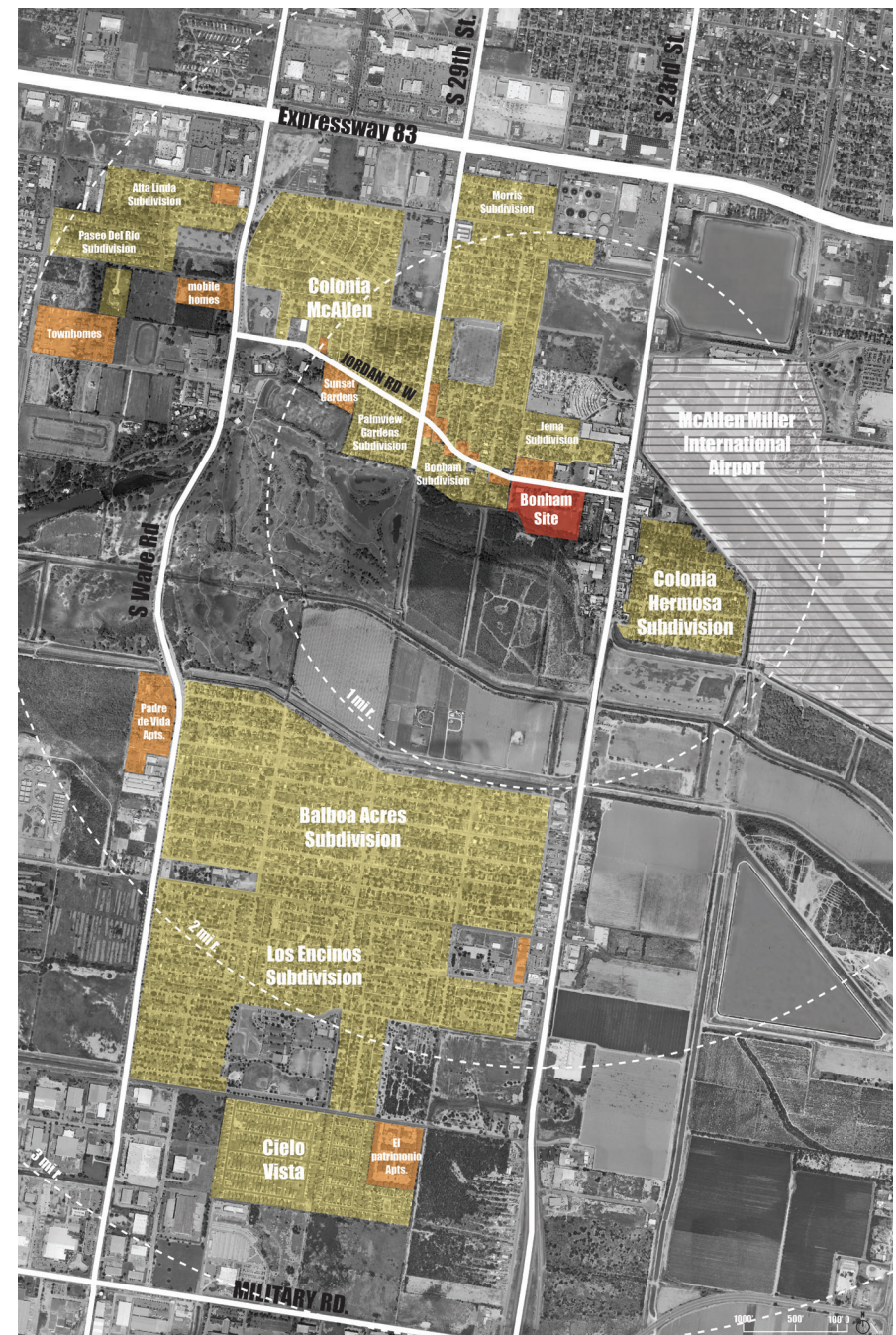
- Limited access to quality education
- Poor nutrition
- Lack of healthcare access
- Housing instability
- Limited extracurricular opportunities
- Increased exposure to crime and violence
- Higher stress levels
- Limited access to technology and the internet
- Reduced opportunities for enrichment and socialization
- Lower parental availability



Neighborhood Analysis

The new location of the Boys and Girls Club is at 2400 Jordan W Rd, which was previously Bonham Elementary school. This new site will cater to over 900 club members and more than 1000 kids who are enrolled in athletics programs. It will potentially benefit the following residential neighborhoods located south of expressway 83:

- Colonia McAllen Subdivision
- Alta Linda Subdivision
- Paseo Del Rio Subdivision
- Morris Subdivision
- Jema Subdivision
- Palview Gardens Subdivision
- Bonham Subdivision
- Colonia Hermosa Subdivision
- Balboa Acres Subdivision
- Los Encinos Subdivision
- Cielo Vista Subdivision
- Neighboring apartment complexes



Neighborhood Analysis

The Bonham site is surrounded by neighborhoods that have a rich history and a strong sense of community. Elementary schools, religious buildings, and community centers are situated throughout the area, providing residents with access to various resources.

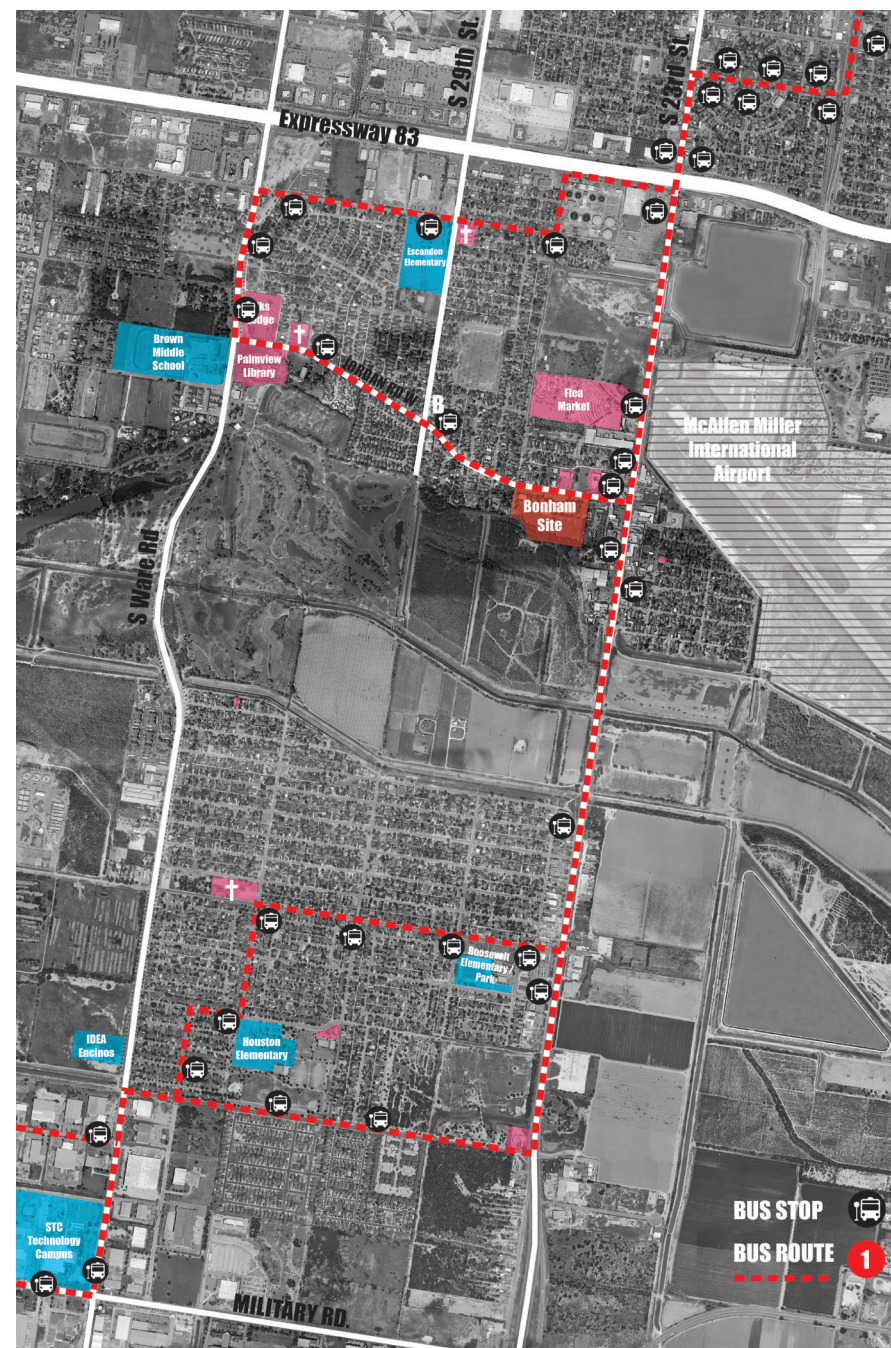
- Escandon Elementary
- Sam Houston Elementary
- Roosevelt Elementary
- IDEA Los Encinos
- Brown Middle School
- STC Tech Campus
- Palmview community center and library
- Elks Lodge
- El Buen Pastor
- Hope Family Health Center
- McAllen Flea Market



Hope Family Health Center - Situated on Jordan Rd.



Palmview Public Library and Community Center



Neighborhood Analysis

The Bonham site (designated as “SouthWest zone” by parks and rec) is situated in an area where the deficit of park and green public areas is not as terrible compared to the northern areas of the city. However, a main concern is the city’s rapid growth and the ability of the existing parks to keep up with the rising population demand and the maintenance associated with older parks.

TOP TEN PARK AMENITIES WANTED

(AS PER PARKS AND REC DEPT. SURVEY)

- Natatorium
- Indoor Recreation Center
- Splash Park
- Trails
- Playgrounds
- Add Lights to Current Parks
- Picnic Areas
- Upgrade Maintenance at Parks
- Nature Center and Pavilions for Group Activities



Site Analysis - Existing Conditions

The project site has some notable advantages, such as its pre-existing buildings, infrastructure, and mature trees.

- Address: 2400 Jordan Rd. Mcallen, Texas 78503
- Property Size: 13.786 Acres

Existing Buildings:

- School main building: 18,750 sq. ft.
- Cafeteria building: 4,000 sq. ft.
- Gymnasium Building: 5,000 sq. ft.
- Outdoor basketball pavillion

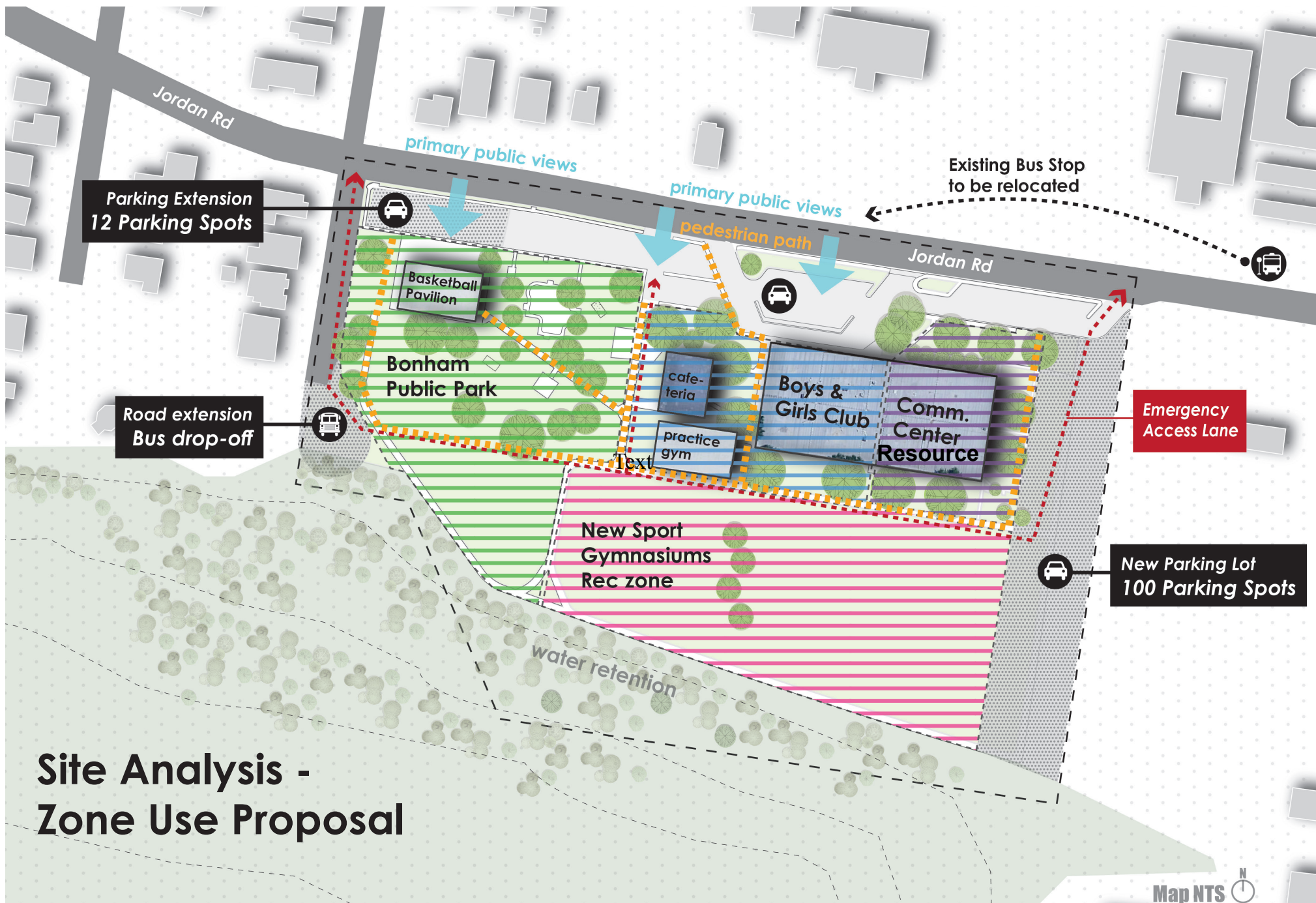
Site Strengths

- Existing buildings and infrastructure
- Amount of mature trees
- Multiple access points
- Proximity to expressway and airport
- Site orientation

Site Opportunities

- Become a neighborhood hub
- Sports events
- 13 acres of land
- Phasing project
- Contingent land (future buy)





Site Analysis - Zone Use Proposal

Map NTS 

VISION

Project Phases

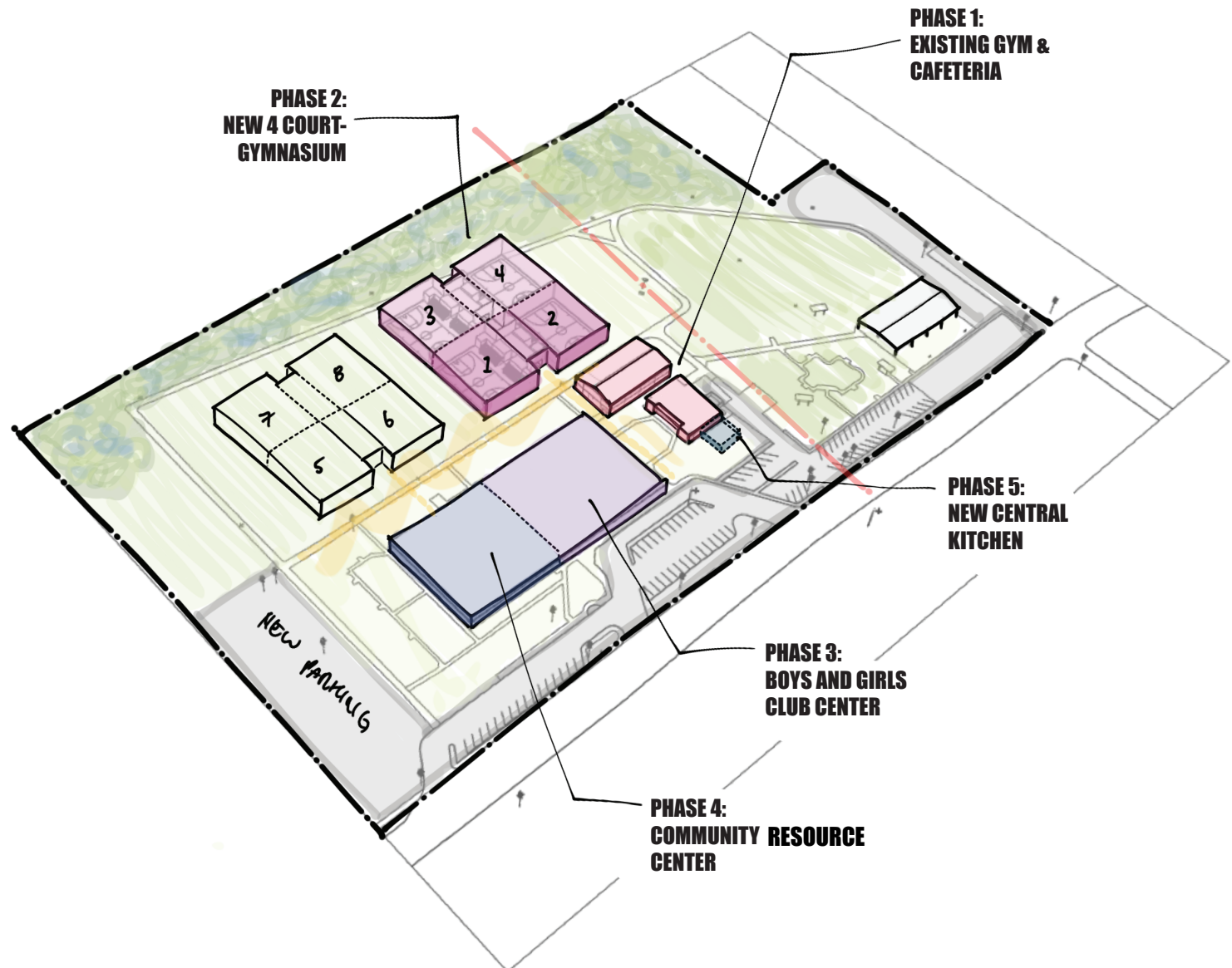
PHASE 1:
Existing Gym &
Cafeteria

PHASE 2:
New Gymnasium
& parking

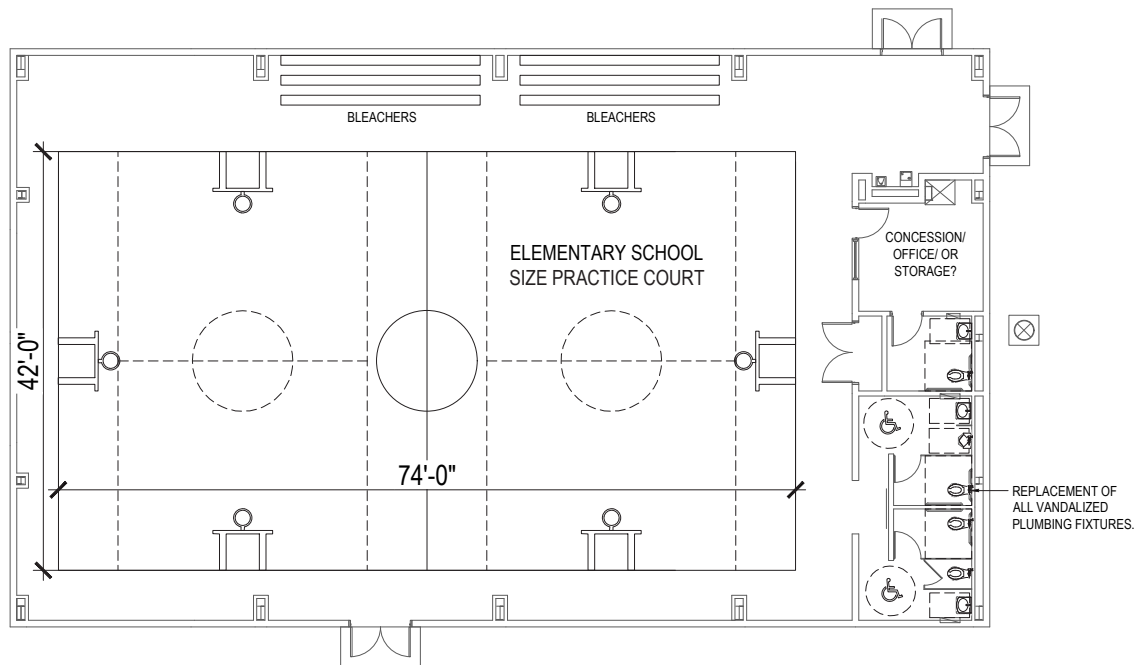
PHASE 3:
Main bldg. rehab
Boys & Girls Club

PHASE 4:
Main bldg. rehab
Community Center

PHASE 5:
New Central
Kitchen



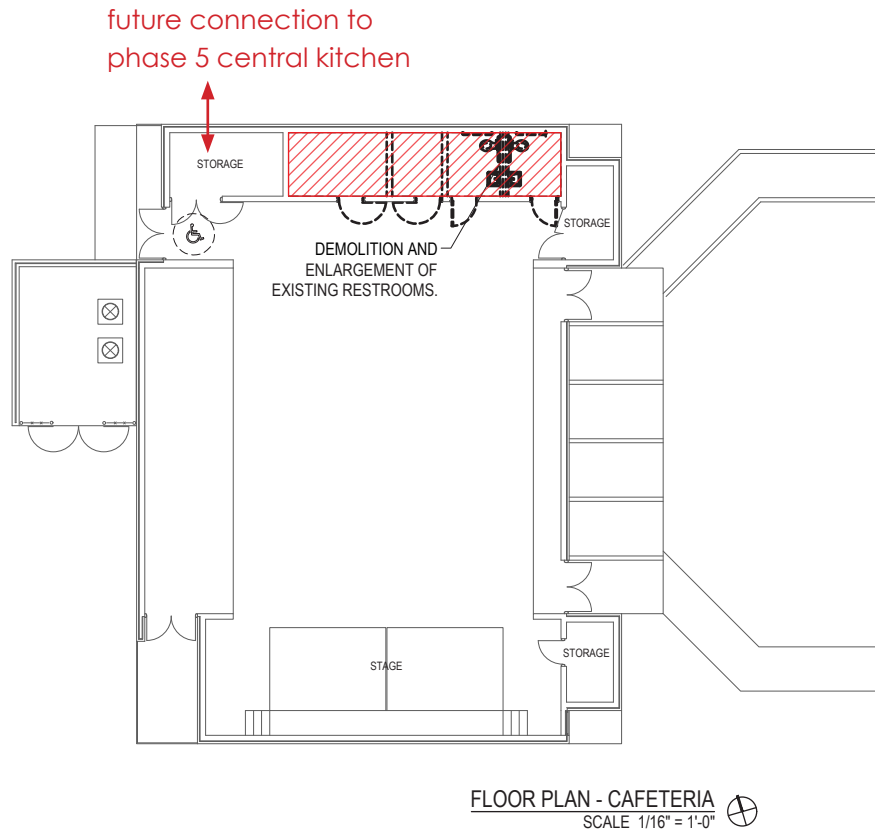
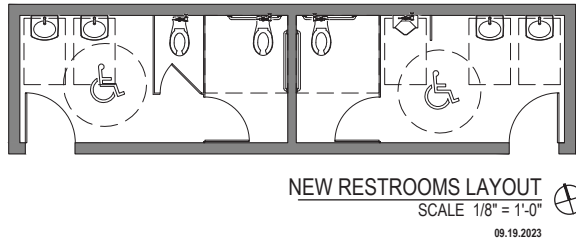
Phase 1: Practive Gymnasium



Preliminary Scope of Work:

- An Asbestos survey of the gym building will be required.
- Replace interior vandalized windows.
- Replacement of doors and new door hardware to be determined.
- Repair damaged ceiling areas.
- Replace all restroom plumbing fixtures (toilets, sinks, urinals)
- Replace room signage according to new program use.
- Light fixture replacement to be evaluated and determined.
- Mechanical ductwork and vent grill repairs/ replacement to be evaluated and determined.
- Determine exposed ductwork clearance for basketball court area.
- Egress and accessibility elements such as ADA door thresholds and exit signs must be evaluated and replaced to meet code requirements.
- Will garage doors be required and or needed?
- Water drinking fountains to be evaluated if staying or need to be replaced.
- Roof conditions evaluation
- Install new restroom accessories (Toilet paper dispensers, soap dispensers, mirrors, air hand dryers).
- Install New Flooring and wall base cove.
- Install new Basketball court flooring and basketball hoops.
- Stage, ramp room, and storage room walls to be demolished.
- Ramp and railings to be demolished.
- The raised floor shall be demolished, resurfaced, and leveled with the rest of the flooring.
- Traces of demolished walls to be patched/ and or filled in.
- Deep clean up and Interior painting
- Accessible routes leading to the gym space shall be in adequate condition, to be repaired only if necessary.

Phase 1: Cafeteria



Preliminary Scope of Work:

- The new planned use of the cafeteria as a concession hall (Assembly A-2) requires 1 more water closet for the male's restroom and 1 more water closet for the women's restroom.
- The demolition of a couple of interior walls will be required to enlarge the existing restrooms' capacity and meet code requirements.
- Demolition of existing restroom plumbing fixtures.
- The Plywood wall finish over the stage area shall be replaced with another finish material.
- Wiring crossing across trusses and transom windows to be properly installed in conduit.
- Replace room signage according to new program use.
- Replacement of doors and new door hardware to be determined.
- Replacement of acoustic ceiling to be evaluated and determined.
- Light fixture replacement to be evaluated and determined.
- Mechanical ductwork and vent grill repairs/ replacement to be evaluated and determined.
- Egress and accessibility elements such as ADA door thresholds and exit signs must be evaluated and replaced to meet code requirements.
- Determine the area of the future Phase 4 central kitchen and plan/ prep in advance.
- Install New Flooring and wall base cove.
- Run water and sewer lines to new restroom plumbing fixture locations.
- Installation of new restroom plumbing fixtures.
- Install new restroom accessories (Toilet paper dispensers, soap dispensers, mirrors, air hand dryers).
- Deep clean up and Interior painting
- Accessible routes leading to the gym space shall be in adequate condition, to be repaired only if necessary.

Phase 2: Sports Vision Precedents



Boys & Girls Club Pinkerton Center, Harlem NYC.



Round Rock Sports Center, Round Rock TX.



Pomona College Center for Athletics, Claremont CA.



Boys & Girls Club Woburn Center, Woburn MA.



Phase 3: Main Building Rehab to Boys & Girls Club Option A

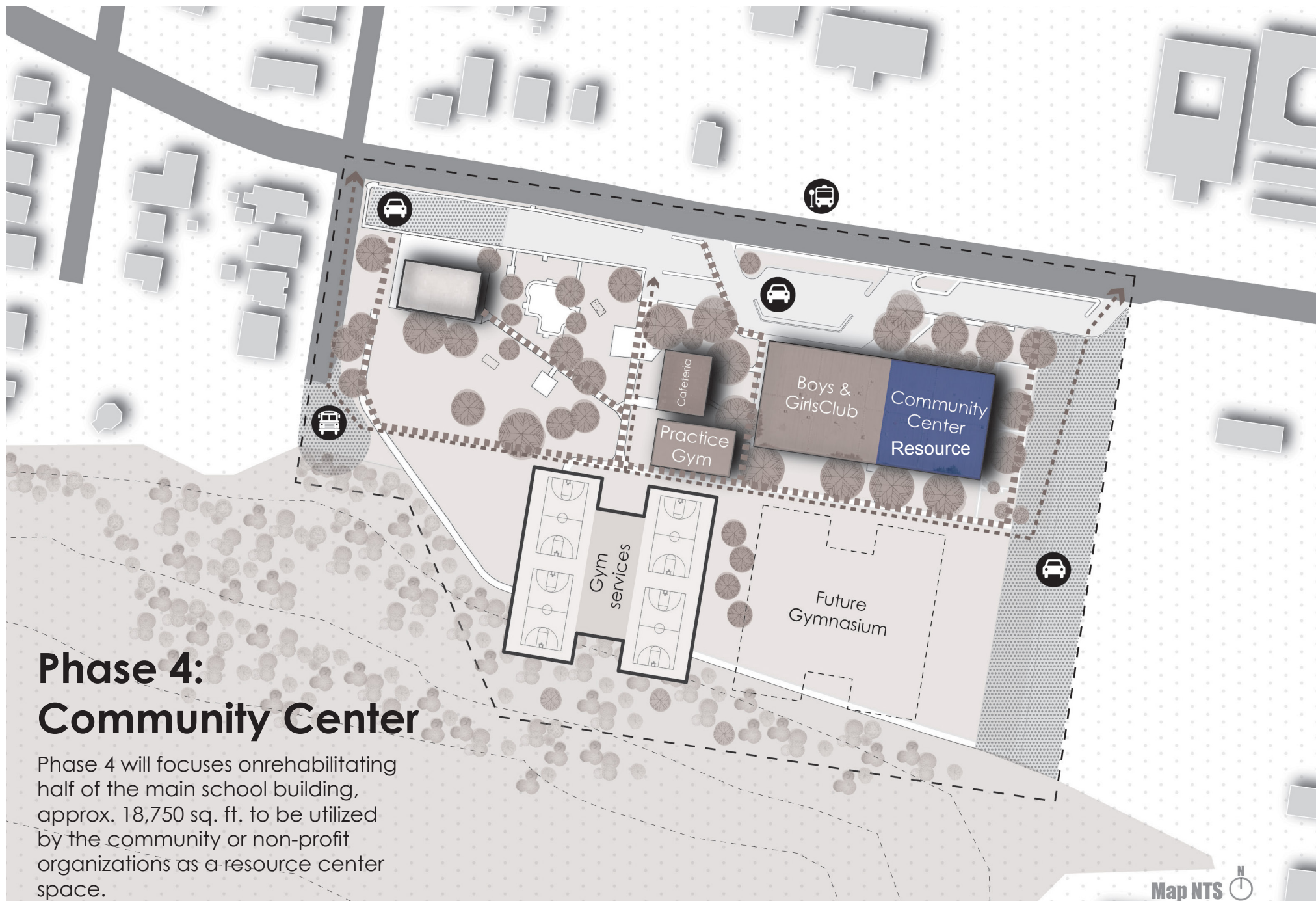
ADMIN.	CLASSROOMS	ASSEMBLY HUBS	UTILITARIAN
	768 SQ FT	>768 SQ FT	
FRONT DESK	DANCE & FITNESS	THEATER ROOM	MECH. / UTILITY
OFFICES	MUSIC ROOM	MULTI-PURPOSE	RESTROOMS
MENTAL WELLNESS	SCIENCE ROOM	COMPUTER LAB	
STORAGE	ARTS & CRAFTS	TEEN ROOM	
LAUNDRY SPACE	GAME ROOM	BOARD ROOM/ MULTI-PURPOSE	
VISITOR SPACE	GAME TECH ROOM		
	EDU. KITCHEN		

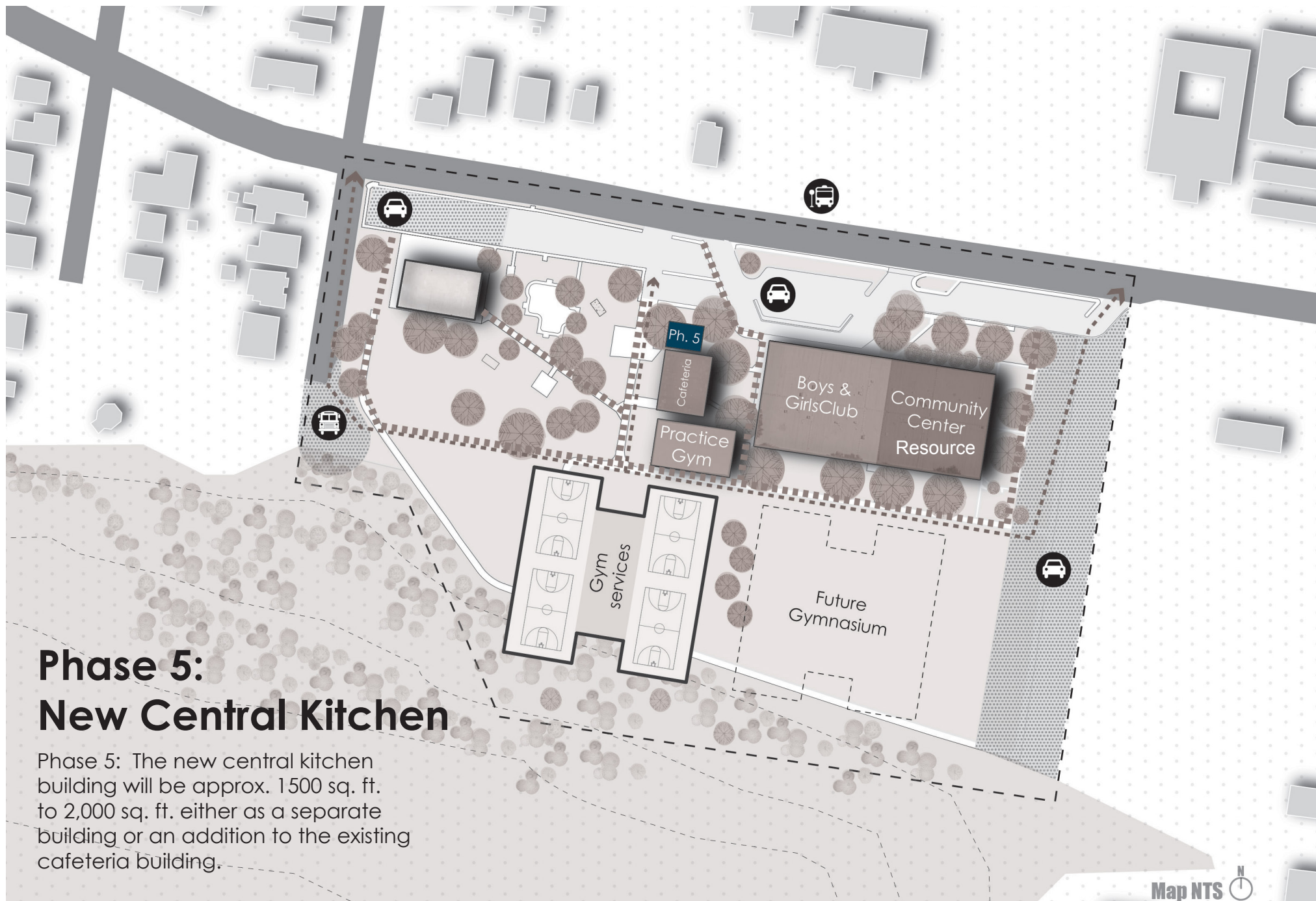
Phase 3 focuses on half of the main school building, approx. 18,750 sq. ft. to be utilized for the Boys and Girls Club.

The existing classroom layout configuration will remain, some selective demolition will need to occur to program centralized staff admin spaces.

The interior will need some repairs and enhancements but for the most part there will be an attempt to keep and or reuse as much of what is still functional or in good condition.



Map NTS 





South McAllen Project Points of Impact

Mission

To enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

1. The Bonham project in south McAllen is a project focused on prevention. By investing in youth with an outcome based quality out of school time space (with 80% of children and teens time spent out of school) the Bonham project will serve the neediest in our community becoming a springboard for healthy, happy, and successful adults in the future!
2. The Bonham project is closely aligned to goal 1 of the City of McAllen's Strategic Business Plan of Promoting an Unsurpassed Quality of Life in McAllen.
3. 18,000 kids and teens served through after school programs, sports, summer camp, workforce development, and outreach. With the greater McAllen area being 13th on the list of fastest growing regions in the country, BGC South will position us to serve the growing number of children and teens now and in the future.
4. 90.3% of children in the immediate vicinity live in poverty- the area is one of the highest concentrations of poverty in the city limits.
5. \$13,000-\$24,000 is the median household income surrounding Bonham. Investing in this area will combat the research-based effects of poverty with emphasis on:
 - access to consistent meals through our food service program
 - access to outcome based fitness programs
 - access to quality youth sports programs
 - Creates stability during out of school time
 - Increases exposure to outcome based character and mentorship opportunities
 - Lowers stress levels associated with living in poverty
 - Increases access to technology and broadband
 - Increases socialization and creates opportunities for Spanish speaking children to practice English with peers
 - access to education workforce development opportunities
6. With an almost \$5 million operating budget, the cadence shows that for every dollar City of McAllen invests in, the board of directors and administration at Boys & Girls Club of McAllen matches with \$4 by leveraging fundraising, grants and individual gifts. Using historic data, City of McAllen has steadily invested about \$1 million a year to help accomplish the mission through general fund and DCM funds. Meanwhile, Boys & Girls Club's annual operating budget has grown substantially from 2017's \$2.8 million budget to 2024's \$4.3 million operating budget! More importantly, BGCM served over 6,500 children in 2017 and currently serves over 18,000 children and teens maximizing the dollars invested in our kids.
7. The future sports complex on site at Bonham is closely aligned to the Parks & Recreation community survey calling for an increase of indoor sports facilities.



ITEM SUMMARY

BOARD:	AGENDA ITEM	5.A.
	DATE SUBMITTED	
	MEETING DATE	3/10/2025

1. Agenda Item: Consultation with City Attorney regarding pending litigation; Cause No. CCD-0756-B pending in Hidalgo County, Texas. Texas Gov't. Code §551.071.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consultation with City Attorney regarding pending litigation; cause no. CCD-0756-B pending in Hidalgo County, Texas. Texas Gov't Code. §551.071.
4. Routing:
Alma Villarreal
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



ITEM SUMMARY

BOARD:

AGENDA ITEM

5.B.

DATE SUBMITTED

MEETING DATE

3/10/2025

1. Agenda Item: Consideration of Economic Development matters. Texas Gov't. Code §551.087.
2. Party Making Request: Austin Stevenson
3. Nature of Request: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
4. Routing:
Alma Villarreal Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: