



Mayor Javier Villalobos  
Mayor Pro Tem/Commissioner Pepe Cabeza de Vaca  
Commissioner Tony Aguirre, Jr.  
Commissioner Joaquin Zamora

Commissioner Rolando "Rolly" Rios  
Commissioner Rodolfo "Rudy" Castillo  
Commissioner Michael Fallek  
City Manager Isaac J. Tawil

**NOTICE OF WORKSHOP TO BE HELD BY THE  
MCALLEN BOARD OF COMMISSIONERS  
MONDAY, JULY 13, 2026 – 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 July 13, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Presentation on McAllen Convention Facilities Expansion and Funding Options.
3. Presentation on Section 108 Loan Guarantee Program.
4. Presentation on Parking Program at McAllen International Airport.
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) Consideration of Economic Development matters. Tex. Gov't. Code §551.087.
  - B) Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.

**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.**

## **CERTIFICATION**

I, the Undersigned Authority, do hereby certify that the above notice of meeting and agenda for the City of McAllen Board of Commissioners is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the City of McAllen Board of Commissioners on July 7, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

/s/

Perla Lara, TRMC/CMC, CPM  
City Secretary



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

1.

DATE SUBMITTED

MEETING DATE

7/13/2026

1. Agenda Item: Present questions to staff relating to the July 13, 2026 Regular Meeting Agenda, to be discussed at such meeting.
2. Party Making Request:
3. Nature of Request:
4. Routing:  
Emmanuel Garcia  
Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:

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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

2.

DATE SUBMITTED

MEETING DATE

7/13/2026

1. Agenda Item: Presentation on McAllen Convention Facilities Expansion and Funding Options.

2. Party Making Request:

3. Nature of Request:

4. Routing:

Yajaira Flores

Created -

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

The background is a dark grey with a repeating wavy pattern. In the top left, there is a red splatter. In the bottom left, there is a white line drawing of a soccer field. In the top right, there is a faint white sketch of a soccer ball and a cross. The text 'LA' is in black on a white torn paper background. The text 'CANCH' is in large green letters. The text 'A' is in large green letters. The text 'WATCH PARTY' is in white on a blue brushstroke background. The text 'McALLEN WELCOMES THE WORLD' is in white and green at the bottom.

# LA CANCH A

WATCH PARTY

McALLEN WELCOMES THE WORLD

# LA CANCHA

WATCH PARTY

McALLEN WELCOMES THE WORLD

CITY OF  
McALLEN





An aerial photograph of a large outdoor event, a soccer watch party, held in a park-like setting. A massive crowd of people is seated on the grass, facing a stage area. On the stage, there is a large screen displaying a soccer match, and a sign above it reads "LA CANCHA WATCH PARTY". To the right of the stage, there are several tents, including one with a red and white design and another with a blue and white design. In the background, a large, modern building with many windows is visible, along with palm trees and other greenery. The sky is clear and blue. The left side of the image features a dark, stylized background with wavy lines and green splatters. Overlaid on this background is the text "TOTAL VISITORS OVER 55,000" in large, bold letters, and "10 MATCHES | JUNE 11 THROUGH JULY 6" in smaller green letters. In the bottom right corner, there is a red and green graphic with the text "LA CANCHA WATCH PARTY".

**TOTAL VISITORS**

**OVER 55,000**

**10 MATCHES | JUNE 11 THROUGH JULY 6**

**LA CANCHA**  
WATCH PARTY



# VISITORS POINT OF ORIGIN



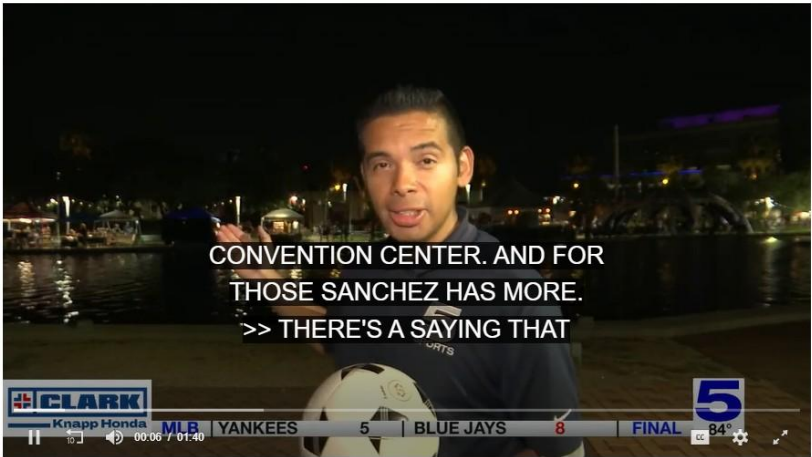
**LA CANCHA**  
WATCH PARTY

\*DATA PROVIDED BY PLACER LABS INC. (WWW.PLACER.AI)

# MEDIA COVERAGE

## Team USA fans took over the Watch Party in McAllen

Share:    By: Alfredo Sanchez



### Related Story

There's a saying that soccer is the sport that unites people and that is exactly what we witnessed as several valley residents gathered at the McAllen convention center oval park to watch the united states take on Paraguay to open up group d play in the 2026 world cup.



## 'We're ready to welcome another 20,000': McAllen ...

MCALLEN, Texas (ValleyCentral) — The city of McAllen is preparing for its largest World Cup watch party yet as officials expect nearly 20,000 soccer fans to gather at La Cancha on Sunday to cheer on Mexico. The anticipated crowd comes after more than 12,000 fans packed the McAllen Convention Center during Mexico's victory over Ecuador, [...]

Local News 7 days ago



## McAllen's La Cancha Watch Party continues for Mexico ...

HARLINGEN, Texas (ValleyCentral) — The City of McAllen is continuing its La Cancha Watch Party series at the McAllen Convention Center on Tuesday. Fans can watch the Mexico vs. Ecuador match at 8 p.m. at Oval Park. Gates open at 6 p.m., and admission is free. "Wear your green jersey, and experience the excitement of [...]

Local News 1 week ago



## Mexican soccer legend Ramón Ramírez to meet fans ...

HARLINGEN, Texas (ValleyCentral) — Mexican soccer legend Ramón Ramírez is making a special appearance at McAllen's La Cancha Watch Party on Wednesday. The watch party, being held at Oval Park at the McAllen Convention Center, is bringing fans from across the Rio Grande Valley for the 2026 FIFA World Cup match between Mexico and Czechia. Fans [...]

Local News 2 weeks ago



## World Cup fever hits border town with Mexico in opening ...

Hundreds of soccer fans spread out on the lawn of the McAllen Convention Center on Thursday afternoon in 90-degree heat to watch the opening game of the 2026 FIFA World Cup between Mexico and South Africa.

## City of McAllen to host FIFA World Cup watch party



The 2026 FIFA World Cup tournament is just 10 days away. McAllen city leaders are welcoming the big games by hosting a community watch party. Officials hope to share the excitement with soccer fans in the Rio Grande Valley.



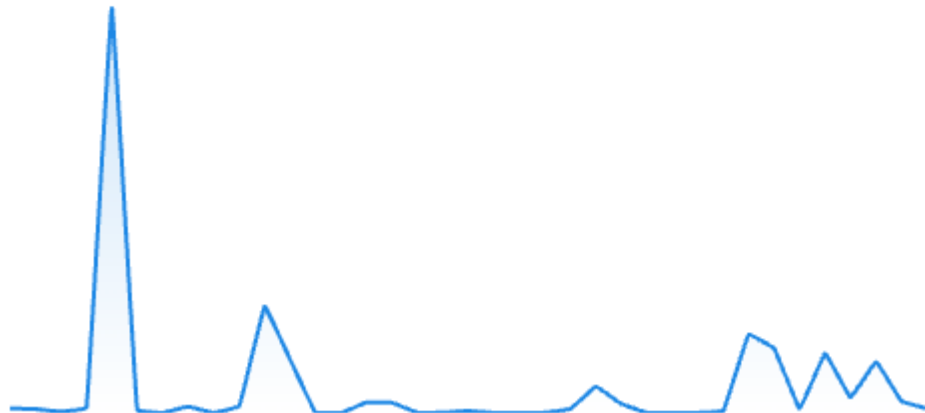
LA CANCHA  
WATCH PARTY

# MEDIA VALUE & MEDIA REACH

## Estimated Media Value

Jun 1, 2026 - Jul 7, 2026 | AVE (Currency: USD)

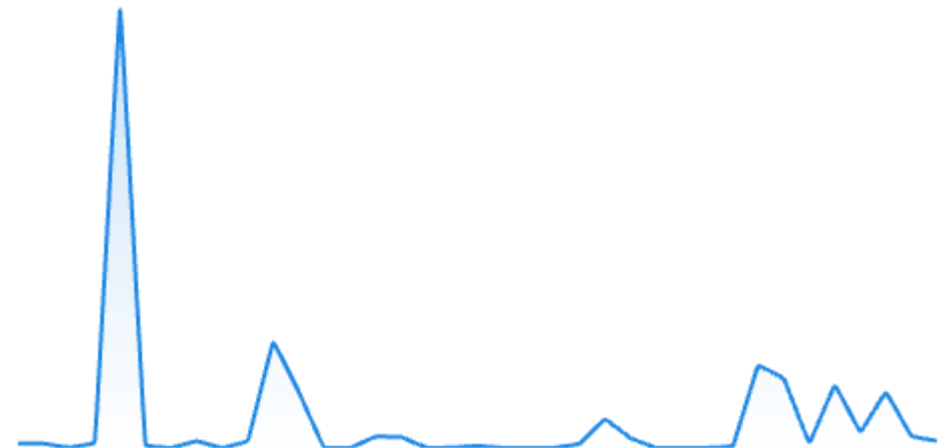
586k



## Total Media Reach

Jun 1, 2026 - Jul 7, 2026 | Reach

62.3M



**LA CANCHA**  
WATCH PARTY

\*DATA PROVIDED BY MELTWATER

# 5 MILLION BILLBOARD IMPRESSIONS

DUAL TRAFFIC VISIBILITY FROM JUNE 5 - JULY 10

\*DATA PROVIDED BASED ON TXDOT ANNUAL AVERAGE DAILY TRAFFIC 2025



**LA CANCHA**  
WATCH PARTY

# MCCALL WELCOMES THE WORLD



**LA CANCHA**  
WATCH PARTY

# ECONOMIC **IMPACT**

**\$4 million** total economic impact

- Supported **190** jobs
- Creation of additional annual

**28** full time jobs

- Added **268,444** in **FEDERAL** tax,
- **68,129** in **STATE** tax,
- **38,457** in **LOCAL** tax



# BROADCAST PARTNERSHIP

LA  
CANCHA  
WATCH PARTY

**T**40  
TELEMUNDO

LA CANCHA  
WATCH PARTY



# SOCIAL MEDIA



**OVER 711,300 VIEWS**



# ON SITE ACTIVATION

# SPECIAL SHOW FOR FAST CHANNEL



STATEWIDE BROADCAST



# LIVE PROGRAMMING MENTIONS

MORE THAN 80 MENTIONS THROUGHOUT EVENTS





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#### **ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

3.

DATE SUBMITTED

06/29/2026

MEETING DATE

7/13/2026

1. Agenda Item: Presentation on Section 108 Loan Guarantee Program.

2. Party Making Request: Juan Gloria

3. Nature of Request:

The City of McAllen requests a HUD Section 108 Loan Guarantee in the amount of \$8,042,000 utilizing Program Year 2025 Community Development Block Grant entitlement borrowing authority.

4. Routing:

Julia Lash

Created/Initiated - 06/29/2026

Julia Lash

Approved - 06/29/2026

Juan Gloria

Approved - 06/30/2026

Jeff Johnston

Approved - 07/01/2026

Michelle Rivera

Approved - 07/06/2026

Martin Canales

Final Approval - 07/06/2026

5. Staff Recommendation: Staff recommends approval of the submission of the City's application to the U.S. Department of Housing and Urban Development (HUD) for participation in the Section 108 Loan Guarantee Program.

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:

JULIA D. LASH, DIRECTOR  
OF GRANT  
ADMINISTRATION

JUAN A. GLORIA, FIRE  
CHIEF

SECTION 108 LOAN  
GUARANTEE  
PROGRAM  
*FIRE STATION #4  
RELOCATION*

# OVERVIEW

1. NEED

2. SECTION 108 LOAN GUARANTEE PROGRAM

3. ELIGIBLE ACTIVITIES

4. LOAN AMOUNT DETERMINATION

5. LOAN IMPLEMENTATION

6. FINANCIAL REQUIREMENTS

7. BENEFITS

FIRE STATION #4 – 2800 S. 10<sup>TH</sup> ST.  
CONSTRUCTED - 1978



The map displays the Hudson River on the left, flowing into New York City. To the right of the river is New Jersey, with various towns and cities labeled. The map is color-coded: blue for water, green for land, and yellow for urban areas. Major highways are shown in red. The map includes labels for various cities and towns, including New York City, New Jersey, and New York State. The map also shows the locations of Fire Station No. 4 and Fire Station No. 6. The map is oriented with North at the top.

# SECTION 108 LOAN GUARANTEE PROGRAM

- **Part of CDBG program:**
  - Low-cost/long-term financing
  - Community development projects
    - Housing
    - Public facilities
    - Infrastructure



# ELIGIBLE ACTIVITIES

## Public Facility / 570.703 (1), (a) & (c)

- Construction of a Fire Station
- Acquisition of Fire Apparatuses



## LOAN AMOUNT DETERMINATION?

- Entitlement communities
- 5-X the most recent CDBG award.

## LOAN AMOUNT DETERMINATION

- Program Year 2025/2026 CDBG allocation – **\$1,608,950**

## LOAN AMOUNT DETERMINATION APPLICATION TIMELINES

- Eligibility prior to August 31, 2026:

**\$8,042,000.00**

- 
- Eligibility after August 31, 2026:

**\$7,732,000.00**

\$8,042,000

## LOAN IMPLEMENTATION

| Allocation                           | Amount             |
|--------------------------------------|--------------------|
| • Design & Construction              | \$5,500,000        |
| • Furniture, Fixtures, and Equipment | \$150,000          |
| • Fire Engine                        | \$1,250,000        |
| • Fire Water Tanker                  | \$650,000          |
| • Fire Brush Truck                   | \$450,000          |
| • Section 108 Loan Financing Cost    | \$42,000           |
| <b>TOTAL</b>                         | <b>\$8,042,000</b> |

# FINANCIAL REQUIREMENTS

## Repayment

1. CDBG Current & Future Allocations
2. Project-based revenue
3. Third- Party borrower loan proceeds
4. Parking Revenue
5. Tax Increment Financing revenue

# FINANCIAL REQUIREMENTS

## Collateral

1. **Primary** – Pledge of current and future CDBG allocations.
2. Additional
  - Property Lien
  - Full faith & credit
  - Reserves

# PROJECTED BENEFITS

1. Supports the City's 5-year Consolidated Plan.
2. Improves public facilities & infrastructure.
3. Increases service within underserved neighborhoods.
4. Improve response times & life safety.



## ACTION ITEMS



1. Publish project
  - **30 day comment period.**
2. Host (2) public hearings.
3. City Commission resolution approval.
  - **Regular meeting 7/13/26**
4. Application submission.



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**ITEM SUMMARY**

BOARD: City Commission

AGENDA ITEM

4.

DATE SUBMITTED

07/02/2026

MEETING DATE

7/13/2026

1. Agenda Item: Presentation on Parking Program at McAllen International Airport.
2. Party Making Request: Jeremy Santoscoy
3. Nature of Request: Parking Program at McAllen International Airport.
4. Routing:  
Estela Velasquez  
Jeremy Santoscoy
- Created/Initiated - 07/02/2026  
New -
5. Staff Recommendation: Parking Program at McAllen International Airport.
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation:



# AIRPORT PARKING PROGRAM

July 13, 2026

# AIRPORT PARKING OVERVIEW

- The industry standard for airports is that a parking lot is considered “full” when occupancy is at 90%. This accounts for circulation, the exiting process, and loss of spaces by vehicles not staying within the lines.
- There is a peak in parking demand where there is a large component of meters & greeters and arriving departing passengers arrive in the same timeframe.
- With the construction of the new employee/overflow public lot and the new cell phone lot, all available surface parking capacity near the terminal is developed.
- Future parking capacity increases will come from remote parking to include shuttles and/or a parking structure. Both options are expensive and will decrease net parking revenue.



# AIRPORT PARKING OVERVIEW

## SAMPLE MID-DAY TURN IMPACT

| Allegiant LAS - MFE Turn Example (A320 Aircraft w/177 Seats)                                                                                                              |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Action                                                                                                                                                                    | Time             |
| <b>Action</b><br><br>Meeters and Greeters Arrive for Arriving Pax<br><br><b>Flight Arrival</b><br><br>Meeters and Greeters and arriving passengers collect bags and leave |                  |
|                                                                                                                                                                           | 11:00 - 11:20 AM |
|                                                                                                                                                                           | <b>11:33 AM</b>  |
|                                                                                                                                                                           | 12:15 PM         |
|                                                                                                                                                                           |                  |
| <b>Flight Departure</b><br><br>Departing passengers arrive to park and check in<br><br>Check in and process through checkpoint<br>Boarding Begins<br><b>Plane Departs</b> |                  |
|                                                                                                                                                                           | 10:45 - 11:20 AM |
|                                                                                                                                                                           |                  |
|                                                                                                                                                                           | 11:15 AM         |
|                                                                                                                                                                           | 11:50 AM         |
|                                                                                                                                                                           | <b>12:23 PM</b>  |

# AIRPORT PARKING OVERVIEW

## CURRENT PARKING AREAS

- Long Term - Main Lot  
820 public stalls

- Short Term - Main Lot  
231 public stalls



- Employee/Overflow -  
East Lot  
318 stalls for  
employee and  
overflow of public  
from main lot

1,369 Total Parking Stalls



# AIRPORT PARKING OVERVIEW

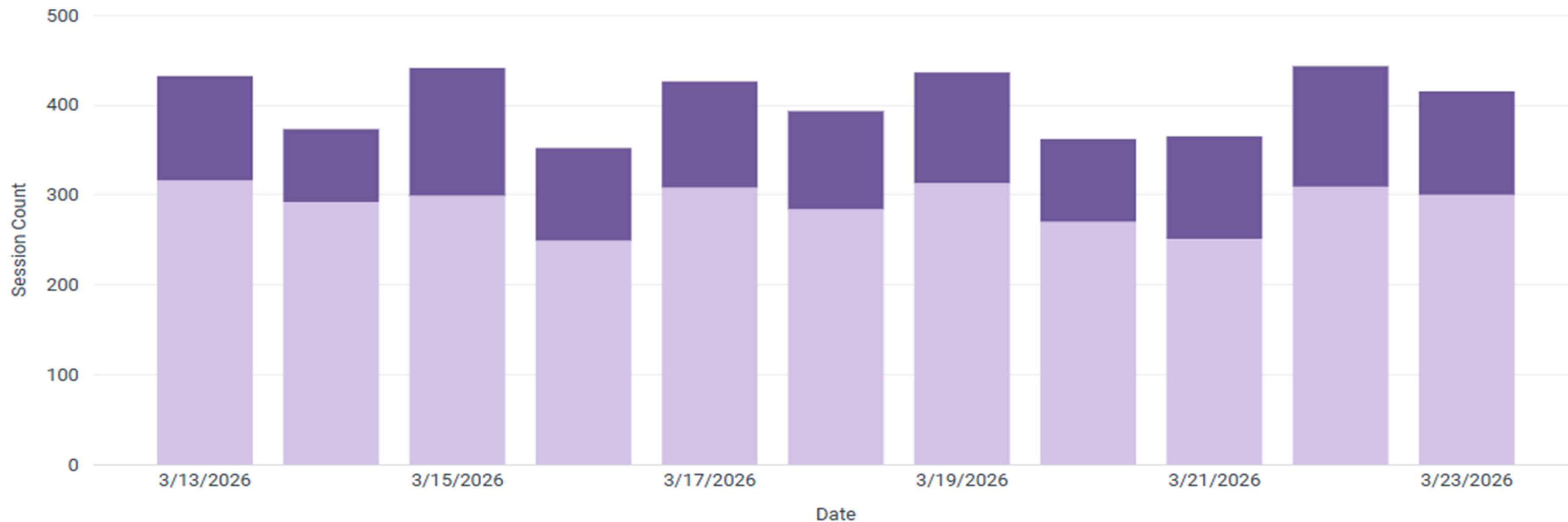
## 3-YR TRANSACTION SUMMARY

| 3 - Year Average Transactions By Segment |       |       |         |         |         |         |         |         |          |           |       |        |
|------------------------------------------|-------|-------|---------|---------|---------|---------|---------|---------|----------|-----------|-------|--------|
| Month                                    | 0-30  | 30-60 | 1-2 Hrs | 2-3 Hrs | 3-4 Hrs | 4-5 Hrs | 5-6 Hrs | 6-8 Hrs | 8-24 Hrs | 24-48 Hrs | 48+   | Total  |
| October                                  | 7,385 | 2,183 | 1,150   | 248     | 110     | 98      | 112     | 166     | 619      | 721       | 4,890 | 17,682 |
| November                                 | 7,177 | 2,266 | 805     | 144     | 223     | 77      | 81      | 93      | 388      | 476       | 3,815 | 15,544 |
| December                                 | 8,811 | 2,755 | 1,278   | 133     | 80      | 178     | 72      | 93      | 426      | 521       | 3,480 | 17,826 |
| January                                  | 4,760 | 3,114 | 1,252   | 227     | 150     | 125     | 128     | 177     | 685      | 660       | 3,761 | 15,039 |
| February                                 | 4,122 | 2,128 | 885     | 158     | 96      | 99      | 105     | 129     | 522      | 514       | 2,827 | 11,586 |
| March                                    | 4,869 | 2,579 | 1,056   | 200     | 132     | 118     | 103     | 141     | 712      | 656       | 3,103 | 13,668 |
| April                                    | 7,118 | 2,903 | 1,074   | 195     | 113     | 119     | 105     | 145     | 715      | 730       | 3,799 | 17,015 |
| May                                      | 8,458 | 3,136 | 1,431   | 239     | 141     | 126     | 96      | 151     | 755      | 754       | 2,854 | 18,141 |
| June                                     | 8,901 | 2,924 | 1,722   | 315     | 131     | 98      | 96      | 177     | 696      | 572       | 3,024 | 18,656 |
| July                                     | 9,162 | 2,911 | 1,707   | 291     | 111     | 120     | 81      | 139     | 531      | 380       | 3,165 | 18,596 |
| August                                   | 8,472 | 2,583 | 1,583   | 226     | 127     | 99      | 96      | 151     | 627      | 562       | 3,098 | 17,624 |
| September                                | 7,450 | 1,992 | 1,180   | 227     | 132     | 104     | 90      | 148     | 883      | 724       | 3,356 | 16,287 |
| Average Transaction per Time Segment     | 7,224 | 2,623 | 1,260   | 217     | 129     | 113     | 97      | 142     | 630      | 606       | 3,431 | 16,472 |
| Segment Percent of Total                 | 44%   | 16%   | 8%      | 1%      | 1%      | 1%      | 1%      | 1%      | 4%       | 4%        | 21%   | 100%   |
|                                          | 67%   |       |         | 8%      |         |         |         |         |          | 25%       |       |        |

# PEAK TIME EXAMPLE OF SHORT-TERM LOT UTILIZATION SPRING BREAK 2026 FROM 3/13–3/26

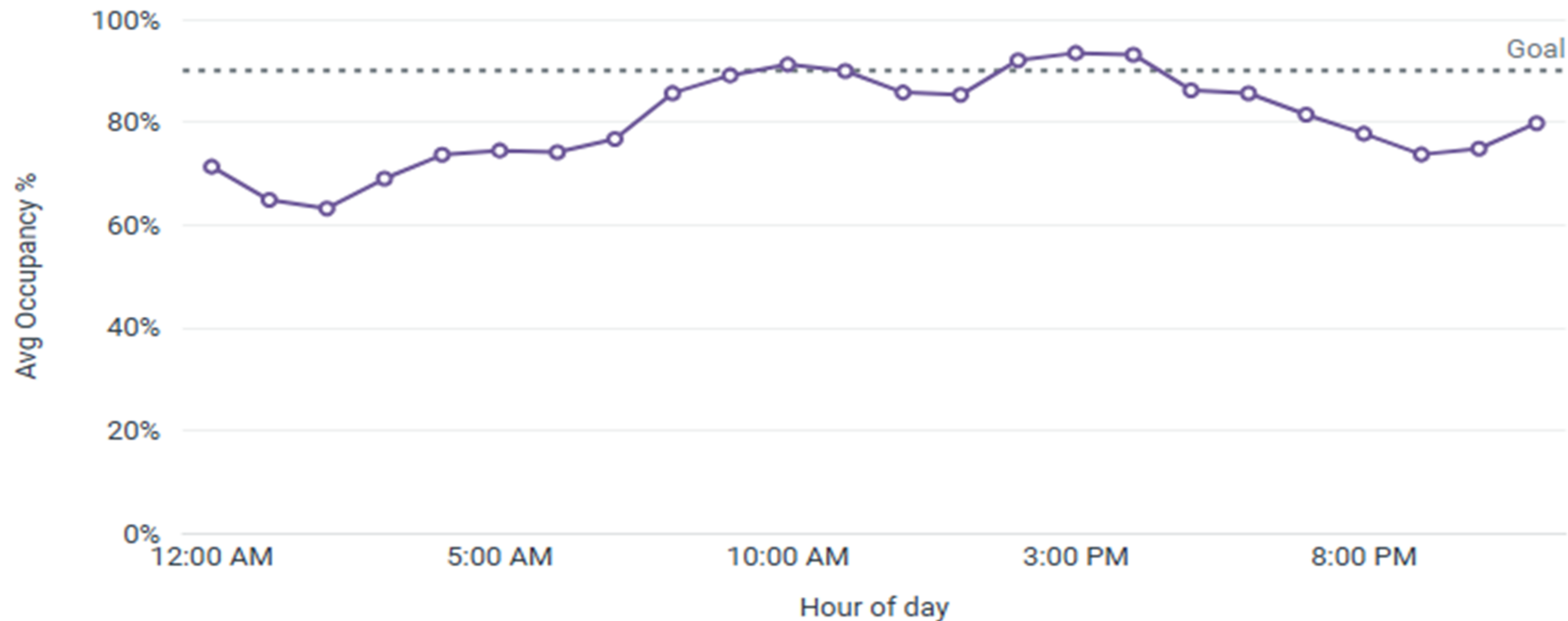
Session Counts Over Time

● \$\$ Session ● \$0 Session



# PEAK TIME EXAMPLE OF SHORT-TERM LOT UTILIZATION SPRING BREAK 2026 FROM 3/13–3/26

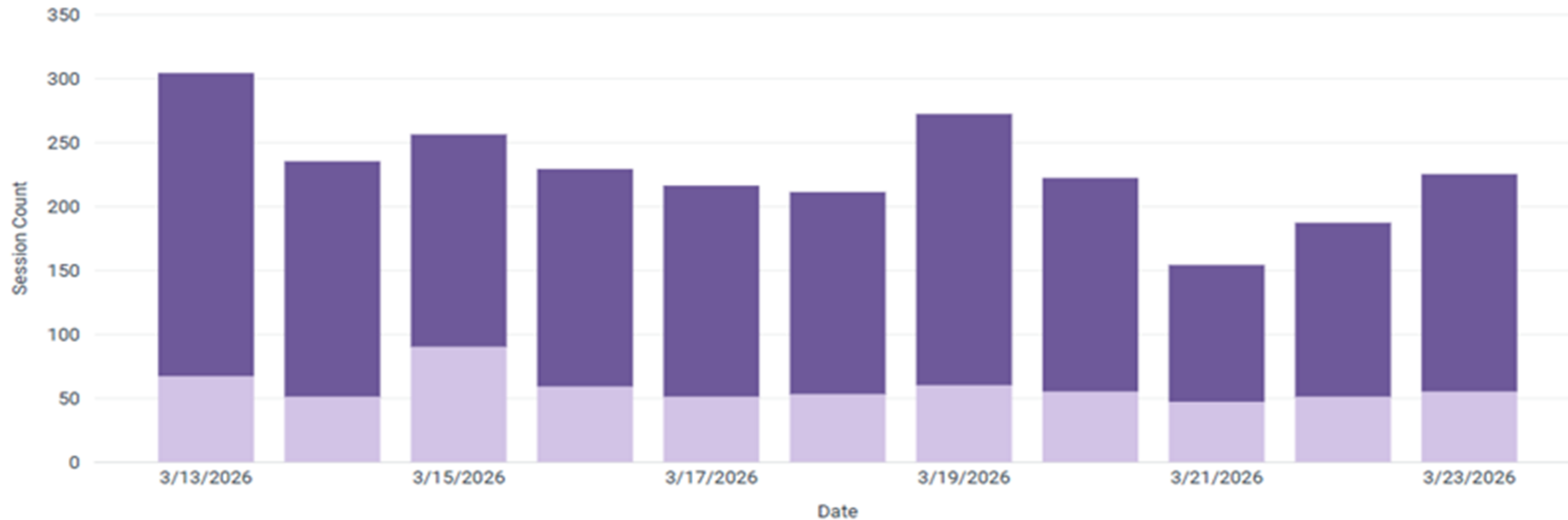
Avg Occupancy % by Time of Day (By Lot) ...



# PEAK TIME EXAMPLE OF LONG-TERM LOT UTILIZATION SPRING BREAK 2026 FROM 3/13–3/26

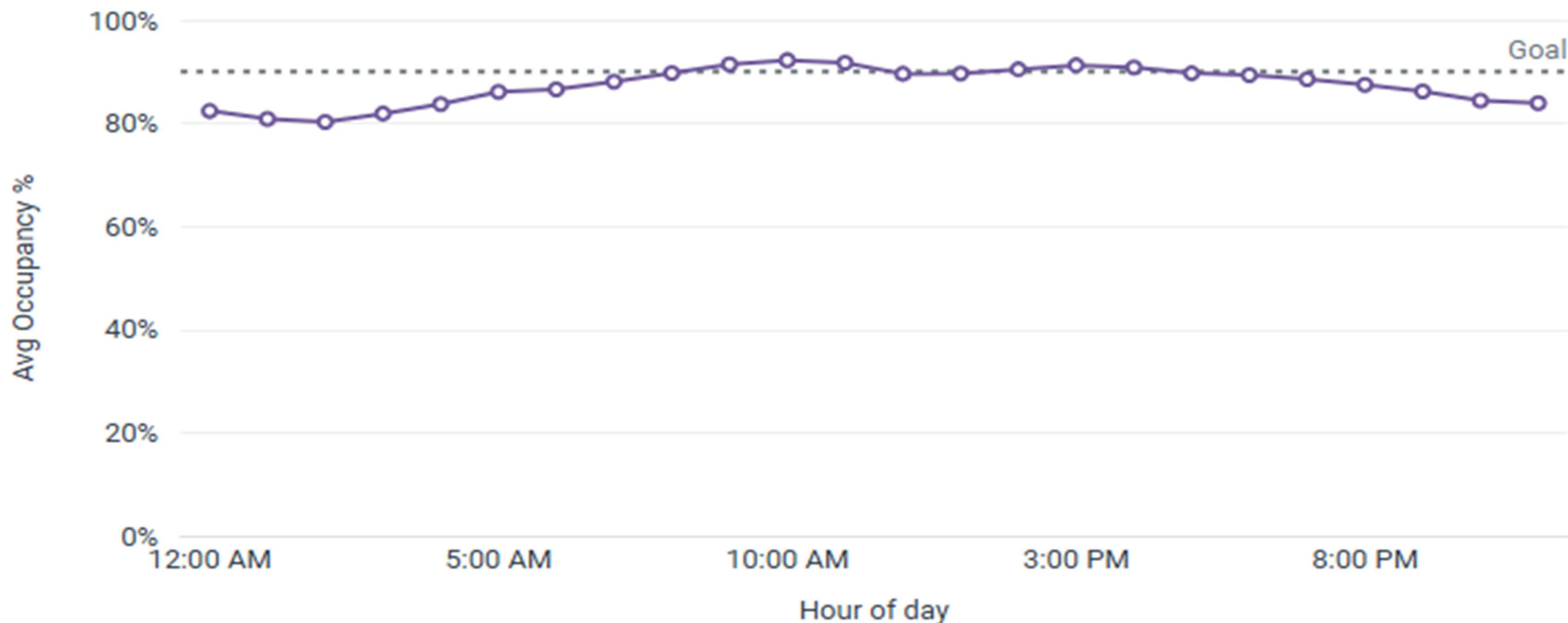
Session Counts Over Time

● \$\$ Session ● \$0 Session



# PEAK TIME EXAMPLE OF LONG-TERM LOT UTILIZATION SPRING BREAK 2026 FROM 3/13–3/26

Avg Occupancy % by Time of Day (By Lot) ...





# AIRPORT PARKING OVERVIEW

## 3-YR REVENUE SUMMARY

| 3 - Year Average Revenue By Segment |       |          |          |          |          |          |         |          |          |           |             |             |
|-------------------------------------|-------|----------|----------|----------|----------|----------|---------|----------|----------|-----------|-------------|-------------|
| Month                               | 0-30  | 30-60    | 1-2 Hrs  | 2-3 Hrs  | 3-4 Hrs  | 4-5 Hrs  | 5-6 Hrs | 6-8 Hrs  | 8-24 Hrs | 24-48 Hrs | 48+         | Total       |
| October                             | \$0   | \$6,009  | \$6,540  | \$2,145  | \$735    | \$727    | \$906   | \$1,482  | \$5,530  | \$12,553  | \$234,387   | \$271,015   |
| November                            | \$0   | \$7,350  | \$4,958  | \$1,279  | \$2,045  | \$592    | \$703   | \$825    | \$4,049  | \$8,935   | \$214,004   | \$244,739   |
| December                            | \$0   | \$12,197 | \$10,729 | \$1,047  | \$598    | \$3,236  | \$527   | \$760    | \$3,875  | \$10,122  | \$240,564   | \$283,656   |
| January                             | \$0   | \$9,498  | \$7,295  | \$1,879  | \$1,030  | \$860    | \$776   | \$1,311  | \$6,906  | \$12,107  | \$151,799   | \$193,462   |
| February                            | \$3   | \$4,681  | \$3,861  | \$1,075  | \$580    | \$584    | \$611   | \$818    | \$4,856  | \$8,610   | \$95,235    | \$120,914   |
| March                               | \$0   | \$5,732  | \$4,779  | \$1,355  | \$793    | \$701    | \$596   | \$893    | \$7,420  | \$12,503  | \$114,657   | \$149,430   |
| April                               | \$191 | \$9,137  | \$5,857  | \$1,528  | \$884    | \$867    | \$898   | \$1,244  | \$7,081  | \$13,364  | \$196,669   | \$237,720   |
| May                                 | \$70  | \$9,370  | \$7,984  | \$1,949  | \$1,073  | \$943    | \$765   | \$1,244  | \$7,581  | \$13,686  | \$208,206   | \$252,870   |
| June                                | \$0   | \$7,383  | \$9,265  | \$2,443  | \$1,015  | \$713    | \$723   | \$1,416  | \$6,662  | \$10,574  | \$237,158   | \$277,353   |
| July                                | \$0   | \$7,931  | \$9,887  | \$2,331  | \$885    | \$1,017  | \$712   | \$1,277  | \$5,322  | \$7,545   | \$259,809   | \$296,716   |
| August                              | \$0   | \$6,849  | \$8,611  | \$1,752  | \$830    | \$685    | \$770   | \$1,306  | \$5,541  | \$9,484   | \$232,376   | \$268,205   |
| September                           | \$0   | \$5,360  | \$6,583  | \$1,675  | \$916    | \$823    | \$670   | \$1,220  | \$8,543  | \$13,439  | \$230,158   | \$269,388   |
| Average Revenue<br>per Time Segment | \$22  | \$7,625  | \$7,196  | \$1,705  | \$949    | \$979    | \$721   | \$1,149  | \$6,114  | \$11,077  | \$201,252   | \$238,789   |
| Total Revenue                       | \$265 | \$91,498 | \$86,350 | \$20,458 | \$11,384 | \$11,749 | \$8,657 | \$13,794 | \$73,367 | \$132,922 | \$2,415,023 | \$2,865,468 |
| Segment Percent of<br>Total         | 0%    | 3%       | 3%       | 1%       | 0%       | 0%       | 0%      | 0%       | 3%       | 5%        | 84%         | 100%        |
|                                     | 6%    |          |          | 5%       |          |          |         |          |          | 89%       |             |             |

# AIRPORT PARKING OVERVIEW

## 3-YR REVENUE VS. TRANSACTION SUMMARY

| 3 - Year Transaction to Revenue Comparison by Time Segment |               |                  |                            |                       |
|------------------------------------------------------------|---------------|------------------|----------------------------|-----------------------|
| Time Segment                                               | Transactions  | Revenue          | Percentage of Transactions | Percentage of Revenue |
| 0-30 Min                                                   | 7,224         | \$22             | 44%                        | 0.01%                 |
| 30-60 Min                                                  | 2,623         | \$7,625          | 16%                        | 3%                    |
| 1-2 Hrs                                                    | 1,260         | \$7,196          | 8%                         | 3%                    |
| <b>Subtotal 0-2 Hours</b>                                  | <b>11,107</b> | <b>\$14,843</b>  | <b>67%</b>                 | <b>6%</b>             |
| 2-3 Hrs                                                    | 217           | \$1,705          | 1%                         | 1%                    |
| 3-4 Hrs                                                    | 129           | \$949            | 1%                         | 0.40%                 |
| 4-5 Hrs                                                    | 113           | \$979            | 1%                         | 0.41%                 |
| 5-6 Hrs                                                    | 97            | \$721            | 1%                         | 0.30%                 |
| 6-8 Hrs                                                    | 142           | \$1,149          | 1%                         | 0.48%                 |
| 8-24 Hrs                                                   | 630           | \$6,114          | 4%                         | 3%                    |
| 24-48 Hrs                                                  | 606           | \$11,077         | 4%                         | 5%                    |
| 48+ Hrs                                                    | 3,431         | \$201,252        | 21%                        | 84%                   |
| <b>Subtotal 24 Hours +</b>                                 | <b>4,037</b>  | <b>\$212,329</b> | <b>25%</b>                 | <b>89%</b>            |
| <b>Totals</b>                                              | <b>16,472</b> | <b>\$238,789</b> | <b>100%</b>                | <b>100%</b>           |

# AIRPORT PARKING OVERVIEW

## FINDINGS EXISTING PROGRAM

- 0-2 Hours parking represents 6% of total revenue and 67% of total transactions.  
Previous Study in 2024 was at 5% and 65%.
- 24 Hours + parking represents 89% of total revenue and 25% of total transactions.  
Previous Study in 2024 was at 80% and 22%.
- Airport parking needs to be focused on peak periods because that is when passenger demand is the greatest and the passenger must be accommodated.
- The peak period used for the summary of spring break 2026 is indicative of other peaks in 2025 and YTD 2026.
- As enplanements grow, the peak passenger demand will continue to increase.



# AIRPORT PARKING OVERVIEW PROPOSED STRATEGY

- Available parking capacity for passengers continues to be challenging at peak times and hovers around the 90% occupancy factor for short and long-term parking.
- 67% of overall transactions are from airport visitors not flying.
- The rate restructure in 2024 did not decrease the less than 2-hour parking so there is still limited capacity for passengers at peaks.
- Reallocate parking assets to provide all the positive customer features as exist today while increasing passenger focused parking capacity.
- Increase revenue potential to apply to funding of the terminal expansion program.
- Maximize use of available assets to support passenger growth and avoid costly parking structures or off-site shuttle parking as long as possible.

# AIRPORT PARKING OVERVIEW

## PROPOSED PARKING AREAS

- New Public Overflow Lot  
197 public stalls
- New Cell Phone Lot  
44 public stalls
- Short Term - Main Lot  
231 public stalls
- Long Term - Main Lot  
820 public stalls
- Economy Lot  
318 public stalls

**1,610 Total Parking Stalls**

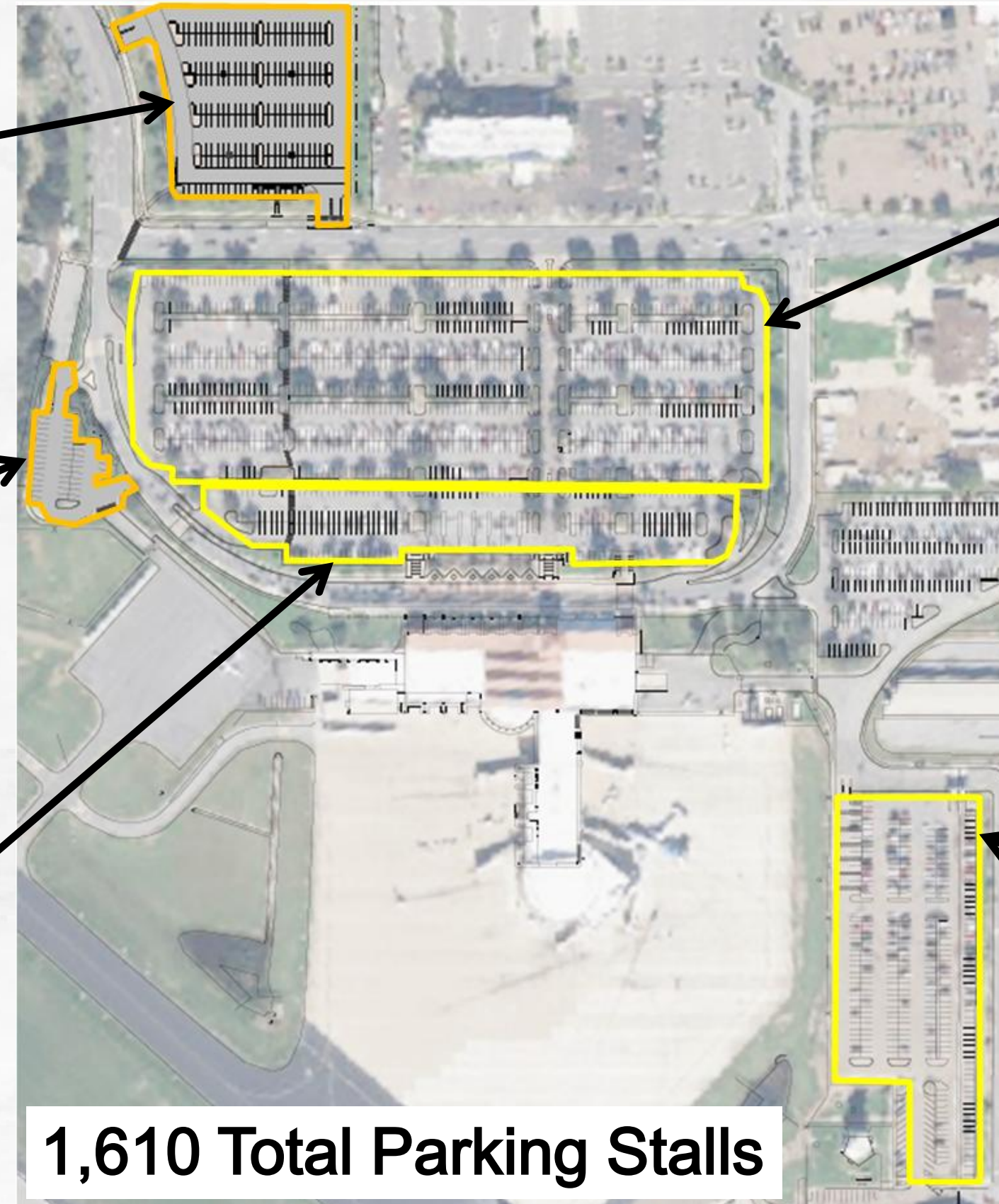
# AIRPORT PARKING OVERVIEW

## PROPOSED RATE RESTRICTURE

| Employee/Overflow Lot - Daily Only |         |          |
|------------------------------------|---------|----------|
| Rate Schedule                      | Current | Proposed |
| Daily Only                         | N/A     | \$11.00  |
| Tenant Employee                    | N/A     | App Fee  |

| Cell Phone Lot   |         |          |
|------------------|---------|----------|
| Rate Schedule    | Current | Proposed |
| 0 - 30 minutes   | N/A     | \$0.00   |
| 30 Min - 60 Min  | N/A     | \$5.00   |
| 1 Hr. - 2 Hrs.   | N/A     | \$10.00  |
| 2 Hrs. - 24 Hrs. | N/A     | \$15.00  |

| Short Term Lot and Reserved Parking |         |          |
|-------------------------------------|---------|----------|
| Rate Schedule                       | Current | Proposed |
| 0 - 30 Min                          | \$0.00  | N/A      |
| 0 Min - 60 Min                      | N/A     | \$5.00   |
| 1 Hr - 2 Hrs                        | \$10.00 | \$10.00  |
| 2 Hrs - 24 Hrs                      | \$15.00 | \$15.00  |
| Reserved (Daily Only) - NEW         | N/A     | \$20.00  |



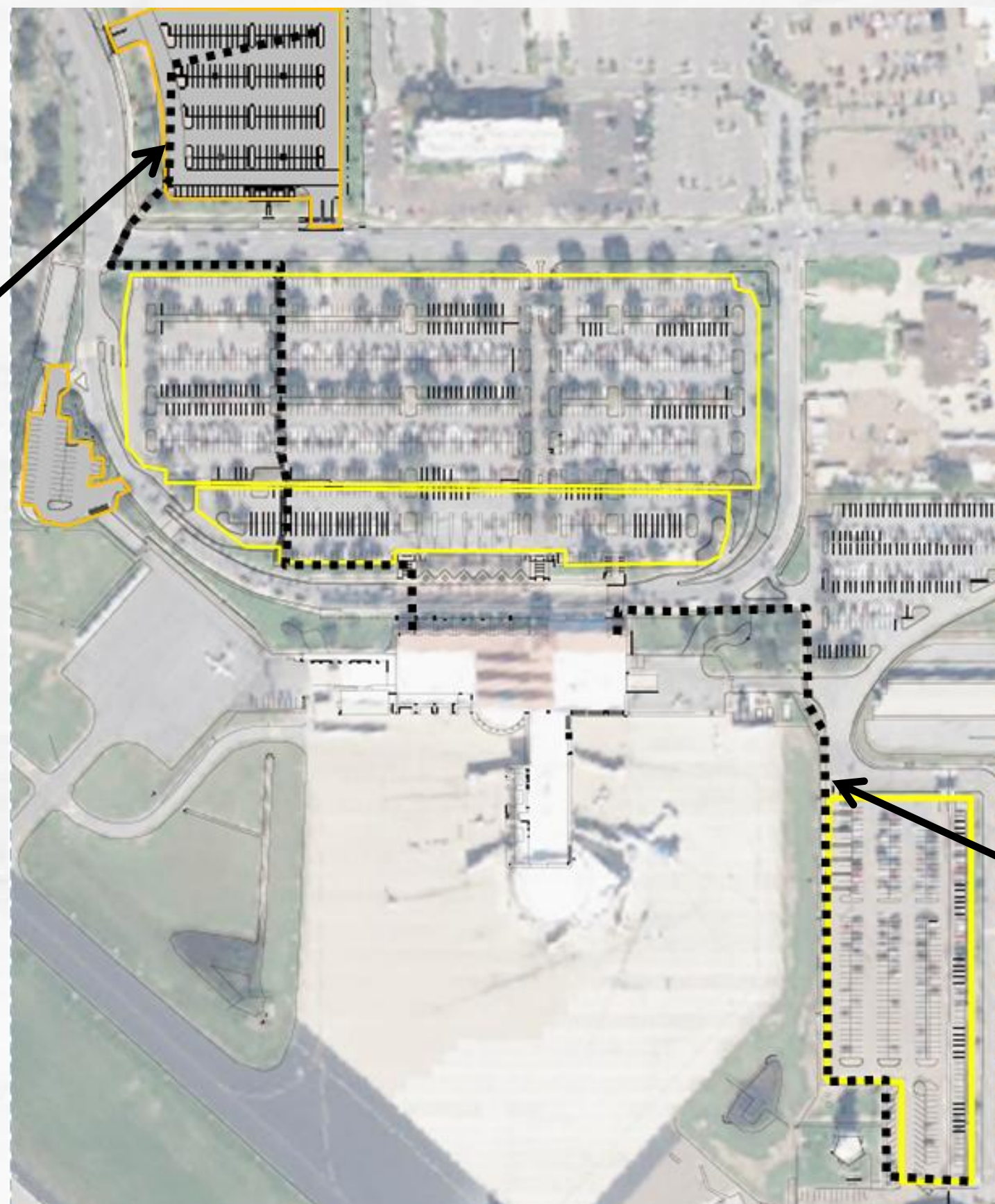
| Long Term Lot - Main |         |          |
|----------------------|---------|----------|
| Rate Schedule        | Current | Proposed |
| 0 - 30 Min           | \$0.00  | N/A      |
| 0 Min - 2 Hrs.       | \$5.00  | \$6.00   |
| 2 Hrs. - 5 Hrs       | \$7.00  | \$7.00   |
| 5 Hrs - 24 Hrs       | \$10.00 | \$12.00  |
| Weekly               | \$60.00 | \$72.00  |

| Economy Lot - Daily Only            |         |          |
|-------------------------------------|---------|----------|
| Rate Schedule                       | Current | Proposed |
| 0 - 30 Min                          | \$0.00  | N/A      |
| 30 Min - 2 Hrs.                     | \$5.00  | N/A      |
| 2 Hrs. - 5 Hrs                      | \$7.00  | N/A      |
| 5 Hrs - 24 Hrs                      | \$10.00 | N/A      |
| Weekly                              | \$60.00 | N/A      |
| Daily Only                          | N/A     | \$11.00  |
| Tenant Employee Rate - Monthly only | N/A     | \$162    |

1,610 Total Parking Stalls

# AIRPORT PARKING OVERVIEW PROPOSED RATE RESTRUCTURE

Proposed Accessible Path



Current Accessible Path



# AIRPORT PARKING OVERVIEW

## PROPOSED RATE RE-STRUCTURE

| MFE                                 |                   |          |
|-------------------------------------|-------------------|----------|
| Short Term Lot and Reserved Parking |                   |          |
| Rate Schedule                       | Current           | Proposed |
| <del>0 - 30 Min</del>               | <del>\$0.00</del> | N/A      |
| 0 Min - 60 Min                      | N/A               | \$5.00   |
| 1 Hr - 2 Hrs                        | \$10.00           | \$10.00  |
| 2 Hrs - 24 Hrs                      | \$15.00           | \$15.00  |
| Reserved (Daily Only) - NEW         | N/A               | \$20.00  |

| Long Term Lot - Main  |                   |          |
|-----------------------|-------------------|----------|
| Rate Schedule         | Current           | Proposed |
| <del>0 - 30 Min</del> | <del>\$0.00</del> | N/A      |
| 0 Min - 2 Hrs.        | \$5.00            | \$6.00   |
| 2 Hrs. - 5 Hrs        | \$7.00            | \$7.00   |
| 5 Hrs - 24 Hrs        | \$10.00           | \$12.00  |
| Weekly                | \$60.00           | \$72.00  |

| Economy Lot - Daily Only            |         |          |
|-------------------------------------|---------|----------|
| Rate Schedule                       | Current | Proposed |
| 0 - 30 Min                          | \$0.00  | N/A      |
| 30 Min - 2 Hrs.                     | \$5.00  | N/A      |
| 2 Hrs. - 5 Hrs                      | \$7.00  | N/A      |
| 5 Hrs - 24 Hrs                      | \$10.00 | N/A      |
| Weekly                              | \$60.00 | N/A      |
| Daily Only                          | N/A     | \$11.00  |
| Tenant Employee Rate - Monthly only | N/A     | \$162    |

| HRL             |         |
|-----------------|---------|
| Short Term Lot  |         |
| Rate Schedule   | Current |
| Each 20 Minutes | \$1.00  |
| Daily Maximum   | \$16.00 |

| Remote (Long Term) |            |
|--------------------|------------|
| Rate Schedule      | Current    |
| 0 - 30 Min         | \$0.00     |
| Each Hour          | \$1.50     |
| Daily Maximum      | \$11.00    |
| Monthly (Prepaid)  | \$180.00   |
| Yearly (Prepaid)   | \$1,000.00 |

| BRO                  |         |
|----------------------|---------|
| Short Term Lot       |         |
| Rate Schedule        | Current |
| 0-30 Minutes         | \$0.00  |
| 31 Min - 60 Min      | \$2.00  |
| Each Additional Hour | \$2.00  |
| Daily Rate           | \$12.00 |

| Long Term            |         |
|----------------------|---------|
| Rate Schedule        | Current |
| 0 - 30 Min           | \$0.00  |
| 30 Min - 60 Min      | \$1.50  |
| Each additional Hour | \$2.00  |
| Daily Rate           | \$8.00  |



# AIRPORT PARKING OVERVIEW

## PROPOSED IMPLEMENTATION TIMELINE

Proposed City  
Commission  
Consideration &  
Approval  
07/13/2026

Public Notice Until  
Projected Date of  
New Lot Completion  
(Projected to be  
9/30/26)

Proposed  
Commencement on  
opening of new lot  
Projected 11/1/26



JEREMY SANTOSCOY, P.E.

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**ITEM SUMMARY**

|        |                |           |
|--------|----------------|-----------|
| BOARD: | AGENDA ITEM    | 5.A.      |
|        | DATE SUBMITTED |           |
|        | MEETING DATE   | 7/13/2026 |

1. Agenda Item: Consideration of Economic Development matters. Tex. Gov't. Code §551.087.

2. Party Making Request:

3. Nature of Request:

|                 |           |
|-----------------|-----------|
| 4. Routing:     |           |
| Crystal Montano | Created - |

5. Staff Recommendation:

6. Advisory Board:

7. City Attorney:

8. Manager's Recommendation:



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**ITEM SUMMARY**

|        |                |           |
|--------|----------------|-----------|
| BOARD: | AGENDA ITEM    | 5.B.      |
|        | DATE SUBMITTED |           |
|        | MEETING DATE   | 7/13/2026 |

1. Agenda Item:  
Consultation with City Attorney regarding legal aspects of contracts. Tex. Gov't. Code §551.071.
2. Party Making Request:
3. Nature of Request:
4. Routing:  
Crystal Montano Created -
5. Staff Recommendation:
6. Advisory Board:
7. City Attorney:
8. Manager's Recommendation: