

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

The McAllen Board of Commissioners convened in a Workshop on **Monday, July 13, 2026**, at 4:00 pm, at McAllen City Hall Third Floor (3rd) Commission Chambers.

Mayor Javier Villalobos, Mayor Pro Tem Jose R. "Pepe" Cabeza de Vaca, Commissioner Antonio "Tony" Aguirre, Jr., Commissioner Joaquin Zamora, Commissioner Rolando "Rolly" Rios, Commissioner Rodolfo "Rudy" Castillo and Commissioner Michael Fallek were present

Also, present City Manager Isaac Tawil, City Attorney Austin Stevenson, Deputy City Manager Michelle Rivera, Assistant City Manager Jeff Johnston, Assistant City Manager Elvira Alonso, City Secretary Perla Lara

CALL TO ORDER

Mayor Javier Villalobos called the meeting to order at 4:00 pm.

1. PRESENT QUESTIONS RELATING TO STAFF RELATING TO THE JULY 13, 2026, REGULAR MEETING AGENDA, TO BE DISCUSSED AT SUCH A MEETING.

There were no questions regarding the July 13, 2026, regular meeting agenda.

2. PRESENTATION ON MCALLEN CONVENTION FACILITIES EXPANSION AND FUNDING OPTIONS.

Yajaira Flores, Convention Center Director, provided an update on the success of the La Cancha Watch Party held from June 11 through July 6, 2026. She reported that the event hosted more than 55,000 visitors during ten matches and presented information regarding visitor demographics, points of origin, media coverage, media value, and overall media reach.

Ms. Flores also highlighted the extensive marketing exposure generated by the event, including approximately 5 million billboard impressions and dual traffic visibility from June 5 through July 10, based on Texas Department of Transportation annual average daily traffic data. Additional information was presented regarding broadcast partnerships, launch press conferences, social media engagement exceeding 711,300 views, onsite activations, a special FAST Channel program, statewide broadcasts, and more than 80 live programming mentions throughout the event period.

The economic impact of the event was also discussed. Ms. Flores reported that the event generated an estimated \$4 million in total economic impact, supporting approximately 190 jobs, created an estimated 28 additional full-time jobs annually, and generated approximately \$268,444 in federal taxes, \$68,129 in state taxes, and \$38,457 in local taxes.

Members of the City Commission commented on the presentation and asked various questions regarding attendance, economic impact, and future event opportunities. Staff provided clarification and responded to all inquiries.

The Mayor and City Commission expressed appreciation to staff for the presentation and information provided.

3. PRESENTATION ON SECTION 108 LOAN GUARANTEE PROGRAM.

Julia Lash, Grants Director presented an overview of the Section 108 Loan Guarantee Program, including program requirements and funding opportunities available.

Ms. Lash informed the City Commission that Fire Chief Juan Gloria would discuss the proposed Fire Station No. 4 Relocation Project. Chief Gloria explained that Fire Station No. 4 currently serves the Baker Road and Jackson Road area and that the proposed relocation to the vicinity of

El Rancho Road and McColl Road would better position the department to serve future growth and development while improving emergency response capabilities.

Ms. Lash reviewed the financing benefits of the Section 108 Loan Guarantee Program, noting that it provides low-cost, long-term financing for eligible community development projects, including public facilities, infrastructure improvements, and housing-related projects.

She provided an overview of the program process, including:

- Identification of need
- Section 108 Loan Guarantee Program requirements
- Eligible activities
- Loan amount determination
- Loan implementation
- Financial requirements
- Program benefits

Ms. Lash also reviewed the process for determining loan eligibility and funding amounts and outlined the anticipated project timeline, including:

- Eligibility prior to August 31, 2026
- Eligibility after August 31, 2026
- Allocation process
- Financial requirements
- Projected benefits
- Required action items

Projected benefits of the proposed project include:

- Supporting the City's Five-Year Consolidated Plan
- Improving public facilities and infrastructure
- Increasing services within underserved neighborhoods
- Improving response times and public safety

Ms. Lash reviewed the following action items necessary to proceed with the application process:

- Publish project information
- Conduct a 30-day public comment period
- Host two public hearings
- Consider a City Commission Resolution at the July 13, 2026, Regular Meeting
- Submit the application

Members of the City Commission discussed the proposal and asked questions regarding eligibility requirements, funding mechanisms, repayment obligations, project timelines, and community benefits. Staff responded to all questions and provided the requested clarification.

The Mayor and City Commission expressed appreciation to staff for the presentation and information provided.

4. PRESENTATION ON PARKING PROGRAM AT MCALLEN INTERNATIONAL AIRPORT.

Jeremy Santoscoy, Aviation Director presented an overview of the McAllen International Airport Parking Program. The presentation included information on current parking operations and future parking management strategies.

Topics discussed included:

- Airport parking overview

- Sample mid-day turn impact
- Current parking areas
- Three-year transaction summary
- Spring Break 2026 parking activity (March 13–26, 2026)
- Three-year revenue and transaction comparisons
- Findings regarding the existing parking program
- Proposed parking strategy
- Proposed parking areas
- Proposed rate infrastructure
- Proposed rate restructuring
- Proposed implementation timeline

Commission members discussed parking capacity, customer demand, operational efficiencies, proposed rate adjustments, and anticipated revenue impacts. Staff responded to all questions and provided the requested information.

The Mayor and City Commission expressed appreciation to staff for the presentation and information provided.

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 ASPECT OF CONTRACTS. TEX. GOV'T. CODE 551.071.**

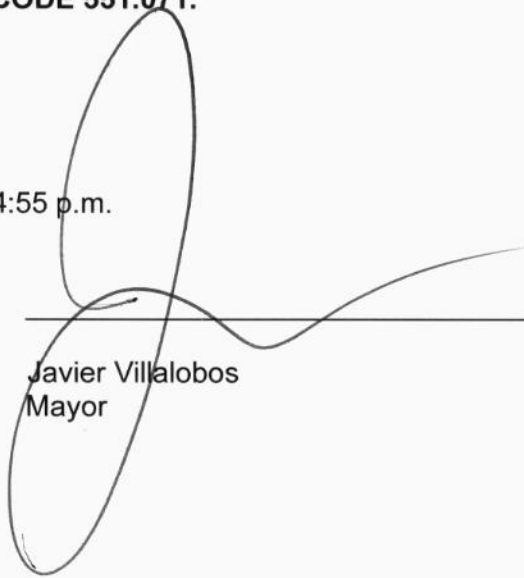
PUBLIC COMMENT: None.

ADJOURN

Without objection, the meeting adjourned at 4:55 p.m.

Attest:


 Perla Lara, TRMC/CMC, CPM
 City Secretary


 Javier Villalobos
 Mayor