

**HARLINGEN COMMUNITY IMPROVEMENT BOARD  
BOARD OF DIRECTORS  
MEETING  
FEBRUARY 25, 2010**

A meeting of the Harlingen Community Improvement Board of Directors was held on Thursday, February 25, 2010 at 5:30 p.m. in Town Hall, City Hall, 118 E. Tyler Street, Harlingen, Texas. Those in attendance were:

**Present:**

Eddie Medrano  
Joe Rubio  
Kenneth Benton  
Dr. Gina Cano-Monreal  
Paul Durant  
Dean LaFever

**Absent:**

Jesse Robles

**City Commission present:**

Mayor Boswell  
Larry Galbreath

**Staff Present:**

Gabriel Gonzalez, Interim City Manager  
Roel Gutierrez, Director of Finance  
Michael Hopping, Director of Parks & Recreation  
Sylvia R. Trevino, City Secretary

E. Medrano called the meeting to order and introduced the newly appointed Board members.

**ITEM NO. 1 – MINUTES OF THE REGULAR MEETING OF SEPTEMBER 8, 2009 APPROVED**

P. Durant made a motion to approve the minutes as presented. D. LaFever seconded the motion and it carried unanimously.

**ITEM NO. 2 – PRESENTATION OF FINANCIAL STATUS AS OF SEPTEMBER 2009 AND JANUARY 2010**

Roel Gutierrez went over the financials and stated that as of January 31, 2010, that total liabilities and fund balance were \$789,317. Mr. Gutierrez went over the total revenues and the expenditures. Current year-to-date excess revenues over expenditures is \$385,180.

Discussion followed and E. Medrano explained that the City approached the 4B Corporation with a project list and the Board approved some long term projects and this is the status of some of the projects. K. Benton initiated discussion on the pending projects and projected revenues. He recalled that the Board approved a \$5 million bond and he felt that the Board should not have to go into debt and move forward with what we estimate the Board will receive on month to month in revenues.

**ITEM NO. 3 – PUBLIC HEARING BY THE HARLINGEN COMMUNITY IMPROVEMENT BOARD IN ACCORDANCE WITH THE DEVELOPMENT ACT OF 1979, ARTICLE 5190.6, SECTION 4B (N) TO HEAR COMMENTS FOR OR AGAINST FUNDING THE FOLLOWING PROPOSED PROJECT:**

**A. PROJECT 2009-01 – FUNDING AND EQUIPPING THE UNIVERSITY ARTICULATION AND CAREER CENTER (UACC) AT TEXAS STATE TECHNICAL COLLEGE**

Dr. Cesar Maldonado, President of TSTC, gave a brief presentation on the project and stated that the Center would be located on leased land at TSTC and this project is to fund the electronic equipment necessary for the Articulation Center. E. Medrano added that this is part of the Mayor's 100 Plan to develop higher education opportunities with a building where different institutions could offer different degrees for distance learning. He noted that the 4A Corporation will fund the construction and will lease it to TSTC to facilitate this effort. Harlingen will be the only city in the valley where institutions can come and offer their programs. There will be 11 classrooms, 1 large lecture hall that will accommodate 120 students and a smaller lecture hall that will accommodate 90 students. He explained that the final number for the cost has not been established yet. TSTC has been asked to put some numbers together and to define the scope of the project. Right now all they are seeking is for authorization to fund the project. Staff will still need to solicit bids for the equipment.

Dr. Maldonado stated that currently there are six different schools that have committed to the program but until the building is built there are no written agreements yet.

K. Benton raised the question, referring to a newspaper article, as to the meaning of 'unduplicated degree program'. Dr. Maldonado explained that a coordinating board within the university systems determines 'unduplicated' programs. That board will determine which program will be offered. TSTC has not input in which ones will be offered and which will not.

P. Durant asked about a timeline for completion. The build time could occur one year from now with an anticipated opening date in the fall of 2011.

Mayor Boswell pointed out that this a culmination of two years of hard working and planning by 30-40 people from the community that was involved with this project. This was a very unique way to approach this type of service because TSTC was already in a position to enter into articulation agreements. It was an innovative thought out plan and it has been a lengthy process.

E. Medrano explained that right we are looking at funding options and will be referring to the City's financial advisors. The 4A Corporation is floating bonds for the construction of the facility and the 4B Corporation is being asked to pay for those items that will not have a 20-year span.

G. Gonzalez indicated that a public hearing is required.

Joe Rubio asked if this project was 4B eligible. G. Gonzalez replied that the City Attorney had researched his. Roxann Cotroneo, the City Attorney, explained that her research revealed that 4B sales tax money could be used for career centers provided that the center was not located in a junior college district. She further explained that an articulation center, though not defined as a career center, the analysis of HB 1253 indicated that career centers include places for adult education, etc and in her opinion did fall into the realm, therefore this project is 4B eligible for funding.

E. Medrano stated that the 4B's main responsibility would be to furnish the electronic equipment; the hard wiring infrastructure to run audio video and secondary would be any additional furniture not covered by the TSTC funding.

Dr. Maldonado indicated that the fiber optic underground to be used by this facility would be paid by TSTC,

D. LaFever asked if the data center would be independent from TSTC. The reply was in order to leverage the funding; the operations would be run through the TSTC data center.

Desi Martinez was of the opinion that this project should be 100% funded by the 4A corporation. He stated that the needs of the community are phenomenal and higher education is good but there are a lot of other needs. There is no master plan for economic development. The vulnerable workforce needs help and we need to stimulate the economy for those that are already in the workforce. There are a lot of other demands and needs for 4B funding.

J. Rubio asked for a breakdown on the costs for the \$700,000 requested funding. E. Medrano informed him that right now the Board is only asking for the authorization to fund and authorize the project subject to (not audible).

**ITEM NO. 4 – ACTION TAKEN TO AUTHORIZE THE ABOVE NOTED PROJECT 2009-01 AND FUNDING AUTHORIZED FOR THE PROJECT**

J. Rubio made a motion to authorize the articulation project and authorize the funding. D. LaFever seconded the motion and it carried unanimously.

**ITEM NO. 5 – PRESENTATION OF PROPOSED VETERANS MEMORIAL PROJECT**

Fred Rendon that the project is expected to be done in three phases and the numbers are the same: \$789,000. This is something that needs to be done together and it is being considered strictly to honor all Veterans.

(K. Benton left at approximately 6:25 p.m.)

E. Medrano suggested that staff look at the proposal and come back to the Board with some numbers.

P. Durant asked that Mr. Rendon keep the Board members informed on the project and that he could obtain all of the Board members emails in order that the Board could help him with his project.

E. Medrano informed Mr. Rendon that the Board had asked him to come up with matching funds and that the Board would enter into an agreement with him.

L. Galbreath informed Mr. Rendon that the entire Commission supports his project and April 10 has been designated as the day to honor all Veterans as part of the Harlingen Centennial's Celebration.

Mr. Rendon stated that his group has approached HEB for funds but once they get started it will be easier to get donations from others. John Joines stated it would be a memorial for a lifetime to memorialize Veterans.

**ITEM NO. 6 – ACTION TABLED TO APPROVE THE INCREASED FUNDING FOR PROJECT 2008-03 RESTROOM PROJECT FOR MCKELVEY AND PENDLETON PARKS**

E. Medrano stated that he was not in favor of funding this project 100% with 4B funds.

J. Rubio made a motion to table action on this project. P. Durant seconded the motion and it carried unanimously.

**ITEM NO. 7 – ACTION TAKEN TO REIMBURSE THE CITY FOR THE FOLLOWING PROJECTS:**

- A. Project 2008-05: Parking Lot Project for Arroyo Park & Wilson Sports Complex
- B. Project 2008-13: Sidewalk Project for Arroyo Park & Wilson Sports Complex

Gabriel Gonzalez explained that the Board had previously approved these projects. Both projects came in under budget and he requested reimbursement on behalf of the City.

P. Durant made a motion to approve the reimbursement of \$140,028 for Project A. D. LaFever seconded the motion and it carried unanimously.

Dr. Cano-Monreal made a motion to approve the reimbursement of \$46,272 for Project B. P. Durant seconded the motion and it carried unanimously.

**ITEM NO. 8 – SELECTION OF OFFICERS**

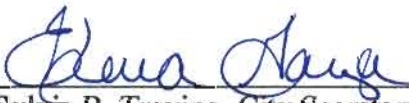
There was a consensus to call another meeting in 30-45 days to consider the selection of officers since some of the Board members terms will be expiring soon. E. Medrano volunteered to serve as the liaison on the purchase of the equipment for the articulation center even though he will no longer be a Board member.

Roxann Cotroneo informed the Board that there is a required training of Board members on open government and the Texas Public Information Act. This information would be distributed to the Board members as well as a copy of the Ethics Ordinance when all Board members are in place.

There being no further business the meeting adjourned at 6:50 p.m.

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Heriberto "Eddie" Medrano

Attest:

*for*   
Sylvia R. Trevino, City Secretary