

HARLINGEN COMMUNITY IMPROVEMENT BOARD
MEETING

April 8, 2014

A meeting of the Harlingen Community Improvement Board was held Tuesday, April 8, 2014 at 12 Noon at City Hall, Town Hall, 2nd Floor located at 118 E. Tyler, Harlingen, Texas. Those in attendance were:

Harlingen Community Improvement Board

Jesse Robles - President
Paul J. Durant - Vice President
Joe Rubio Jr.
Daniel Araiza
John Guevara
Danny Villarreal

Absent

Gina Cano-Monreal – Secretary

Staff Present

Carlos Yerena, City Manager
Amanda C. Elizondo, City Secretary
Elvia Trevino, Finance Director

Also Present

Basilio “Chino” Sanchez, Commissioner District 4

President Jesse Robles called the meeting to order and stated the agenda had been duly posted accordingly to state law.

1) Consider and take action to approve the minutes of September 6, 2013 Meeting

Motion was made by Mr. Rubio and seconded by Mr. Arazia to approve the minutes as presented with the addition of Danny Villarreal, present at the September 6, 2013 meeting. Motion carried unanimously.

2) Consider and take action to approve the financial report.

Elvia Trevino, Finance Director highlighted the balance sheet as of February 28, 2014 and reported Total Assets were \$2,884,627 totaling \$2,786,596 in cash assets. The accounts receivable from the State Comptroller was \$97,904. Total Liabilities were \$464,346; Fund Balance - \$2,420,281 for a total of \$2,884,627 in Total Liabilities and Fund Balance. Revenues for the month ending February 28, 2014 to date revenues was \$565,371 which made mostly of the sales tax for \$564,013 for an unrealized balanced of budget allocations - \$706,058.

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Expenditures to date were \$86,039 excess over expenditures of \$479,332. The beginning Fund Balance was \$1,940,949 and the Fund Balance to date was \$2,420,281.

Mr. Rubio questioned if the Harlingen Community Improvement Board paid for the clean up at the Nine Story Building.

Mr. Yerena responded yes, the clean up was approximately \$20,000. This expenditure was funded by the 4B expenditure.

Danny Villarreal inquired if it was possible to account for every expenditure on each project.

Mr. Yerena stated staff was working on doing a breakdown of expenses incurred in every project and hoped to present it at the next meeting.

Mr. Rubio asked if the Harlingen Community Improvement Board (4B) Financial Report was filed to the State of Texas.

Ms. Trevino responded the report was submitted on-line and an audit was pending once it was finalized by the auditor and approved by the City Commission.

Motion was made by Mr. Rubio and seconded by Mr. Araiza to accept and approve the financial report for the month ending February 28, 2014. Motion carried unanimously.

- 3) Executive Session pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Section 551.087 and 551.071 regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospects known as Project Blue and to seek legal advice from City Attorney regarding the subject.

At 12:11 p.m., President Robles announced the Harlingen Community Improvement Board would convene into executive session to discuss Item No. 3.

Motion was made by Mr. Rubio and seconded by Mr. Villarreal to convene into executive session to discuss Item No 3. Motion carried unanimously.

At 12:42 p.m., President Robles announced the Harlingen Community Improvement Board had completed its executive session and declared the meeting open to the public.

- 4) 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 projects:
 - a. Public hearing to discuss the employment of a consultant to assist City Staff in evaluating proposals for a public/private partnership on a hotel and conference center

including evaluation of the appropriate and optimal size for a conference center/meeting facility.

President Robles announced this was a public hearing and anyone wishing to speak for or against the item could do so.

Mr. Rubio stated the public notice in the newspaper did not include an amount for the hiring of a consultant. In prior notice an amount was included informing the public about the proposed amount to be spent. He recommended the amount be included to inform of the public of the amount that was being proposed.

There being no further comments, President Robles declared the public hearing closed.

- 5) Consider and take action to approve funding for the following project:
 - a. Consider and take action to employ a consultant to assist City Staff in evaluating proposals for a public/private partnership on a hotel and conference center including an evaluation of the appropriate and optimal size for a conference/meeting facility.

Mr. Yerena recommended hiring HVS Convention, Sports & Entertainment Facilities Consultants to assist the City in negotiating the best proposal for a public/private partnership at a cost not to exceed \$50,000.

Motion was made by Mr. Araiza and seconded by Mr. Rubio to allow City staff to negotiate an agreement between the City of Harlingen and HVS Convention, Sports & Entertainment Facilities Consultants not to exceed \$50,000. Motion carried unanimously.

6) Update on Comprehensive Plan

Ken Clark, Planning and Zoning Director gave an update report on the progress of the City's Comprehensive Plan. The process was on schedule. The first critical phase of gathering public input was completed. Staff reached out to the community to solicit their input through workshops, online and intercept surveys hosted at different events and conducted a random mail out survey distribution around the City. Mr. Jim Carrillo with Halff Associates, Inc. gave a power point presentation at the last City Commission meeting and that same information was being circulated to the certain city boards. The feedback from the citizens was based on different age groups. People were satisfied with the issues such as transportation, streets and traffic in Harlingen. Other topics of the comprehensive plan included the parks and events; the recognition that Valley International Airport had as one of the major strength of the City; schools systems along with the asset of Texas State Technical Collage in the community. One major issue that needed to be addressed between the City and its many different partners was communication. The need of working together for the same common interest was important to benefit the whole City. Another positive asset to the City was its location recognized as the "Capitol City of the Rio Grande Valley". Mr. Carrillo would be making a presentation to the Harlingen Community Improvement Board and possible other boards. After meeting with all the entities of the City, Mr. Carrillo would prepare a written draft for everyone in the community to review and make

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comments before the final document was completed. Public hearings would be held with the Planning and Zoning Commission for a final recommendation to be presented to the City Commission for consideration and adoption. One of the major recommendations in regards to the City's core areas and the Downtown area was that this City was out of date with the land use and zoning issues because La Placita area was split from Jackson Street. The recommendation was to change the development and zoning regulations in that area. The idea was to look into form based codes which was a new approach used around the United States to offer flexibility and development of historical areas with older buildings. The building and fire codes needed to be addressed to cover these core areas. Once the recommendations were published staff would have an ideal as to how proceed and administer the form base codes. Another issue was to look at having a specific plan for consideration on how the downtown area should be guided within the City's vision for the next 15-20 years.

Mr. Yerena thanked Mr. Robles for his involvement in this project and the members of the 4B Board for their efforts.

Mr. Clark stated the Harlingen Community Improvement Board (4B) could still submit suggestions and comments after the review of the plan to the Planning and Zoning Department to forward to the consultant to make sure their issues and concerns were addressed.

Mr. Rubio questioned if there was still a chance that citizens could submit further input for the plan.

Mr. Clark responded absolutely.

Mr. Rubio suggested for Commissioner Sanchez to schedule a forum with local church organizations to review the draft. He admired Mr. Robles for his many efforts.

President Robles stated the committee went through a great mental exercise in figuring out how to get the public involved and simulate the information to obtain true feedback. The logistics of the four workshops played a big part in these efforts, but felt the participation could have been better.

Daniel Arazia inquired if each City board/committee would review the plan and make recommendations.

Mr. Clark responded there would be a presentation to the City Commission, Harlingen Community Improvement Board and Downtown Improvement District. The presentation was open to public.

President Robles stated it would be interesting that all other entities hosted separate workshops and then come together to compare notes and discussions. The invitation for the 4B was to truly put their best foot forward and think about the City's future.

Dan Araiza stated the Parks and Recreation Department's Plan consisted of a ten to fifteen year plan in regards to a proposed amphitheatre and favored the idea due to the hills and

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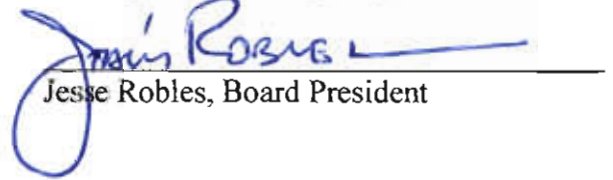
landscape when hosting the Blues on the Hill Events. He would also like to do Astor Turf in multi-purpose use areas for possible amphitheatres.

Mr. Clark stated the amphitheatre idea had surfaced from the surveys and the idea of having one was in the draft plan.

There being no further business to discuss the meeting adjourned.

Motion was made by Mr. Rubio and seconded by Mr. Arazia to adjourn the meeting. Motion carried unanimously.

Harlingen Community Improvement Board


Jesse Robles, Board President

ATTEST:


Amanda C. Elizondo, City Secretary