

**MERCEDES CITY COMMISSION
JOINT MEETING
TIRZ #1 AND CITY COMMISSION
FEBRUARY 23, 2020 – 5:45 P.M.
MERCEDES CITY HALL – COMMISSION CHAMBERS**

MEMBERS PRESENT: Oscar D. Montoya Sr. Mayor
Joe Martinez Mayor Pro-Tem
Jacob Howell Commissioner
Leonel Benavidez Commissioner via Webex
Jose M. Gomez Commissioner

STAFF PRESENT: Kevin Pagan Interim City Manager
Anthony Troiani City Attorney
Joselynn Castillo City Secretary
Nereida Perez Finance Director via Webex
Lance Elliott TIRZ Rep via Webex
Melissa Ramirez DCM Director via Webex

1.) DETERMINATION OF QUORUM

Mayor Montoya welcomed everyone to the meeting and called the meeting to order at 9:00 A.M.

2.) CITIZENS TO BE HEARD

No citizens commented.

3.) SELECTION OF A SECRETARY

Member Howell nominated Member Leonel Benavidez for secretary. All members agreed to select Member Benavidez as the secretary.

4.) STATUS OF ZONE: REPORT FROM LANCE ELLIOTT ZONE CONSULTANT

Mr. Elliott stated the Zone was formed in 2009 and the interlocal was signed in 2011 by City and County. The County has not made any payments to the zone. The county is escrowing money for the past 10 years. He stated he will be working with the County's EDC Director to get the paperwork in order and get everything signed so the County can start making payments to the zone. Once the Ordinance is signed the County EDC Director will place the item on the Commissioner's agenda the next month. Member Benavidez stated he would like to have more communications.

5.) TIRZ BOARD: DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2021-05, A RESOLUTION APPROVING A REVISED PROJECT AND FINANCE PLAN FOR TAX INCREMENT REINVESTMENT ZONE #1, CITY OF MERCEDES UPDATING THE INCREMENTAL TAX RATES FOR HIDALGO COUNTY.

Mr. Elliott stated that the City of Mercedes amended the final development plan in 2018 on the bases that phase 2 and phase 3 of the outlet mall have not been constructed and to reduce the City's commitment to the zone. Some of the changes is that in the plan the City was going to contribute 1% of the tax revenue from the outlet mall, which was eliminated. The 2009 finance plan was based on an estimated tax rate at 52cents; in 2011 when the county signed the tax rate dropped to 51.27 %. Mr. Elliott stated the County provided him with a list of changes which were worked through with the help from Ms. Ramirez and Mr. Zavala.

Secretary Benavidez made a motion to approve. Member Howell seconded the motion. Upon a called vote, the motion passed unanimously.

6.) CITY COMMISSION: DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2021-05, A RESOLUTION APPROVING A REVISED PROJECT AND FINANCE PLAN FOR TAX INCREMENT REINVESTMENT ZONE #1, CITY OF MERCEDES UPDATING THE INCREMENTAL TAX RATES FOR HIDALGO COUNTY.

Commissioner Benavidez made a motion to approve resolution 2021-05. Mayor Pro-Tem Martinez seconded the motion. Upon a called vote, the motion passed unanimously.

7.) NEW BUSINESS

Mr. Elliott informed the members that the County has one board member to appoint to the TIRZ board. At a question,

Mr. Elliott stated that the County has had three EDC Directors in the past three years. The County will appoint a member once this item is placed on their agenda. Commissioner Benavidez asked that we include the minutes from the previous meeting.

8.) ADJOURN.

Member Benavidez made a motion to adjourn. Member Howell seconded the motion. Upon a called vote the motion passed unanimously. The meeting adjourned at 5:55 P.M.