MINUTES

MEETING OF THE
LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL
BOARD OF DIRECTORS

THURSDAY, FEBRUARY 28, 2013 - 12:00 P.M.
LRGVDC TRANSPORTATION CENTER
510 PLEASANTVIEW DR. - WESLACO, TEXAS
PRESIDING: MAYOR STEVE BREWER, PRESIDENT

President Steve Brewer called the meeting to order at 12:09 p.m. and asked Ms. Debby Morales to call roll. Upon conclusion of roll call it was ascertained that a quorum of the Board was present. President Brewer then moved to item 2. – Consider Approval RE: January 23, 2013 Meeting Minutes.

The Hon. Norma G. Garcia made a motion for approval of the minutes as presented. Mayor David Simmons seconded the motion, and upon a vote the motion carried unanimously.

Upon conclusion of action on the minutes President Brewer moved to item 3.A. - Public Comments and recognized Mr. Arnold Padilla, San Benito Housing Authority who requested the Board consider moving a portion of Round 2.2 Housing Disaster Recovery funds from the single family category to the multi family category and also asked for assurance that public housing authorities have the ability to file under the At-risk aspects for NOFA (Notice of Funding Availability). Mr. Apolonio Flores, Consultant to Housing Authorities in the Rio Grande Valley was recognized next and also encouraged the Board to move a portion of Round 2.2 Housing Disaster Recovery funds from the single family category to the multi family category.

Next Mr. Humberto Garza, Hidalgo County District Director for Congressman Filemon Vela was recognized. Mr. Garza introduced himself and stated that Congressman Vela was becoming familiar with the newly formed District 34 and discovering that many of the communities and school districts within District 34 are on common ground. Mr. Garza stated that he would bring regular status reports from District 34 to the monthly Board meetings.

Upon conclusion of Public Comments President Brewer moved to item 3.B. – Staff Recognition for Years of Service with the LRGVDC. President Brewer presented awards to LRGVDC staff that have completed five, ten, fifteen and twenty years of service, and an incredible thirty-five year service award went to our Human Resources Director, Anna Hernandez.

Upon conclusion of the service awards presentation President Brewer moved to item 3.C. – Consider Request from Workforce Solutions - Cameron to be Designated as Associate Member of the LRGVDC. Mr. Jones was recognized and informed the Board that Associate Membership is referenced in three (3) articles within the LRGVDC Bylaws as follows:

- Article V Membership, Section 1 – “Any person, partnership, corporation, cooperative, foundation, trust, the State of Texas or any entity supported by the State of Texas, shall also be eligible for membership in the capacity of an ‘associate member’, upon written application to the Council and acceptance and approval by the Council’s Board of Directors”.

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• Article VII Voting, Section 5 – “Associate Members shall not be entitled to vote unless selected as a citizen member”.

• Article XVI Finances, Budget and Payments, Section 7 – “Associate Members may not be required to pay a fee for the privilege of joining the Council and maintaining an associated membership in the Council; however, each associated member may contribute whatever sum of money it or the Board may deem appropriate, to assist the Council in the operation of the Council’s function”.

Mr. Jones noted that this was the first request received for an Associate Membership. He thanked Workforce Solutions – Cameron for their interest in the LRGVDC and recommended Board approval. **Commissioner Jim Darling made a motion for approval of Associate Membership for Workforce Solutions – Cameron as requested. Mayor Pro-tem Armando Garza seconded the motion, and upon a vote the motion carried unanimously.**

President Brewer next moved to item 3.D. – Consider Approval to Execute Real Estate Contract with EDC of Weslaco for Purchase of Land and Property at 301 West Railroad St. Mr. Victor Morales was recognized and reminded the Board that late last year they approved moving forward to execute a purchase agreement with the Weslaco EDC for acquiring the land and buildings at 301 West Railroad St., in Weslaco which is the current location of LRGVDC’s Administrative offices. Mr. Morales stated that the proposed contract has been reviewed by legal counsel and staff requests Board approval for the Executive Director to execute the Real Estate Contract with the Economic Development Corporation of Weslaco. **The Hon. Norma G. Garcia made a motion to approve execution of the Real Estate Contract with EDC of Weslaco for purchase of land and property at 301 West Railroad St. as presented. Commissioner Pilar Garza seconded the motion, and upon a vote the motion carried unanimously.**

President Brewer then moved to item 4.A. – Act Upon Area Agency on Aging Advisory Council Recommendations and recognized Mr. Joe Gonzalez. Regarding item 4.A.1. – Consider Approval of Resolution RE: Medicaid Expansion under the Affordable Care Act Mr. Gonzalez stated that the Advisory Council recommends approval of this resolution. The purpose of the Medicaid Expansion is to provide health insurance to individuals that are at 133% of the federal poverty level and do not have health insurance. The Medicaid Expansion will have a large economic impact in this region because of the number of individuals that would be eligible for this benefit. **Mr. Arturo Ramirez made a motion for approval of the Resolution for Medicaid Expansion under the Affordable Care Act as presented. Mayor David Simmons seconded the motion, and upon a vote the motion carried unanimously.**

Upon conclusion of action the President moved to item 4.B. – Program Status Reports. Mr. Gonzales reported on the status of receiving applications for the Texas Silver Haired Legislature and the recognition of the LRGVDC Long-Term Care Ombudsman Program at the 2013 Access and Assistance Training in Austin.

President Brewer moved to item 5. - Report from Economic Development Department and recognized Ms. Terrie Salinas. Ms. Salinas gave status reports on the Regional Small Cities Coalition, the Economic Disaster Recovery Program and the Proposed GIS Training.

President Brewer then moved to item 6. - Report from Transportation Department and recognized Mr. Tom Logan. Regarding item 6.A.1. – Rural and Urban Transit System Program Status Reports Mr. Logan noted that ridership has increased 77% this year, on top of the 120% increase in 2012.
President Brewer next moved to item 7. - Report from Regional Planning & Services and recognized Ms. Oviedo. Regarding item 7.A.1.a. 2. – Rio Grande Water Authority (RGRWA) Activity, item a. – Consider RGRWA Recommendation RE: Resolution Addressing Water Shortages for the RGV. Ms. Oviedo introduced Mr. Joe A. Barrera, III, RGRWA Executive Director and turned the floor over to him. Mr. Barrera informed the Board of Mexico’s increasing water debt and their resistance to pay said debt. In addition Mr. Barrera noted that the most recent Water Plan for the State of Chihuahua does not include setting aside water to pay their debt but includes the construction of fifteen dams, nine of which will affect the flows of the Conchos River. The Conchos supplies 80% of the flows into the Rio Grande. Upon conclusion of discussion the Hon. Norma G. Garcia made a motion for approval of the Resolution addressing water shortages for the Rio Grande Valley as presented and to encourage all the cities affiliated with the LRGVDC to pass a similar resolution. Mayor David Simmons seconded the motion and upon a vote the motion carried unanimously.

The President next moved to 7.B. – HUD Disaster Recovery Funding. Regarding item 7.B.1. – Consider Housing Advisory Committee Recommendation RE: Multi-Family Rental Notice of Funding Availability (NOFA), Application and Land Use Restriction Agreement (LURA) and recognized Ms. Oviedo. Ms. Oviedo then introduced Mr. Brad Hubbard, URS. Mr. Hubbard noted that the Housing Advisory Committee met to review and discuss the Multi-Family Rental Notice of Funding Availability and recommends approval. Mr. Don Medina made a motion for approval of the Multi-Family NOFA, application, and LURA as presented. Council Member Norie Gonzalez Garza seconded the motion, and upon a vote the motion carried unanimously.

Upon conclusion of action President Brewer moved to item 7.B.2. – Consider Housing Advisory Committee Recommendation RE: Single Family Rental Notice of Funding Availability (NOFA), Application and Land Use Restriction Agreement (LURA). Mr. Hubbard stated that Housing Advisory Committee reviewed and discussed the Single Family Rental NOFA, application and LURA and recommends approval. The Hon. Norma G. Garcia made a motion for approval of the Single Family NOFA, application and LURA as presented. Mayor Leo “Polo” Palacios seconded the motion, and upon a vote the motion carried unanimously.

President Brewer next moved to item 7.B.3. – Consider Housing Advisory Committee Recommendation RE: Per Unit Composite Cost for Single Family Housing Program and recognized Mr. Victor Morales. Mr. Morales stated that the Housing Advisory Committee reviewed and discussed per unit composite costs for the Single-Family Housing Program and submits the following recommendation as the composite pricing:

<table>
<thead>
<tr>
<th></th>
<th>Brownsville Mean Cost</th>
<th>URS Mean Cost</th>
<th>Recommended Unit Cost</th>
<th>Cost Per sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bdrm/2 Ba; total sq. ft. – 1,005</td>
<td>$79,831</td>
<td>$96,410</td>
<td>$88,120</td>
<td>$87.68</td>
</tr>
<tr>
<td>3 Bdrm/2 Ba; total sq. ft. – 1,327</td>
<td>$81,381</td>
<td>$114,591</td>
<td>$97,986</td>
<td>$73.84</td>
</tr>
<tr>
<td>4 Bdrm/2 Ba; total sq. ft. – 1,413</td>
<td>$89,524</td>
<td>$120,868</td>
<td>$105,196</td>
<td>$74.44</td>
</tr>
</tbody>
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Mr. Morales noted that the General Land Office (GLO) has made very specific requirements which have increased costs; and he added that the Advisory Committee will consider “value engineering” and waivers to lower costs and help ensure the targeted amount of houses can be built. Commissioner Jim Darling made a motion to approve the Per Unit Composite Cost for the Single Family Housing Program as presented. Commissioner Pilar Garza seconded the motion, and upon a vote the motion carried unanimously.
The President next moved to item 7.B.4. – Consider Housing Advisory Committee Recommendation RE: Submission of Waiver Request to General Land Office (GLO) Allowing Vinyl Flooring Instead of Carpet in All Single Family Housing Reconstruction. Ms. Oviedo was recognized and informed the Board that the Housing Advisory Committee believes it would benefit the applicants to allow the choice of having vinyl tile in the living room and bedrooms as they are already given such choice in the dining room and closets. While the program allows all vinyl flooring for applicants presenting a doctor’s note stating it is necessary, there is no option for those applicants who have never owned a home with carpet and would prefer all vinyl flooring. Staff has received input from the Housing Advisory Committee suggesting both flooring options are listed in the GLO’s Minimum Housing Standards; therefore it is not considered an upgrade to choose one over the other. **Mayor Pro-tem Armando Garza made a motion to approve the waiver with a revision that eliminates carpet and allows only vinyl flooring. Mr. Don Medina seconded the motion, and upon a vote the motion carried unanimously.**

Upon conclusion of action President Brewer moved to item 7.B.5. – Consider Staff Recommendation RE: Work Order Driven Contract between LRGVDC and General Contractors. Mr. Morales was recognized and reminded the Board that in the later part of 2012 they approved staff moving forward to draft a Work Order Driven Contract as well as a General and Supplementary Conditions Contract to enter into construction contracts with the CDBG Disaster Recovery Home Builders. A draft contract has been reviewed by LRGVDC’s legal counsel and approval is recommended. **Mr. Don Medina made a motion for approval of the Work Order Drive Contract between LRGVDC and General Contracts as presented. Commissioner Jim Darling seconded the motion, and upon a vote the motion carried unanimously.** Upon conclusion of action Ms. Oviedo noted that the Status Reports on the 2nd Round Disaster Recovery Funding was in the Board folders for review.

President Brewer next moved to item 8. – Report from Homeland Security and recognized Mr. Manuel Cruz. Regarding item 8.A.1. – Consider Approval RE: De-Obligation of FY 2011 Homeland Security Grant Program Uncommitted Funds Mr. Cruz informed the Board that a December 31, 2012 deadline to encumber and place equipment on “On-Order” status was approved by the HSAC. Prior to the deadline jurisdictions who realized they would not meet the deadline submitted a request for an extension. The HSAC approved an extension to February 28, 2013 with no further extension provisions. On February 7, 2013 the HSAC reviewed the uncommitted amounts for each jurisdiction which totaled $41,138.22. The HSAC recommended that staff review all uncommitted funds on February 28th and individually de-obligate all remaining uncommitted funds. **Council Member Norie Gonzalez Garza made a motion to approve de-obligation of FY 2011 Homeland Security Grant Program uncommitted funds as recommended by the HSAC. Commissioner Pillar Garza seconded the motion, and upon a vote the motion carried unanimously.** Upon conclusion of action President Brewer moved to item 8.A.2. – Status Reports. Mr. Cruz noted that the HSAC Status Reports and item 8.B.1. – Criminal Justice Program Status Report were in the folders for review.

President Brewer next moved to item 8.C. – Metropolitan Medical Response System (MMRS). Regarding item 1. – Consider Approval RE: Memorandum of Understanding for the AMBUS between the LRGVDC MMRS, Department of State Health Services (DSHS), Willacy County, TX and Willacy County EMS Provider Mr. Cruz stated that the AMBUS was a result of the cooperative purchase between the DSHS Hospital Preparedness Program and LRGVDC-MMRS Program. In accordance with federal regulations of the DSHS HPP, the purpose of this MOU is to establish a cooperative and mutually beneficial relationship and to set forth the relative roles of the AMBUS for emergency response. Currently the AMBUS is located and stored at the Willacy County EMS facility in Raymondville through a joint decision of the cooperative partnership. **Commissioner Jim Darling**
made a motion to approve the MOU for the AMBUS between the LRGVDC MMRS, DSHS, Willacy County and Willacy County EMS Provider as presented. Mayor Pro-tem Armando Garza seconded the motion, and upon a vote the motion carried unanimously. Upon conclusion of action Mr. Cruz stated that the Status Report was in the Board folders for review.

President Brewer next moved to item 9. - 9-1-1 Department and recognized Mr. Juan Gomez. Regarding item 9.A. – Program Status Reports Mr. Gomez stated that the report was in the Board folders for review.

President Brewer next moved to item 10. - Regional Police Academy and noted that Mr. Paul Williams was not able to attend but the status report was in the Board folder for review.

President Brewer next moved to item 11. - Old or New Business there being none, Mr. Don Medina made a motion to adjourn the meeting. Mr. Gale Armstrong seconded the motion and the meeting was adjourned at 1:32 p.m.

[Signature]
MAYOR STEVE BREWER, PRESIDENT

ATTEST:

[Signature]
HON. NORMA G. GARCIA, 1st VICE-PRESIDENT

[Signature]
Deborah Morales, Recording Secretary