

**CITY COMMISSION
AGENDA
REGULAR MEETING
OCTOBER 6, 2025
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **MONDAY, OCTOBER 6, 2025, at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

To submit written comments requesting an item for City Secretary, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

- 1) **Call Meeting to Order**
 - a) Invocation - Commissioner Rene Perez
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest:**

"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" **(City Attorney)**
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Proclamation: proclaiming October 5–11, 2025 as "Fire Prevention Week"
 - c) Proclamation — Proclaiming October 11, 2025 as "John G. York Day"
 - d) Proclamation — Proclaiming October 12, 2025, as "Alan Y. Taniguchi Day"
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular meeting of June 18, 2025
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to authorize the City Manager to accept a grant award in the amount of \$20,000 and execute the grant and terms and conditions agreement from Petco Love. Attachment **(Special Projects Department)**
 - b) Consideration and possible action to authorize the City Manager to approve and sign Amendment Four (4), to the Interlocal Agreement Between the City of Harlingen (HPD) and Texas State Technical College (TSTC) for the efficient and effective use of resources regarding the coordination of law enforcement services. Attachment **(Police)**
 - c) Consideration and possible action to approve the installation of speed hump(s) in the following location(s): **(This item was requested by Commissioner Frank Morales and Mayor Pro-Tem Ford Kinsley)**
 1. 200 Blk of Louisiana St.

- 2. 1300/1400 Blk of South "G" Street
- 3. Hale Avenue between New Hampshire and Ed Carey Drive

- 8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Commission members, or the City Manager.*
- a) City Manager's Report
 - b) Staff Reports
 - c) Presentation by Chief of Police Alfredo Alvear on the 2025 Harlingen's crime statistics, community events and collaboration with other agencies.
- 9) **Public Hearings:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*
- 10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

- a) Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen Code of Ordinances Master Fee Schedule, Chapter 18 by increasing the green fee/cart membership and coupons by 10%. Attachment (**Golf**)

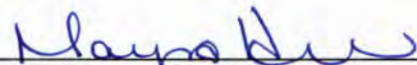
- b) Consideration and possible action to approve a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. Attachment (**Planning & Development**)
- c) Consideration and possible action to authorize the City Manager to enter into an agreement with Shneider Electric with the revisions requested. Attachment (**Public Works**)
- d) Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$50,000 to Valley Initiative for Development and Advancement (VIDA) for FY 2026 to benefit Harlingen residents. Attachment (**HEDC**) (**This item was tabled on the Regular CC MTG of 9/17/25**)
- e) Consideration and possible action to authorize the Harlingen EDC to enter into a contract with Retail Strategies for retail recruitment and consulting services. Attachment (**HEDC**)
- f) Presentation of the final report FY 2025 Revitalize Harlingen program and consider approval of funding for the FY 2026 Revitalize Harlingen Matching Grant Program. Attachment (**HEDC**)
- g) Presentation and possible action to approve the funding for Boost Harlingen, a new small business marketing matching grant program developed by the Small Business Advisory Committee of the Harlingen Economic Development Corporation. Attachment (**HEDC**)
- h) Consideration and possible action to approve the Harlingen EDC Fiscal Year 2026 Annual Work Plan. Attachment (**HEDC**)

- i) Consideration and possible action to authorize the City Manager to award a construction contract with SLR Contractors for RFP NO 2025-11 Dixieland Park Basketball Court Improvements. Attachment (**Engineering Dept.**)
- 11) **Board Appointments:**
Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.
Airport
Animal Shelter Advisory Committee (2)
Audit Committee (Terms expire in June)
Civil Service Commission
Community Development Advisory Board
Construction Board of Adjustments (4)
Convention & Visitors Bureau
Development Corporation of Harlingen, Inc.
Golf Course Advisory Board
Harlingen Community Improvement Board
Harlingen Housing Authority Board
Harlingen Finance Corporation (6)
Harlingen Teen and Young Adult Advisory Board (2)
Healthy Harlingen Advisory Board
Keep Harlingen Beautiful Board
Library Advisory Board
Mayor Wellness Council
Museum Advisory Board (1)
Parks Advisory Board
Planning & Zoning Advisory Board
Senior Citizens Advisory Board (1)
Tax Increment Finance Board 1, 2 & 3
Utility Board of Trustees
Veterans Advisory Board
Zoning Board of Adjustment
- 12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*
 - a) Pursuant to Tx. Government Code Section 551.071 — attorney consultation and contemplated litigation; Section 551.072 — deliberation regarding real estate; and Section 551.087 — economic development relating to the following projects: (**HEDC**)
 - 1. Project Auntie
 - 2. Project Tyler
 - 3. Project Its Thyme
 - 4. Project DC
 - 5. Project Skyline
 - 6. Project Shrimp
 - 7. Project Emerald Green
 - 8. Project Smoke Signals
 - 9. Project Organic
 - 10. Project Beach
 - b) Pursuant to Tx. Government Code Section 551.071—attorney consultation and contemplated litigation. (**City Attorney**)

- c) Pursuant to Tx. Govt Code Section 551.072—deliberation regarding the purchase, exchange or lease of real property. **(City Manager)**.
 - d) Pursuant to Tx Government Code Section 551.071 - consultation with legal counsel to receive information protected of attorney client communication privilege. **(Mayor)**
- 13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*
- a) Consideration and possible action on items 12a (1-10) as discussed in executive session.
 - b) Consideration and possible action on Item 12(b) as discussed in executive session.
 - c) Consideration and possible action on allocating funds for the ADK Consulting and Executive search for a Director of Aviation position.
- 14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **TUESDAY, SEPTEMBER 30, 2025**, at or before 2:40 p.m. and remained so posted for at least 72 hours preceding the time of said meeting.

Dated this **30th** day of **SEPTEMBER, 2025**



Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

June 18-2025

A Regular Meeting of the Harlingen City Commission was held 6/18/2025 at 5:31 pm, at City Hall, Town Hall Meeting Room, 118 E. Tyler, Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda
Mayor Pro-Tem Ford Kinsley
Daniel N. Lopez, Commissioner District 2
Michael Mezmar, Commissioner District 3
Frank Morales, Commissioner District 4
Rene Perez, Commissioner District 5

City Staff

Gabriel Gonzalez, City Manager
Mayra Herrera, City Secretary
Mark Sossi, City Attorney

1. Call Meeting to Order

- a) Invocation – Mayor Pro-Tem Kinsley
- b) Pledge of Allegiance
- c) Welcome Citizens

2. Conflict of Interest

"Under State Law, a conflict of interest exists if a council member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?"

Mark Sossi, read the conflict of Interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda.
None declared.

3. Announcements –

a) Mayor's Announcements –

Mayor Sepulveda congratulated the Harlingen Library on the grand opening of its new Children's Center, created in collaboration with the Junior League of Harlingen. She encouraged the community to visit the library and enjoy the beautifully renovated children's area.

b) City Manager's Announcements-

Mr. Gonzalez congratulated the Harlingen Police Department for hosting a wonderful barbecue over the weekend. He commended everyone who participated, especially those who entered the barbecue competition. Mr. Gonzalez also introduced the new City Secretary, Mayra Herrera.

c) City Commission Member Announcements –

Mayor Pro Tem Kinsley noted the hot weather and advised everyone to stay hydrated and be careful when working outside in extreme heat.

4. Proclamation/Presentation of Awards:

- a) Harlingen Animal Shelter - "Pet of the Week" –

6/18/2025

Shannon Harvill, Director of Health, introduced Cornelius 6-month-old Lab Mix who is very energetic and does well with kids. Ms. Harvill advised anyone interested in adopting Cornelius or any other animal to go to the Harlingen Animal Shelter or call 956-216-5250. She also advised that They will be out at Downtown at Sundown and PetCo in the Weslaco Area on 6/21/2025 in case anyone is interested in adopting.

b) Recognition Award- Mariana Donnelly

The City of Harlingen honored 12-year-old Mariana Donnelly, aka "That's So Mariana," for her achievements in entertainment and entrepreneurship. An award-winning performer, she earned "Best Performance" at the LA Web Fest and has worked with stars like Lil Nas X and brands like Netflix. Mariana also found a vegan makeup line, a fragrance, and a youth magazine, inspiring young voices across the Rio Grande Valley.

Mariana thanked the City of Harlingen for the recognition and expressed her gratitude.

Mayor Sepulveda noted how proud the city is of Mariana's achievements.

c) Mayor's Business of the Month – Chyann's Specialty Café – Josie Olivarez (Owner)

Chyann's Specialty Café, located at 110 E. Jackson Ave in Harlingen, has been selected as the Mayor's Business of the Month. The café offers catering services, party rentals, brunch, and a variety of coffee options.

Owner Josie Olivares expressed her gratitude to customers and staff for their continued support and for championing local businesses.

d) Proclamation - Proclaiming the Week of June 15-21, 2025, as "National Mosquito Control Awareness Week" – Health Department

Mayor Norma Sepulveda officially declares June 15–21, 2025, as National Mosquito Control Awareness Week. The proclamation emphasizes the importance of the "3Ds"—Drain, Dress, and Defend—as key strategies for mosquito prevention. The Proclamation acknowledges the efforts of health inspectors, noting 202 hours of mosquito spraying so far in 2025. The proclamation calls on the community to stay vigilant and support mosquito controlling efforts.

Shannon Harvill, Director of Health, accepted the proclamation and expressed sincere appreciation for the City's Health Inspectors, commending their tireless dedication and long hours spent spraying and working diligently to control the mosquito population.

5. **Citizen Communication:**

- Robert Leftwich-909 E PARKWOOD DR - Harlingen
- Raymond Reyes- 706 Nantucket Drive - Effective Management of Tax Dollars

6. **Approval of Minutes:**

a) Regular Meeting of March 19, 2025

Mayor Pro Tem Kinsley and seconded by Commissioner Perez to approve the minutes for Regular Meeting of March 19th, 2025. Motion carried unanimously.

7. **Consent Agenda:**

a) Consideration and possible action to approve a request from Ernestina Waggoner to close the following streets, Saturday, July 19, 2025, from 8:00 a.m. to 11:00 a.m. for the National Downtown Prayer Walk Event.

- West, North and South side intersections of Jackson Avenue and First Street.
- North and South side intersections of Jackson Avenue and 2nd Street.
- North and South side intersections of Jackson Avenue and 3rd Street; and,
- West side intersections of Jackson Avenue and 4th Street.

b) Consideration and possible action to approve a request from Triumphant in Christ Church to close the following streets, Friday, July 11, 2025, from 8:00a.m. to 5:00p.m. for their Vacation Bible School End of Week Celebration Event.

- Northside Intersection of 2nd Street and East Adams Avenue;
 - Southside intersection of 500 Block of 2nd Street and alleyway.
- c) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit (SUP) request to allow a Community Residential Facility in a General Retail (GR) District on a property bearing a legal description of 5. 9236 acres out of 8.6170 acres out of Block 55, David & Stephenson Subdivision, located on the southeast corner of Breedlove Street and North Loop 499. Applicant: Alan Ozuna.
- d) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit (SUP) request to allow an adult business (Tattoo Studio) in a General Retail ("GR") District located at 1706 E. Tyler Avenue, Suites 8 & 9, bearing a legal description of Lot 2, Tyler Place Subdivision. Applicant: Dimas Rivas.
- e) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen Code of Ordinances Chapter 105, Article II, Section 16, Definitions, by adding definitions pertaining to repetitive loss and increased cost compliance, modifying the substantial damage and substantial improvement definitions and adding Section 105-64 pertaining to repetitive losses, of the Harlingen Code of Ordinances. Applicant: City of Harlingen.
- f) Consideration and possible action to approve a resolution accepting the Federal Aviation Administration (FAA) anticipated Grant offer No. 3-48-0101-082-2025, in the amount of Two Million, Two Hundred Fifty Thousand Dollars and no 100s (\$2,250,000.00) for the Air Traffic Control Tower project at Valley International Airport.
- g) Consideration and possible action to approve a resolution accepting the Federal Aviation Administration (FAA) anticipated Grant offer No. 3-48-0101-083-2025, in the amount of One Million, Two Hundred Eighty-Nine Thousand Dollars and no 100s (\$1,289,000.00) for Valley International Airport's Master Plan Update.
- h) Consideration and possible action to approve a request from Jaques Royal to close the following streets, Saturday, July 19, 2025, from 4:00p.m. to 11:59 p.m. for their Sage Touch, Inc. Non-Profit Concert Event.
- Eastside Intersection of West Jackson Avenue and "D" Street.
 - Southside Intersection of the 100 Block of North "C" Street and alleyway;
 - Northside Intersection of the 100 Block of South "C" Street and alleyway; and,
 - Westside Intersection of West Jackson Avenue and West Street.
- i) Consideration and possible action to approve a SECOND AMENDED request from Harlingen Downtown District to close the following streets for their Downtown at Sundown Events, every 3rd Saturday of the month from 7:00p.m. to 10:00 p.m. since vendors will now be setting up on the 100th and 200th Blocks of West Jackson Avenue.
- Eastside Intersections of Commerce Street and Jackson Avenue.
 - Northside Intersection of "A" Street and Jackson Avenue.
 - Northside Intersection of "A" Street and Van Buren Avenue.
 - Westside Intersection of First Street and Jackson Avenue; and,
- Eastside and Westside Intersections of the 100 Block of South "A" Street and alleyway
- j) Consideration and possible action to approve a request from Jacqueline Munguia to close the following streets, Thursday, July 3, 2025, from 5:00p.m. to 11 :00 p.m. for an early 4th of July Block Party.

- Eastside Intersection of Mangrove Palm Drive and Lazy Palm Drive South.
- Northside Intersection of Foxtail Drive and Lazy Palm Drive South; and.
- Westside Intersection of Sabel Palm Drive and Lazy Palm Drive South.

Motion made by Commissioner Perez and seconded by Mayor Pro-Tem Kinsley to approve items 7(a-j). Motion carried unanimously.

ORDINANCE NO. 25-33

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO ALLOW A COMMUNITY RESIDENTIAL FACILITY IN A GENERAL RETAIL ("GR") DISTRICT ON A PROPERTY BEARING A LEGAL DESCRIPTION OF 5.9236 ACRES OF LAND OUT OF 8.1670 ACRES OUT OF BLOCK 55, DAVID & STEPENSON SUBDIVISION, LOCATED AT THE SOUTHEAST CORNER OF BREEDLOVE STREET AND NORTH LOOP 499. APPLICANT: ALAN OZUNA

PASSED AND APPROVED on first reading this the 4th day of June 2025.

PASSED AND APPROVED on the second and final reading this the 18th day of June 2025.

ATTEST:

/s/ Mayra Herrea, City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

ORDINANCE NO. 25-34

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO ALLOW AN ADULT BUSINESS (TATTOO STUDIO) IN A GENERAL RETAIL ("GR") DISTRICT LOCATED AT 1706 E. TYLER AVENUE, SUITES 8 & 9, BEARING A LEGAL DESCRIPTION OF LOT 2, TYLER PLACE SUBDIVISION.

PASSED AND APPROVED on first reading this the 4th day of June 2025.

PASSED AND APPROVED on the second and final reading this the 18th day of June 2025.

ATTEST:

/s/ Mayra Herrea, City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

ORDINANCE NO. 25-35

AN ORDINANCE OF THE CITY OF HARLINGEN AMENDING THE CODE OF ORDINANCES, CHAPTER 105, "FLOOD DAMAGE PREVENTION" BY ADDING DEFINITIONS PERTAINING TO REPETITIVE LOSS AND INCREASED COST COMPLIANCE, MODIFYING THE SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT DEFINITIONS AND ADDING SECTION 106-64 PERTAINING TO REPETITIVE LOSSES, PROVIDING FOR A REPEALER AND SEVERABILITY CLAUSES

PASSED AND APPROVED on first reading this the 4th day of June 2025.

PASSED AND APPROVED on the second and final reading this the 18th day of June 2025.

ATTEST:

/s/ Mayra Herrea, City Secretary

CITY OF HARLINGEN

/s/Norma Sepulveda, Mayor

8. **Staff Reports and Other Discussion Items:**

a) City Manager's Report

Mr. Gonzalez asked the Commission to review their calendars for availability on June 30, 2025, as he would like to schedule the first budget workshop. The Commissioners and the Mayor confirmed they are available, and Mr. Gonzalez noted that the workshop will be held at City Hall at 5:30 PM. The Finance Department will be providing budget books soon.

Mr. Gonzalez also advised that he and the Assistant City Managers will be out of the office attending the City Managers Association Conference from June 19-20, 2025.

b) Staff Reports- None

c) Presentation by South Texas Emergency Care Foundation (STEC)

Rene Perez with South Texas Emergency Care (STEC) shared several updates with the Commission. He announced that STEC received a grant for car seats and emphasized the importance of ensuring they are not expired and are properly installed. As of 2024, 86 car seats have been inspected and 77 have been donated.

Mr. Perez also spoke about the Valley Aircraft Critical Transport Program and highlighted recent training on Impala devices—a type of heart pump used to stabilize patients for transport to appropriate medical facilities.

In addition, STEC is offering several summer safety programs aimed at educating the community on how to stay safe while enjoying the season.

Mr. Perez discussed the Prehospital Whole Blood Project, noting that ASTEC was awarded \$10 million in funding allocated by the State of Texas. Whole blood is used in life-threatening emergencies when a patient's blood type is unknown, and the program has proven highly effective in saving lives.

Mayor Sepulveda thanked ASTEC for their life-saving efforts and continued community outreach.

d) Presentation by Cesar Merla, Director of Public Safety, regarding the LRGVDC LISTO Annual Conference.

Cesar Merla, Assistant Director for Public Safety, spoke about the upcoming Listo RGV Conference, which focuses on the recovery phase of emergency management process he emphasized can be lengthy and complex. The conference will span two and a half days and aims to provide insights and resources for those involved in disaster recovery.

Mr. Merla requested the City's support in making next year's conference free of charge to help expand outreach and community participation. This year's registration fee is \$100. He welcomed volunteer organizations, self-deployed individuals, and city and county staff, encouraging everyone to attend and benefit from the experience.

Mayor Sepulveda noted that the conference offers a great learning opportunity and valuable information. She commended the organization for last year's successful event and expressed hope that this year's conference will be equally impactful.

9. **Public Hearings:**

Mayor Sepulveda announced that Items 9 (a through c) are public hearings, and anyone wishing to speak for or against these items may do so.

a) Public hearing for a rezoning request from Residential Single Family (R-1) District to Neighborhood Services (NS) District for 1.73 acres of land out of Block 6, Section 297, Stuart Place Resubdivision, located on the southeast corner of Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC.

- Robert McGee - 26136 S. Stuart Place Rd. - Item 9a
- Jack Chapman - 905 S Stuart Place Rd - Item 9A rezone request for lot at corner of Stuart Place Rd & Brennaman Rd
- John Yeupell - 921 S Stuart place Rd -Rezone appeal-Zarate 1.73 acres -corner of Brennaman & Stuart Place
- Dustin Moore- Dustin Moore 1212 N Stuart Place Rd Harlingen Tx 78552 - Rezoning
- Allan Crockett - 825 Crockett Rd - Public Hearing Zarate request to rezone 1.73 ac from R-1 to NS
- Blanca Zarate - 1212 N Stuart Place Rd Harlingen Tx 78552 - Rezoning
- Gilbert Galvan - 1212 N Stuart Place Rd Harlingen Tx 78552 - Rezoning
- David Woolweaver - 929 S Stuart Place Road - Rezoning NE corner of Stuart & Brennaman Rd.

b) Public hearing for a Special Use Permit (SUP) request to allow an assisted living facility in a Residential Single-Family (R-1) District located at 1901 E. Mesquite Drive, bearing a legal description of Lot 20, Block 2, Parkwood Subdivision. Applicant: Veronica Gutierrez

- Item 9(b)- None

- 1 c) Public hearing for a rezoning request from Not designated ("N") District to General Retail (GR)
2 District for 4.5 acres of land out of Lots 1-9, Block 4, Midway Subdivision, located at the Southeast
3 corner of Grace and Gayle Avenues. Applicant: Chris Hamby c/o LMB Properties, LTD ET AL.

- 4
5 • Item 9(c)- None
6

7 There being no comments from the public, Mayor Sepulveda closed the public Hearings.
8

9 **10. Action Items**

10 **Ordinances:**

- 11 a) Consideration of possible action to approve an ordinance on first reading authorizing the issuance
12 and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series
13 2025 (LSL); authorizing the execution of a paying agent/registrar agreement and an escrow
14 agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer
15 system to the payment of the principal and interest on said bonds; and ordaining other matters
16 relating thereto.
17

18 Commissioner Mezmar asked about the interest rate.
19

20 Roy Rodriguez, Interim General Manager for Harlingen Water Works, responded that the interest
21 rate is 0%. He explained that the program was established by the State of Texas through the Water
22 Development Board to support the replacement of lead pipes. Harlingen Water Works is also receiving
23 a \$1.5 million grant as part of this initiative.
24

25 Motion was made by commissioner Perez and seconded by Commissioner Morales to approve an
26 ordinance on first reading authorizing the issuance and delivery of the City of Harlingen, Texas
27 Waterworks and Sewer System Revenue Bonds, Series 2025 (LSL); authorizing the execution of a
28 paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the
29 revenues of the city's waterworks and sewer system to the payment of the principal and interest on
30 said bonds; and ordaining other matters relating there to. Motion carried unanimously.
31

- 32 b) Consideration and possible action to approve an ordinance on first reading for a rezoning request
33 from Residential Single Family (R-1) District to Neighborhood Services (NS) District for 1.73 acres
34 of land out of Block 6, Section 297, Stuart Place Resubdivision, located on the Southeast corner of
35 Stuart Place and Brennaman Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home
36 Designs, LLC.
37

38 Sol Nunez, City Planner from the Planning and Zoning Department, advised that a home previously
39 located on the property had been demolished. Planning and Zoning noted that the Stuart Place area is
40 undergoing a period of transition.
41

42 A discussion took place regarding the number of offices, as well as the proposed entrances and
43 exits. Ms. Nunez stated that these details have not yet been finalized, as the project is still in the
44 rezoning phase. She also noted that parking must be provided at a ratio of one space per 400 square
45 feet.
46

47 Planning and Zoning recommended denial of the request, while City staff recommended approval.
48

49 Mayor Sepulveda suggested a possible addendum to ensure the area remains designated for
50 professional office use and does not permit businesses that would generate significant traffic.
51

52 Citizens living in the area voiced concerns about previous rezoning denials, the presence of vacant
53 properties elsewhere that could be developed, drainage issues, and increased traffic.
54

55 Mayor Sepulveda emphasized that the city is currently working on a comprehensive plan and aims
56 to maintain a healthy balance between residential needs and development interests.

Ms. Nunez added that a six-foot buffer would be required for the project. Due to 27.69% opposition from surrounding property owners, a supermajority vote would be necessary for approval.

Developer Blanca Zárate confirmed that there would be no entrances or exits on Brennaman Road and agreed to written documentation stating that the space will remain designated for professional use, with no access points on Brennaman Road.

Motion was made by Commissioner Lopez and seconded by Mayor Sepulveda to approve an ordinance on first reading for a rezoning request from Residential Single Family (R-1) District to Neighborhood Services (NS) District for 1.73 acres of land out of Block 6, Section 297, Stuart Place Resubdivision, located on the Southeast corner of Stuart Place and Brennaman Roads. Subject to two stipulations: the area will remain designated for professional use, and there will be no access points on Brennaman Road. Motion failed as follows. FOR: Mayor Sepulveda and Commissioner Lopez. AGAINST: Mayor Pro-Tem Kinsley, Commissioners: Mezmar, Morales, Pérez. (Vote:2-4-0)

- c) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit (SUP) request to allow an assisted living facility in a Residential Single Family (R-1) District located at 1901 E. Mesquite Drive, bearing a legal description of Lot 20, Block 2, Parkwood Subdivision. Applicant: Veronica Gutierrez.

Micah Gibbs, a registered nurse and owner of Comfort Care Home Care in Harlingen, is opening a small Type B residential assisted living facility to provide affordable, 24-hour care for seniors. The facility will be licensed for up to 16 residents and is currently undergoing ADA-compliant renovations. Staff will include caregivers from her existing home care company, which serves over 60 clients across three counties and holds a contract with the local VA. Care will be private pay, with some residents using long-term care insurance. Oversight will be provided by Texas Health and Human Services, and staffing ratios will exceed those of traditional nursing homes. Future plans include expanding to serve higher-acuity dementia patients.

Motion was made by mayor Pro-Tem Kinsley and seconded by Commissioner Perez to approve the preliminary construction plans and final plat with conditions of the proposed Tuscany Hills Subdivision, bearing a legal description of a 73.69-acre tract of land, more or less, out of and forming a part of Blocks 28, 36, and 37 of the Parkwood Subdivision, located south of Grimes Avenue and west of Bob Youker Road. Motion carried unanimously.

- d) Consideration and possible action to approve an ordinance on first reading for a request to rezone from Not designated ("N") District to General Retail (GR) District for 4.5 acres of land out of Lots 1-9, Block 4, Midway Subdivision, located at the Southeast corner of Grace and Gayle Avenues. Applicant: Chris Hamby c/o LMB Properties, LTD ET AL.

Motion was made by Commissioner Mezmar and seconded by Commissioner Perez to approve an ordinance on first reading for a request to rezone from Not designated ("N") District to General Retail (GR) District for 4.5 acres of land out of Lots 1-9, Block 4, Midway Subdivision, located at the Southeast corner of Grace and Gayle Avenues. Applicant: Chris Hamby c/o LMB Properties, LTD ET AL. Motion carried unanimously.

- e) Consideration and possible action on a presentation by McGriff on the City of Harlingen's Analysis for Employee Health Insurance and Ancillary Policies for FY 2026.

Scott Gibbs of McGriff presented the City of Harlingen's health insurance RFP results. The city covers 818 employees and 34 retirees, with a strong 84.78% loss ratio. Five proposals were received, with Blue Cross Blue Shield (BCBS) and United Healthcare (UHC) emerging as top contenders. BCBS offered both fully insured and self-funded options, including a \$325,000 transition credit and wellness coordinator

1 support, with rate reductions of 0.1% and 7.5% for its networks. UHC reduced its renewal increase from
2 14% to 9% after negotiations.

3 The City plans to fully fund BCBS's Essentials HMO plan, allowing employees to upgrade to the
4 nationwide PPO plan if needed, saving approximately \$660,000. Enrollment meetings will educate staff on
5 benefits, with Blue Cross representatives on-site. A self-funded analysis showed it would cost \$200,000
6 more this year, so the consultant advised waiting until market conditions improve.

7 Other bidders Curative, Frontier Direct, and Texas Health Benefit Pool—were less competitive.
8 Ancillary benefits remain stable, with no increases for vision, life, disability, or AFLAC, and an 8.1% increase
9 for employee-paid Etna. Flexible Spending Accounts (FSAs) are also available.

10
11 Motion was made by Commissioner Lopez and seconded by Commissioner Mezmar to approve Blue
12 Cross Blue Shield as Employee Health Insurance and Ancillary Policies for FY 2026. Motion carried
13 unanimously.

- 14
15 f) Consideration and possible action to approve the preliminary construction plans and final plat with
16 conditions of the proposed Tuscany Hills Subdivision, bearing a legal description of a 73.69-acre
17 tract of land, more or less, out of and forming a part of Blocks 28, 36, and 37 of the Parkwood
18 Subdivision, located south of Grimes Avenue and west of Bob Youker Road.
19

20 Motion was made by Mayor Pro-Tem Kinsley and seconded by Commissioner Perez to approve
21 the preliminary construction plans and final plat with conditions of the proposed Tuscany Hills
22 Subdivision, bearing a legal description of a 73.69-acre tract of land, more or less, out of and forming
23 a part of Blocks 28, 36, and 37 of the Parkwood Subdivision, located south of Grimes Avenue and west
24 of Bob Youker Road. Motion carried unanimously.

- 25
26 g) Consideration and possible action to approve the One-Year Action Plan (Budget) for Fiscal Year
27 2025-2026 (Year 51) of the Community Development Block Grant (CDBG) and the Home
28 Investment Partnership (HOME) Programs as recommended by the Community Development
29 Advisory Board.
30

31 Mayor Sepulveda asked why the Harlingen Literacy Center did not get a recommendation for any
32 funds?

33 Jim young advised that board recognized that the funding request was primarily for executive director
34 salary and core operational costs. However, their focus this year was on supporting applications tied to
35 specific projects that directly expand service capacity. They aim to avoid funding basic overhead expenses.
36

37 Motion was made by Commissioner Lopez and seconded by Commissioner Perez to approve the One-
38 Year Action Plan (Budget) for Fiscal Year 2025-2026 (Year 51) of the Community Development Block Grant
39 (CDBG) and the Home Investment Partnership (HOME) Programs as recommended by the Community
40 Development Advisory Board. Motion carried unanimously.

- 41
42 h) Consideration and possible action to approve the conversion of one (1) part-time position to (1) full-
43 time position for the Tony Butler Golf Course Snack Bar.
44

45 Motion was made by Commissioner Lopez and seconded by Commissioner Morales to approve the
46 conversion of one (1) part-time position to (1) full-time position for the Tony Butler Golf Course Snack Bar.
47 Motion carried unanimously.

- 48
49 i) Consideration and possible action to authorize the City Manager to re-allocate the \$50,000.00 in
50 City Funds originally allocated for the Immigrant Assistance Program to the Loaves & Fishes Open
51 Arms Emergency Shelter Program to support the continued operation of the Shelter.
52

53 Motion was made by Commissioner Mezmar and seconded by Commissioner Perez to authorize the
54 City Manager to re-allocate the \$50,000.00 in City Funds originally allocated for the Immigrant
55 Assistance Program to the Loaves & Fishes Open Arms Emergency Shelter Program to support the
56 continued operation of the Shelter. Motion carried unanimously.

- 1
2 j) Consideration and possible action to award a contract to Go Underground LLC., pursuant to Bid
3 No. 2025-06 for the 5th and 7th Storm Sewer Improvements.
4

5 Motion was made by Commissioner Lopez and seconded by Commissioner Perez to award a contract
6 to Go Underground LLC., pursuant to Bid No. 2025-06 for the 5th and 7th Storm Sewer Improvements.
7 Motion carried unanimously.
8

- 9 k) Consideration and possible action on Phase II of the Jefferson Street Storm Sewer Improvement
10 Project.
11

12 Motion was made by Commissioner Lopez and seconded by Mayor Pro-Tem Kinsley to approve
13 Option One, which involves revising the project scope to align with current available funding.
14

- 15 l) Consideration and possible action on Phase I and Phase II of the 21st Street Storm Sewer
16 Improvement Project.
17

18 Ana Hernandez Special Project Director requested directions on how to proceed with Phase One and
19 Phase Two of the 21st Street Storm Sewer Improvement Project, which has faced delays and rising costs
20 similar to the Jefferson Street project. Phase One is at risk of having costs disallowed by FEMA, so staff
21 recommend submitting an appeal. For Phase Two, the recommendation was to withdraw from the current
22 grant and pursue full funding through new applications.
23

24 Motion was made by Commissioner Lopez and seconded by Commissioner Morales to proceed with
25 Option One, submitting an appeal to FEMA. Motion carried unanimously.
26

27 Commissioner Lopez then amended his motion, seconded by Commissioner Morales, to proceed with
28 submitting an appeal to FEMA for Phase One and to withdraw from the project for Phase Two. Amended
29 motion carried unanimously.
30

31 **11. Board Appointments:**
32

33 Mayor Pro-Tem Kinsley appointed Carly B. Thomas to the Community Development Advisory Board.
34 Mayor Norma Sepulveda – Appointed Maricela Alvarado to the Friends of the Animal Shelter Board.
35

36 Motion was made by Commissioner Lopez and seconded by Mayor Pro-Tem Kinsley to approve all
37 board appointments. Motion carried unanimously.
38

39 **12. Executive Session:**
40

- 41 a) Pursuant to Texas Government Code Section 551.071 - attorney consultation and contemplated
42 litigation; Section 551.072 - deliberation regarding real estate; and Section 551.087 - economic
43 development relating to the following projects:
44

- 45 1) Project Fit
46 2) Project Smoke
47 3) Signals Project
48 4) Sandberg Project DC
49 5) Project Turbine
50 6) Project Tyler
51 7) Project Tech
52 8) Project Emerald Green
53

- 54 b) Pursuant to Texas Government Code 551.07(a) to discuss the hiring of personnel Chief of Police.
55

6/18/2025

1 Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Kinsley to go into
2 executive session. Motion carried unanimously.

3
4 At 8:26 pm. Mayor Sepulveda announced the City Commission would convene into Executive Session
5 to discuss Item 12 (a and b).

6
7 **13. Action on Executive Session Items:**

8
9 At 9:53 pm, Mayor Sepulveda announced the City Commission had completed its Executive Session and
10 declared the meeting open to the public.

11
12 a) Consideration and possible action on Item 12(a) 1-8 as discussed in executive session.

13 b) Consideration and possible action on Item 12(b) as discussed in executive session.

14
15 Motion was made by Commissioner Lopez and seconded by Mayor Pro-Tem Kinsley to appoint Deputy
16 Chief Alfredo Alvear as the city's newest Police Chief pursuant to Texas Local Government Code
17 section 143.013. Motion carried unanimously.

18
19 **14. Adjournment:**

20
21 There being no other business to discuss, Mayor Sepulveda adjourned the meeting.

22
23 City of Harlingen

24
25
26 ATTEST:

Norma Sepulveda, Mayor

27
28
29 _____
30 Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action to authorize the City Manager to accept a grant award in the amount of \$20,000 and execute the grant and terms and conditions agreement from Petco Love. Attachment (*Special Projects Department*)

Prepared By: Ana Hernandez, Mobility & Special Projects Director

Brief Summary:

The City of Harlingen has been awarded a \$20,000 grant from Petco Love. The city requested funding for a vehicle, spay/neuter vouchers, and pop-up crates. Funds from Petco Love need to be used for any lifesaving purpose; funds that deviate from the project description do not need prior approval before expenditures if they serve a lifesaving purpose.

Petco Love is a nonprofit organization dedicated to animal welfare, providing resources for pet adoption, vaccines, cancer, care, and reuniting lost pets with their families. The certification agreement at the time of submission includes but is not limited to:

- Any funds granted will be used specifically to accomplish lifesaving objectives
- That as a partner of Petco Love any public messaging that includes information about Petco Love shall promote a positive message about helping pets and saving lives
- City of Harlingen shall not disparage or speak negatively or take any action intended, or which would reasonably be expected, to harm Petco Love or its reputation or which would reasonably be expected to lead to unwanted or unfavorable publicity to Petco Love

Additional requirements include:

- Announce and celebrate the investment
- Complete all assigned follow up grant reports
- Complete the Annual Data Report each year by March 31st

The City of Harlingen is not required to provide a match for the grant program. However, the Harlingen Animal Shelter will be required to join Petco Love Lost and to advertise Petco Love Lost and resources on the City of Harlingen website. The Petco Love award will allow the city to continue using funds for life saving purposes.

Funding (if applicable):

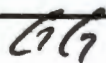
Are funds specifically designated in the current budget for the full amount (Yes/No):

*If no, specify source of funding and amount requested:

Finance Director's approval (Yes/No/NA):

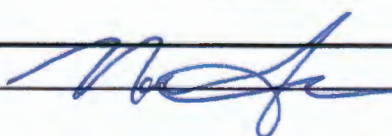
Staff Recommendation:

City Manager approval:



Comments:

City Attorney's approval:



Francisco Martinez

From: Francisco Martinez
Sent: Tuesday, September 23, 2025 2:06 PM
To: Francisco Martinez
Subject: FW: Your application to Petco Love is approved
Attachments: Print View _ Petco Love _ Grant Request _ 22754174.pdf

From: partners@petcolove.org <do-not-reply.grants07-us-east-1@fluxx.io>
Sent: Monday, September 22, 2025 7:44 PM
To: Ana Hernandez <ahernandez@harlingentx.gov>
Subject: Your application to Petco Love is approved

Dear City of Harlingen

Petco Love is thrilled to support your lifesaving efforts by investing \$20,000.00 in your organization in response to your Animal Welfare Organizations (AWO) application for support (ID number G-2407-58740).

Funds will be distributed 2 - 4 weeks following receipt of this email.

REQUIREMENTS:

By endorsing and depositing the grant award check, or accepting the electronic grant award deposit*, you represent and warrant that your organization will:

- Use all funds for lifesaving purposes.
- Announce and celebrate the investment (more below).
- Complete all assigned follow up grant reports in a timely manner.
- Prominently place [Petco Love Lost](#) on your website and share [Petco Love Lost Resources](#) with your community.
- Complete your organization's Annual Data Report (accessible within the [Partner Portal](#)) each year by March 31st to stay eligible for grant awards and other partnership opportunities.

**Organizations receiving electronic funds that cannot agree to the grant terms and conditions, must notify us immediately at partners@petcolove.org and return funds within 30 days of receipt.*

Celebrate with your community by utilizing the [Lifesaving Investment Toolkit](#).

1. Customize the template press release found in the toolkit link above. *Before distributing your press release to media outlets, send a finished draft to media@petcolove.org for review. Please allow 3-5 business days before you plan to issue for review.*
2. Download the website badge found in the toolkit and display it on your organization's website.

3. Promote the investment on social media and utilize hashtag **#petcolovepartner**.
4. Consider using the grant funds for a matching campaign.
5. Send stories, photos and/or video of lives saved or changed due to this investment to media@petcolove.org.
6. Visit your local Petco to thank store associates for helping to raise the funds that make these grants investments possible.

Funds awarded may be used for any lifesaving purpose. Unless otherwise indicated on your grant approval email or grant agreement, funds awarded may be used for any lifesaving purpose. As long as your use of funds stays focused on lifesaving objectives, you do not need to seek specific approval for each expenditure that deviates from the project description provided in the application. We trust that you will utilize these funds in the best manner possible to achieve the greatest return for your organization and community.

CAPITAL INVESTMENTS:

If you plan on using your grant award for capital improvements (buildings, facilities), the award should be recognized in a manner mutually agreed upon and approved in advance. If you plan on using your grant award for the purchase or operation of a vehicle, please send a proof of your vehicle wrap to media@petcolove.org for approval.

MUNICIPAL ORGANIZATIONS:

Municipalities are reminded that, per the certification you agreed to during the application process, funds donated shall not supplant or replace existing government funding, may not be appropriated to the general funds of the municipality, but rather must be utilized and become an additional part of the funding of the animal control sheltering department.

ELECTRONIC PAYMENTS:

Get future funds quicker and never lose a check in the mail - sign up for electronic payments! Login into the [Partner Portal](#) and you'll find a link to enrollment information for Paymode-X and instructions on the left side menu.

Please keep this notification email with your grant records. Thank you for all you do for animals! We look forward to hearing about the amazing lifesaving work you are able to accomplish with this investment.

Sincerely,

Petco Love, a nonprofit changing lives)

Petco Love is a 501c3 nonprofit, tax exempt corporation, tax ID 33-0845930

Petco Love desires that all funds and efforts be prioritized for lifesaving and seeks to reduce our environmental footprint. Therefore, we respectfully request that no items are mailed to Petco Love and that any thank you letters be sent by email only to partners@petcolove.org. We welcome and appreciate recognition on social media (@petcolove), on your website, or in other print and digital communications. We ask that this recognition thank Petco Love, Petco and/or our Petco store partners collectively rather than individual employees of Petco or Petco Love.

▼ Other required documents uploading instructions

To upload:

- Click the plus sign
- Click "add files"
- Select the correct files from your computer
- Use the drop-down menu to add the correct label to each file
- Click "start upload"

Other required documents:

- **IRS Form 990 or other financial document** - All nonprofit organizations are required to submit their most recent IRS Form 990, excluding schedules. If your organization does not file a Form 990, please attach audited financial statements, if available, or otherwise un-audited financial statements. Municipal agencies should attach their animal control budget document.

Optional documents:

Other documents commonly associated with requests may include capital campaign materials, sponsorship information, photos or other items. Please limit other documents to those critical to your request.

DOCUMENTS



Animal Shelter Operating Budget.pdf



Financial Documents

Added by Ana Hernandez at 2:51 PM on July 25, 2024



IRS Letter 4076C.pdf



IRS Determination Letter

Added by Ana Hernandez at 2:51 PM on July 25, 2024

Certification

- I certify that the leader of the organization (CEO/Executive Director/President or similar title) has reviewed and approved this application and the accompanying Annual Data Report.
- I certify that I am an officer or authorized representative of the organization submitting this application and that all information on this grant application is true and correct in all material respects.
- I agree that any funds granted will be used specifically to accomplish lifesaving objectives.
- I agree on behalf of the organization that as a partner of Petco Love any public messaging that includes information about Petco Love shall promote a positive message about helping pets and saving lives.
- I agree on behalf of the organization that its representatives shall not disparage or speak negatively or take any action intended, or which would reasonably be expected, to harm Petco Love or its reputation or which would reasonably be expected to lead to unwanted or unfavorable publicity to Petco Love.
- I certify and agree that any and all information submitted is not considered confidential, will become the property of Petco Love, and that Petco Love may use such information as it deems appropriate in its sole discretion.
- *If you cannot agree to these conditions, you may not submit this grant application.*

Select "yes" to agree:

Yes

Are you submitting this application on behalf of a governmental or municipal agency, department or division?

Select "yes" or "no"

Yes

I hereby certify that any grant funds awarded will be utilized and become an additive part of the funding on the animal control sheltering department, shall not supplant or diminish government allocated funds, and shall not be appropriated to the general funds of the municipality.

If you cannot agree to this condition, you may not submit this grant application.

Select "yes" to agree:

Yes

IMPORTANT: The "Submit" button will appear after you select "Save and Close". After you save your form for the last time it is not submitted until you click the "Submit" button at the bottom of this page. You may verify that your request has been submitted by checking the menu to assure your request has moved from "Pending Requests" to "Submitted Requests".

7(b)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action to authorize the City Manager Gabriel Gonzalez, on behalf of the City of Harlingen Police Department, to approve and sign the Amendment Four to the Interlocal Agreement Between the City of Harlingen (HPD) and Texas State Technical College (TSTC) for the efficient and effective use of resources regarding the coordination of law enforcement services. Attachment (**Police**)

Prepared By (Print Name): **Alfredo Alvear**
Title: **Chief of Police**
Signature: 

Brief Summary:

The agreement has been extended with a termination date of August 31, 2026. This would be a renewal of the current Amendment Three Agreement.

Funding (If applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*
amount for this purpose?

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☐ Yes ☐ No ☐ N/A

AMENDMENT FOUR TO THE INTERLOCAL/INTERAGENCY AGREEMENT

City of Harlingen - Interlocal Agreement for Police Departments

The following terms and conditions of this Amendment Four To The Interlocal Agreement between The City of Harlingen and Texas State Technical College (hereinafter referred to as the "Amendment Four") are incorporated into and amend in part the Interlocal Agreement which was executed on October 15, 2020 (attached as Exhibit 1), Amendment One To The Interlocal Agreement which was executed on August 11, 2021 (attached as Exhibit 2), Amendment Two To The Interlocal Agreement which was executed on September 22, 2022, attached as Exhibit 3 (hereinafter referred to as "Amendment 2"), Amendment Three To The Interlocal Agreement which was executed on September 22, 2022, attached as Exhibit 4 (hereinafter referred to as "Amendment 3") which are hereinafter collectively referred to as the "Agreement", between City of Harlingen (hereinafter referred to as "HPD") and Texas State Technical College (hereinafter referred to as "TSTC"), to which they are attached for all purposes.

I. Background

- A. TSTC and HPD entered into the Interlocal Agreement on October 1, 2020.
- B. TSTC and HPD entered into Amendment One to the Interlocal Agreement on August 11, 2021, which extended the end date to August 31, 2022.
- C. TSTC and HPD entered into Amendment Two to the Interlocal Agreement on September 22, 2022, which extended the end date to August 31, 2023.
- D. TSTC and HPD entered into Amendment Three to the Interlocal Agreement on September 12, 2023, which extended the end date to August 31, 2025
- E. Except as evidenced in this Amendment Four, the Interlocal Agreement shall remain unchanged in all other respects. TSTC and Vendor now desire the below listed amendments to the Interlocal Agreement.

II. Amendments

- F. By this Amendment Four, TSTC and HPD now desire to amend and replace, in whole, sub-article 1.01 of "Article TERM OF AGREEMENT" of the Interlocal Agreement to read as follows:

1.1 The term of this Agreement shall begin on September 1, 2020, and terminate on August 31, 2026.

- G. By this Amendment Four, TSTC and HPD now desire to amend and replace, in whole or in part, sub-article 2.12 of "II. PARTIES RESPONSIBILITIES of the Interlocal Agreement to read

2.12 Pursuant to the Federal Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistics Act ("Clery Act"), TSTC is required to annually compile and publish crime statistics of specified crimes reported to local police agencies that occurred on or near the TSTC in Harlingen campus and on TSTC controlled or affiliated property. Further, pursuant to the Clery Act, TSTC is required to report these crimes separately for a number of geographic locations. These locations include the main campus, on-campus student residential facilities, off campus buildings or property that is owned or controlled by the TSTC, or recognized student organization such as a fraternity, and public property immediately adjacent to the TSTC in Harlingen campus. In order to comply with this federal law, HPD will provide TSTC with crime statistics under the Clery Act for the previous year no later than August 1st for the encompassed area listed below and outlined in yellow on the attached Exhibit A-1

On the East side, Airport Drive from Eucalyptus Street to Rio Hondo Road;

On the South side, Rio Hondo Road from Loop 499 to FM 507,

On the West side, FM 507 from Rio Hondo Road to Iwo Jima Boulevard; and

On the North side, Iwo Jima Boulevard from FM 507 to Eucalyptus Street.

III. Miscellaneous

- H. Amendment Four Controlling. In the event there is a conflict between the terms and conditions of the Agreement and this Amendment Four, this Amendment Four will control. Where no conflict exists, the terms of the Agreement control and remain in full force and effect.
- I. Counterparts. This Amendment Four may be executed in one or more counterparts and may be electronically transmitted. Each counterpart shall be deemed an original and all of which shall constitute one and the same document.

*Amendment Four to the
Agreement, page 1 of 1*

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment Four To The Interlocal Agreement by their duly authorized officers or representatives as of the latest of the below listed dates.

TEXAS STATE TECHNICAL COLLEGE

CITY OF HARLINGEN

Authorized Signature

Authorized Signature

Print Name

Print Name

Title

Title

Date

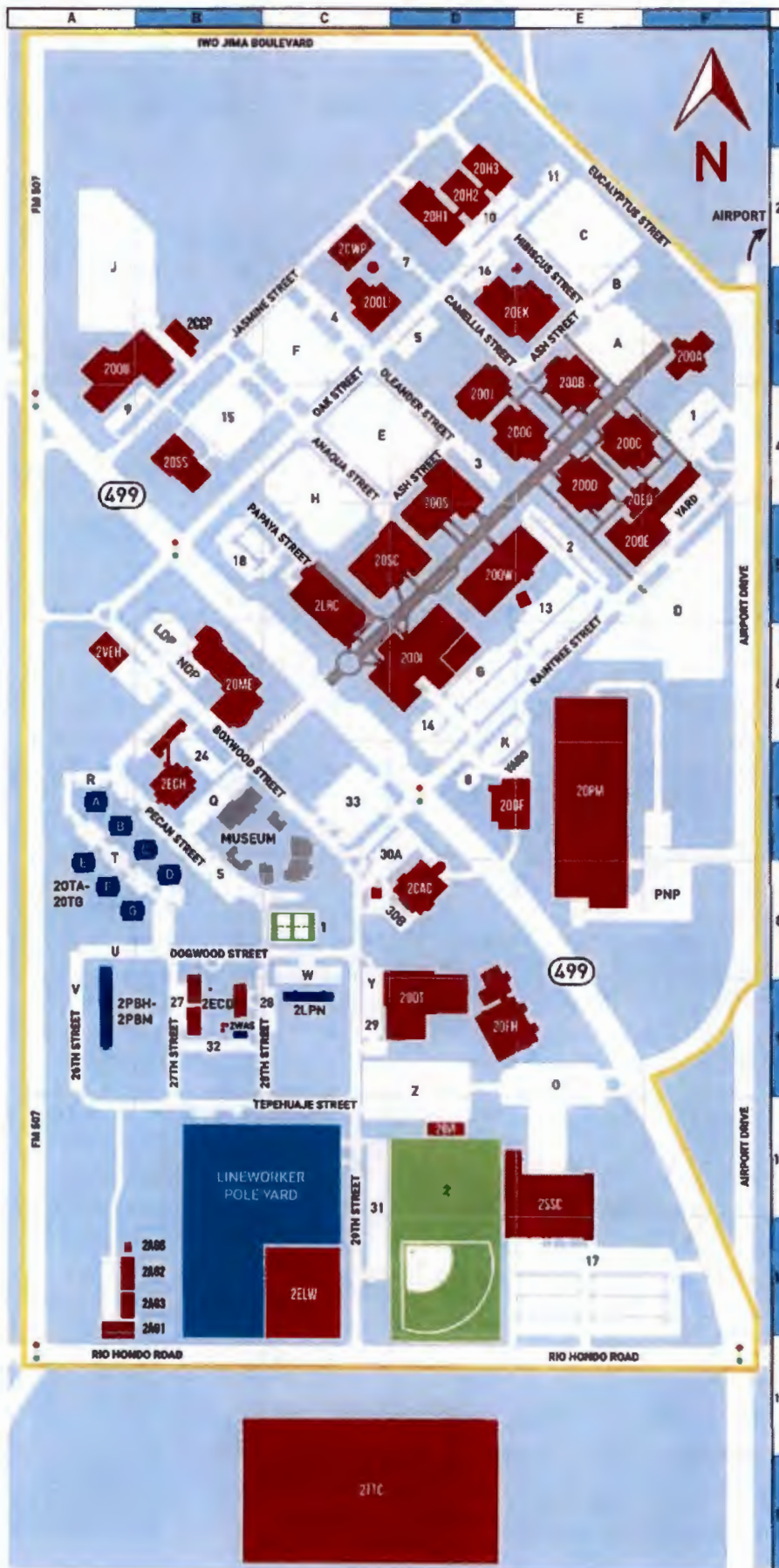
Date

Approved as to Content:

Lieutenant

Chief of Police

Provost



HARLINGEN CAMPUS

1902 N Loop 499
Harlingen, TX 78550
800-852-8784

Administration/Industrial Technology	2001	D-6
Applied Technologies Center	20PM	E-7
Athletic Pavilion	20VI	D-10
Autobody Collision Technology	200F	D-7
Aviation Technology Building	200T	D-9
Building Systems Technology	20H(1-3)	D-2
Central Chiller Plant	2CCP	B-3
Chiller Water Plant	2CWP	C-2
College Readiness & Advancement	200B	E-3
Computer Science Programs	200A	E-4
Cultural Arts Center	2CAC	D-8
Early Childhood Development Center/Head Start	2ECD	B-9
Early College High School	2ECH	B-7
Early College High School	20L	C-3
Electrical Lineworker & Management Technology	2ELW	C-11
George F. Young Engineering Technology	200S	D-4
Health Information Center	200D	E-4
Learning Resource Center	2LRC	C-5
Lineworker Technology Canopy	2AG2	B-11
Lineworker Technology Portable Building	2AG6	B-11
Lineworker Technology Shop	2AG3	B-11
Lineworker Technology Stock Pens	2AG1	B-11
Lucio Allied Health Technologies Building	200U	B-3
Nursing Education Center	20SS	B-4
Office Occupations Building	200C	3-4
Physical Plant Vehicle Storage	2VEH	A-6
Public Safety Building	200A	F-3
Irma Rangel Education Building	200W	D-5
Service Support Center	2SSC	E-10
Student Center	20SC	D-5
Student Services Center	20EK	D-3
Transportation Technologies Center	2TTC	C-13
Transportation Technology Lab	200E	E-5
Transportation Technology Office	20EO	E-5
Welcome Center	20ME	B-6
Student Housing		
Oak Tree Apartments	20T(A-G)	A-7
Palo Blanco Apartments	2PB(H-M)	A-9
Las Palmas Dormitories	2LPN	C-9
Washeteria	2WAS	B-9

Recreation Areas		
Tennis Courts	1	C-8
Athletic Fields	2	D-10
Wellness & Sports Center	20FH	D-9

Traffic Lights

For help, contact:
Campus Police: 956-364-4226
Campus Information: 800-852-8784

Campus Police Jurisdiction

EXHIBIT 1

INTERLOCAL AGREEMENT BETWEEN THE CITY OF HARLINGEN AND TEXAS STATE TECHNICAL COLLEGE

The Parties to this Agreement ("Agreement") are the City of Harlingen, a home rule municipality, on behalf of its Police Department ("HPD") and Texas State Technical College, an institution of higher education and an agency of the State of Texas ("TSTC"), on behalf of its Police Department. HPD and TSTC may individually be referred to as a "Party" or collectively as "Parties". The Parties enter into this Agreement under the general provisions of the Interlocal Cooperation Act, Texas Government Code Chapter 791. This Agreement is made for the purpose of efficient and effective use of resources in regards to the coordination of law enforcement services.

WHEREAS, Section 51.203 of the Texas Education Code provides for the governing boards of each state institution of higher education to employ and commission peace officers for the purpose of providing police services to all property owned, leased, rented or otherwise under the control of the institution of higher education that employs the peace officer; and

WHEREAS, the TSTC campus in Harlingen, Texas (TSTC Harlingen) has employed and commissioned said peace officers in its police department ("TSTC PD"); and

WHEREAS, TSTC Harlingen is comprised of facilities located at 1902 N. Loop 499, Harlingen, Texas, and all other properties acquired, owned, leased, or under the control of TSTC which are within the City of Harlingen.

WHEREAS, TSTC desires to set out the respective duties and obligations with regard to the coordination of law enforcement efforts between the TSTC PD and the HPD at TSTC Harlingen;

NOW THEREFORE, the Parties for and in consideration of the covenants and agreements herein set forth to be kept and performed by them respectively have agreed to and do hereby agree together as follows:

I. TERM OF AGREEMENT

- 1.1 The term of this Agreement shall begin on September 1, 2020, and terminate on August 31, 2021.
- 1.2 Either Party may terminate this Agreement without cause during the term of the Agreement. The terminating Party shall give the other Party at least 30 days prior written notice of the intended date of termination of the Agreement. From and after the date of early termination, the Parties shall have no further rights and obligations under this Agreement, except those that expressly survive the termination of the Agreement.

EXHIBIT 1

II. PARTIES RESPONSIBILITIES

- 2.1 TSTC PD has primary law enforcement jurisdiction on all property owned, leased, or under the control of TSTC Harlingen and shall provide police services at TSTC Harlingen, except as otherwise specified in this Agreement.
- 2.2 TSTC PD shall notify HPD of any incident or situation at TSTC Harlingen that may affect the safety of the residents of the City of Harlingen not residing on said property.
- 2.3 HPD shall notify TSTC PD of any incident or situation on any property with the city limits of the City of Harlingen that may affect the residents at TSTC Harlingen.
- 2.4 Should TSTC PD request the assistance of HPD Crime Scene Unit for the purpose of collecting and preserving evidence, HPD shall be granted control of the crime scene. TSTC PD will support and assist HPD Crime Scene Unit as directed by the ranking HPD officer at the scene. HPD shall involve and coordinate the processing of the crime scene with the TSTC PD. TSTC PD shall be responsible for the storage, preservation, and processing of all physical evidence, unless the TSTC PD requests HPD and HPD accepts and assumes the responsibility for the investigation and case management of the incident.
- 2.5 Should TSTC PD request the assistance of HPD Special Weapons And Tactics Unit (SWAT) in incidents involving the discovery of suspected explosive ordinance devices (HPD does not have a bomb squad), a barricaded person or a hostage situation, or building or area searches, HPD shall be granted control of the scene. TSTC PD will support and assist HPD SWAT Unit as directed by the ranking HPD officer at the scene. HPD shall involve and coordinate the resolution of the incident with TSTC PD. Upon resolution of the incident, the area shall be returned to the control of the ranking TSTC PD officer at the scene. TSTC PD shall be responsible for the investigation and case management of the incident, unless TSTC PD requests HPD and HPD accepts and assumes this responsibility.
- 2.6 Should TSTC PD request the assistance of HPD and HPD accepts in the investigation of an offense which occurred at TSTC Harlingen, HPD will assume responsibility for the investigation and case management of the incident. HPD will involve and coordinate the investigation with TSTC PD to the extent possible. Said investigative assistance may not necessarily include the assistance outlined in paragraphs 4 and 5 above.
- 2.7 When it is necessary for HPD to execute a warrant or conduct an investigation at TSTC Harlingen, HPD shall make TSTC the point of contact. HPD shall refrain from interrupting a class to execute an arrest or search warrant. In the event of "fresh" or "hot" pursuit, HPD communications unit shall notify TSTC PD as soon as possible and HPD shall proceed as necessary.

EXHIBIT 1

- 2.8 TSTC PD shall be responsible for responding to all requests for police services originating at TSTC Harlingen. HPD shall transfer voice and data communication for all requests for police services originating at TSTC Harlingen to the TSTC PD communications center.
- 2.9 TSTC PD shall be responsible for providing HPD with a current list of all properties which are part of TSTC Harlingen. The list will include the property name and street address.
- 2.10 HPD will respond and investigate all traffic accidents on Loop 499 in Harlingen, Texas. TSTC PD will investigate all accidents on state owned streets and parking lots with TSTC Harlingen.
- 2.11 HPD will house TSTC PD prisoners within the Harlingen City Jail. In the event of any unforeseen circumstances affecting the ability to house TSTC PD prisoners, the HPD may suspend this privilege at its discretion. TSTC PD will be responsible for the following
- a) Processing all TSTC PD prisoners (all required forms, fingerprinting, criminal records);
 - b) Arraigning all TSTC PD prisoners;
 - c) Transporting all TSTC PD prisoners to jail facilities and any subsequent requested medical or psychological evaluation and/or standby;
 - d) The Harlingen City Jail is a short-term detention facility, and the TSTC PD will ensure arrangements are made to have TSTC PD prisoners processed out within 72 hours from time of booking.
- 2.12 Pursuant to the Federal Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistics Act ("Clery Act"), TSTC is required to annually compile and publish crime statistics of specified crimes reported to local police agencies that occurred on or near the TSTC Harlingen campus and on TSTC controlled or affiliated property. Further, pursuant to the Clery Act, TSTC is required to report these crimes separately for a number of geographic locations. These locations include the main campus, on-campus student residential facilities, off campus buildings or property that is owned or controlled by the TSTC, or recognized student organization such as a fraternity, and public property immediately adjacent to the TSTC Harlingen campus. In order to comply with this federal law, HPD will provide TSTC with crime statistics under the Clery Act for the previous year no later than August 1st for the encompassed area listed below and outlined in blue on the attached Exhibit A:

On the east side, Airport Drive from Eucalyptus to Rio Hondo Road;
On the south side, Rio Hondo Road from Loop 499 to FM 507;
On the west side, FM 507 from Rio Hondo Road to Iwo Jima Boulevard;
On the north side, Iwo Jima Boulevard from FM 507 to Eucalyptus;

EXHIBIT 1

- 2.13 The Chief of TSTC and the Chief of HPD may enter into more specific and detailed procedures and guidelines as necessary.

III. GENERAL AND MISCELLANEOUS PROVISIONS

- 3.1 It is expressly agreed and understood between the Parties that nothing in this agreement shall establish any new or different liability against any Party hereto. Each Party remains solely liable for the acts and omissions of its employees, agents, and servants.
- 3.2 Neither Party waives or relinquishes any immunity or defense on behalf of itself, its governing body, officers, employees and agents as a result of the foregoing sentence, the execution of this Agreement, or the performance of the covenants contained herein.

IV. GENERAL AND MISCELLANEOUS PROVISIONS

- 4.1 *Notice and Addresses.* All notices required hereunder must be given by certified mail or registered mail, addressed to the proper Party, at the following addresses:

Harlingen Police Department
1018 Fair Park Blvd.
Harlingen, TX 78550
(956) 216-5403

TSTC Police Department
1902 N. Loop 499
Harlingen, TX 78550
(956) 364-4220

Either Party may change the address to which notices are to be sent by giving the other Party notice of the new address in the manner provided in this section. Notices shall be deemed to have been received three (3) days after deposit in the mail.

- 4.2 *Parties Bound.* This Agreement shall be binding upon, and inure to the benefit of the Parties to this Agreement and their respective legal representatives, successors, and assigns.
- 4.3 *Prior Agreement Superseded.* This Agreement constitutes the sole and only agreement of the Parties regarding their responsibilities to each other concerning the subject matter of this Agreement.
- 4.4 *Amendment.* No amendment, modification, or alteration of the terms of this Agreement shall be binding unless it is in writing, dated subsequent to the date of this Agreement, and duly executed by the Parties to this Agreement.

EXHIBIT 1

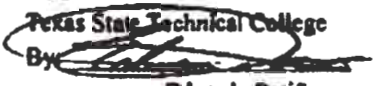
- 4.5 *Enforceability.* If any provision of this Agreement proves unlawful or unenforceable by a court having jurisdiction over the Parties or the subject matter, such provision shall be severable from the other provisions of this Agreement, and all remaining provisions shall be fully enforceable.
- 4.6 *Governing Law and Place for Performance.* This Agreement shall be governed by the laws of Texas and venue shall be Cameron County.
- 4.7 *Exhibits Incorporated.* All exhibits to this Agreement are incorporated by reference as if completely set out herein.
- 4.8 *No Waiver of Immunities.* Nothing in the Agreement shall be construed to waive any immunities from suit or liability enjoyed by either Party, their past or present officers, employees, or agents or employees.
- 4.9 *No Third-Party Beneficiary.* This Agreement inures to the benefit of and obligates only the Parties executing it. No term or provision of this Agreement shall benefit or obligate any person or entity not a party to it. The Parties hereto shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release or other consideration under this Agreement.
- 4.10 *No Joint Venture.* Nothing contained herein shall be deemed or construed by the Parties hereto, or by any third party, as creating the relationship of principal and agent, partners, joint venturers or any other similar such relationship between the parties hereto.
- 4.11 *Approval by Governing Bodies.* This Agreement has been approved and revenues for the renewal of said Agreement must be budgeted and approved on an annual basis by the Governing bodies of the Parties, respectively.
- 4.12 *Payment from Current Revenues.* Each Party will be responsible for their own costs and expenses related to the services provided in this Agreement with said costs being payable from approved and budgeted funds as applicable.
- 4.13 *Assignment.* Neither Party may assign their interests in this Agreement except upon receiving the written consent of the other Party.
- 4.14 *Counterparts.* This Agreement may be executed in one or more counterparts and may be electronically transmitted. Each counterpart shall be deemed an original and all of which shall constitute one and the same document.

EXHIBIT 1

IN WITNESS WHEREOF, the Parties hereto have executed this Interlocal Agreement by their duly authorized officers or representatives as of the latest of the below listed dates.

TSTC

Texas State Technical College

By: 

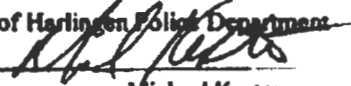
Eduardo Patiño

Police Chief, TSTC Harlingen

Date: 10/15/2020

HPD

City of Harlingen Police Department

By: 

Michael Kester

Police Chief, Harlingen

Date: 9/30/2020

TSTC

Texas State Technical College

By: 

Cledia Hernandez

Provost, TSTC Harlingen

Date: Oct 15, 2020

HGN

City of Harlingen

By: 

Dan Serna

City Manager

Date: 9-30-2020

EXHIBIT 1

Exhibit A



Contract #1948

EXHIBIT 2

AMENDMENT ONE TO THE INTERLOCAL AGREEMENT BETWEEN
THE CITY OF HARLINGEN AND TEXAS STATE TECHNICAL COLLEGE CONTRACT #1948

AMENDMENT ONE TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HARLINGEN AND TEXAS STATE TECHNICAL COLLEGE

The following terms and conditions of this Amendment One To the Interlocal Agreement Between The City of Harlingen and Texas State Technical College (hereinafter referred to as the "Amendment One") are incorporated into and amend in part the Interlocal Agreement Between The City of Harlingen and Texas State Technical College, which was executed on October 15, 2020 (attached hereto as Exhibit 1 and hereinafter referred to as the "Agreement") between City of Harlingen on behalf of Harlingen Police Department and Texas State Technical College, to which they are attached for all purposes. "HPD" means City of Harlingen on behalf of Harlingen Police Department; and "TSTC" means Texas State Technical College.

I. Background

- A. TSTC and HPD entered into the Agreement which was executed on October 15, 2020, for coordination of law enforcement services.
- B. Except as evidenced in this Amendment One, the Agreement shall remain unchanged in all other respects. HPD and TSTC now desire the below listed amendments to the Agreement.

II. Amendments

- C. By this Amendment One, TSTC and HPD now desire to amend sub-article 1.1 of the Agreement to read as follows:

1.1 The term of this Agreement shall begin on September 1, 2020 and terminate on August 31, 2022.

III. Miscellaneous

- D. Amendment One Controlling. In the event there is a conflict between the terms and conditions of the Agreement and this Amendment One, this Amendment One will control. Where no conflict exists, the terms of the Agreement control and remain in full force and effect.
- E. Counterparts. This Amendment One may be executed in one or more counterparts and may be electronically transmitted. Each counterpart shall be deemed an original and all of which shall constitute one and the same document.

(Signatures on following page)

EXHIBIT 2

AMENDMENT ONE TO THE INTERLOCAL AGREEMENT BETWEEN
THE CITY OF HARLINGEN AND TEXAS STATE TECHNICAL COLLEGE CONTRACT #1948

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment One To The Interlocal Agreement Between The City of Harlingen and Texas State Technical College by their duly authorized officers or representatives as of the latest of the below listed dates.

TEXAS STATE TECHNICAL COLLEGE



Authorized Signature

Cledia Hernandez

Print Name

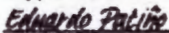
Provost

Title

Aug 11, 2021

Date

Approved as to content:



Eduardo Patino Aug 11 2021 10:11:03

Eduardo Patino

CITY OF HARLINGEN POLICE DEPARTMENT



Authorized Signature

Michael Kester

Print Name

Chief of Police

Title

August 9, 2021

Date

CITY OF HARLINGEN



Authorized Signature

Dan Serna

Print Name

City Manager - City of Harlingen

Title

Date

EXHIBIT 3

AMENDMENT TWO TO THE INTERLOCAL AGREEMENT - 448

AMENDMENT TWO TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HARLINGEN AND TEXAS STATE TECHNICAL COLLEGE

The following terms and conditions of this Amendment Two To The Interlocal Agreement between The City of Harlingen and Texas State Technical College and (hereinafter referred to as the "Amendment Two") are incorporated into and amend in part the Interlocal Agreement (attached hereto as Exhibit 1), Amendment One to the Interlocal Agreement (attached hereto as Exhibit 2 hereinafter collectively referred to as the "Agreement" between The City of Harlingen and Texas State Technical College. "HPD" means The City of Harlingen; and "TSTC" means Texas State Technical College.

I. Background

- A. TSTC and HPD entered into the Agreement which was executed on October 1, 2020, for coordination of law enforcement services.
- B. TSTC and HPD entered into Amendment One to the Interlocal Agreement on August 11, 2021, which extended the end date to August 31, 2022.
- C. Except as evidenced in this Amendment Two, the Agreement shall remain unchanged in all other respects. HPD and TSTC now desire the below listed amendments to the Agreement.

II. Amendments

- D. By this Amendment Two, TSTC and HPD now desire to amend and replace, in whole, sub-article 1.1 of the Agreement to read as follows:

1.1 The term of this Agreement shall begin on September 2, 2020 and terminate on August 31, 2023.

III. Miscellaneous

- E. Amendment Two Controlling. In the event there is a conflict between the terms and conditions of the Agreement and this Amendment Two, this Amendment Two will control. Where no conflict exists, the terms of the Agreement control and remain in full force and effect.
- F. Counterparts. This Amendment Two may be executed in one or more counterparts and may be electronically transmitted. Each counterpart shall be deemed an original and all of which shall constitute one and the same document.

(Signature on following page)

EXHIBIT 3

AMENDMENT TWO TO THE INTERLOCAL AGREEMENT #1948

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment Two between The City of Harlingen and Texas State Technical College and by their duly authorized officers or representatives as of the latest of the below listed dates.

TEXAS STATE TECHNICAL COLLEGE

Amanda Posada
Amanda Posada (Sep 22, 2022 12:47:07)

Authorized Signature
Amanda Posada

Print Name
Interim Provost

Title
Sep 22, 2022

Date

Approved as to content:

Eduardo Patino
Eduardo Patino

CITY OF HARLINGEN POLICE DEPARTMENT

Michael Kester
Authorized Signature

Print Name
Chief of Police

Title
9-21-2022

Date

CITY OF HARLINGEN

Gabriel Gonzalez
Authorized Signature

Print Name
City Manager

Title
9-21-2022

Date

**AMENDMENT THREE TO THE INTERLOCAL AGREEMENT BETWEEN
THE CITY OF HARLINGEN AND
TEXAS STATE TECHNICAL COLLEGE**

The following terms and conditions of this Amendment Three To The Interlocal Agreement between The City of Harlingen and Texas State Technical College and (hereinafter referred to as the "Amendment Three") are incorporated into and amend in part the Interlocal Agreement (attached hereto as Exhibit 1), Amendment One to the Interlocal Agreement (attached hereto as Exhibit 2), and Amendment Two to the Interlocal Agreement (attached hereto as Exhibit 3) hereinafter collectively referred to as the "Agreement" between The City of Harlingen and Texas State Technical College. "HPD" means The City of Harlingen; and "TSTC" means Texas State Technical College.

I. Background

- A. TSTC and HPD entered into the Agreement which was executed on October 1, 2020, for coordination of law enforcement services.
- B. TSTC and HPD entered into Amendment One to the Interlocal Agreement on August 11, 2021, which extended the end date to August 31, 2022.
- C. TSTC and HPD entered into Amendment Two to the Interlocal Agreement on September 22, 2023.
- D. Except as evidenced in this Amendment Three, the Agreement shall remain unchanged in all other respects. HPD and TSTC now desire the below listed amendments to the Agreement.

II. Amendments

- E. By this Amendment Three, TSTC and HPD now desire to amend and replace, in whole, sub-article 1.1 of the Agreement to read as follows:

1.1 The term of this Agreement shall begin on September 2, 2020 and terminate on August 31, 2025

III. Miscellaneous

- F. Amendment Three Controlling. In the event there is a conflict between the terms and conditions of the Agreement and this Amendment Two, this Amendment Two will control. Where no conflict exists, the terms of the Agreement control and remain in full force and effect.
- G. Counterparts. This Amendment Three may be executed in one or more counterparts and may be electronically transmitted. Each counterpart shall be deemed an original and all of which shall constitute one and the same document.

(Signature on following page)

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment Two between The City of Harlingen and Texas State Technical College and by their duly authorized officers or representatives as of the latest of the below listed dates.

TEXAS STATE TECHNICAL COLLEGE

David Campos

David Campos (Sep 12, 2023 09:54 CDT)

Authorized Signature

David Campos

Print Name

David Campos

Title

Sep 12, 2023

Date

Approved as to content:

Eduardo Patino

CITY OF HARLINGEN POLICE DEPARTMENT

Michael Kester

Authorized Signature

Michael Kester

Print Name

Chief of Police

Title

8-24-23

Date

CITY OF HARLINGEN

Gabriel Gonzalez

Authorized Signature

Gabriel Gonzalez

Print Name

City Manager

Title

8/23/2023

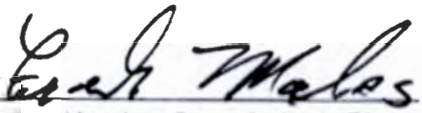
Date

City of Harlingen
Agenda Item Request Form

We, hereby request the following item to be added to the October 6, 2025, City Commission Agenda:

Consideration and possible action to approve the installation of speed hump(s) in the following location(s):

1. 200 Blk of Louisiana St.
2. 1300/1400 Blk of South "G" Street
3. Hale Avenue between New Hampshire and Ed Carey


Frank Morales, Commissioner Dist. 4


Ford Kinsley, Mayor Pro-Tem

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(2)

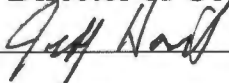
Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action to approve an ordinance on first reading amending the City of Harlingen Code of Ordinances, Chapter 18 Master Fee Schedule, by increasing the green fee/cart membership fee and coupons by 10%. Attachment (Golf)

Prepared By: Jeff Hart

Title: Director of Golf

Signature: 

Summary:

Summary

Tony Butler Golf Course staff recommend a 10% pricing increasing of green fee/cart, membership and coupons but excluding the items that the council has already approved to increase: junior memberships, range basket, and 18-hole green fee with 1/2 cart. The Advisory Board voted on August 26, 2025, to approve the new rates and send them to the city council for a vote. ..

Staff Recommendation:

Staff and Advisory Board recommend increasing the rates by 10% for all green fee with half a cart, membership and coupon rates except those items that have had a raise increase in the last year.

City Manager's approval:



☒

Yes

☐

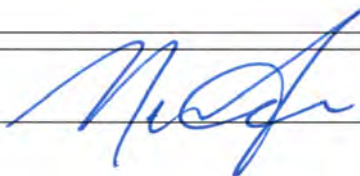
No

☐

N/A

Comments:

City Attorney's approval:



☐

Yes

☐

No

☐

N/A

ORDINANCENO. XXX

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS AMENDING CHAPTER 18, MASTER FEE SCHEDULE OF THE HARLINGEN CODE OF ORDINANCES BY ESTABLISHING FEES FOR CERTAIN LICENSES, PERMITS, AND OTHER SERVICES PROVIDED BY THE CITY OF HARLINGEN AS THEY RELATE TO CHAPTER 36, ARTICLE V, DIVISION 2(TONY BUTLER GOLF COURSE); PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS PERTAINING TO THE FOREGOING.

WHEREAS, the City of Harlingen provides and maintains the Tony Butler Golf Course, to enhance the quality of life and provide opportunities for healthy activities for Harlingen residents and visitors; and

WHEREAS, the City finds that providing for additional resources in the maintenance of the Tony Butler Golf Course furthers these aims and better enables it to provide quality facilities for the enjoyment of the public;

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN:

Section 1. That Chapter 18, Master Fee Schedule of the Code of Ordinances of the City of Harlingen is hereby amended by adjusting and increasing rates and fees by 10% for all Tony Butler Golf Course green fees with half a cart, memberships and coupon fees but excluding those items that have already been raised this past year to include range ball baskets, junior memberships and 18-hole green fee with half a cart

VOTE AND APPROVAL THIS 6th day of October, 2025 at a regular meeting of the City Council of Harlingen, Texas at which a quorum was present and a unanimous vote to increase pricing was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 551.

CITY OF HARLINGEN

BY: _____
Norma Sepulveda, Mayor
ATTEST:

By _____
Amanda C. Elizondo,
City Secretary

10(b)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action to approve a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

Prepared By: Ana Hernandez, AICP, CNU-A

Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 26, 2025 – Original preliminary and final plat application and subdivision application submitted to the City.
- July 17, 2025 – Letter sent to applicant outlining deficiencies; application deemed incomplete.
- July 25, 2025 – Original preliminary and final plat application and subdivision application submitted to the City.
- July 29, 2025 – Letter sent to applicant outlining deficiencies; application deemed incomplete.
- August 4, 2025 – Original preliminary and final plat application and subdivision application submitted to the City.
- August 11, 2025 – Letter sent to applicant outlining deficiencies; application deemed incomplete.
- August 8, 2025 – Original preliminary and final plat application and subdivision application submitted to the City. **(Submittal was cancelled due to insufficient information being submitted)**
- August 15, 2025 – Original preliminary and final plat application and subdivision application submitted to the City.
- August 26, 2022 – Letter sent to applicant outlining deficiencies; application deemed incomplete.
- September 8, 2025 – Variance application submitted to the City. **(ATTACHMENT I)**
- September 23, 2025 – Consideration of variance request by the Planning and Zoning Commission.
- October 6, 2025 – Consideration of variance request by the City Commission.

Summary:

- The developer is requesting a variance from City of Harlingen Code of Ordinances Section 109-124(c)(9) regarding the required access points for a residential subdivision. The ordinance requires that any subdivision with 30 or more lots must provide a minimum of two entrances, and shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. Due to site constraints, the developer is proposing two access points, but is unable to meet the distance requirements.
- According to the Master Plan submitted for the proposed Horseshoe Pointe Subdivision, the subdivision will consist of 390 single family residential lots and common areas consisting of parks and open spaces to be developed in 4 phases. The proposed subdivision will have two access points along Morris Road, 160 feet apart, and future stub outs to the west and south of the property for future connections. In addition, the developer is proposing a wider street at the intersection of the two access points to improve traffic circulation within the subdivision.

- The land to the south and east is developed with single-family homes, and the property to the west is Horseshoe Lake, which will serve as regional detention.
- The variance request was reviewed by both the Engineering Department and the Fire Prevention Bureau. The Engineering Department recommends approval of the request, while the Fire Prevention Bureau recommends denial.
- In accordance with Section 109-27(c) of the Harlingen Code of Ordinances, no variance shall be recommended unless the Planning and Zoning Commission finds:
 - There are special circumstances or conditions affecting the land involved such that a strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land; and
 - The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
 - The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property owners in the area; and
 - The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with this chapter.
 - In addition, Section 109-27(d), states “Financial hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.”
- A majority vote of the City Commission shall be required to override a recommendation for/or against the variance from P&Z Commission.

Staff Recommendation:

Staff recommends approval of the variance as:

1. The request complies with the finding outlined in Section 109-27(c) of the Harlingen Code of Ordinances;
2. The subject property is an irregular shaped tract of land surrounded by developed property to the south and with limited frontage on a perimeter street to accommodate the required distance between the two access points proposed in the subdivision;
3. The developer is proposing a stub out connection to the north and west where there is undeveloped land for future connections; and
4. The City Engineer is recommending approval of the variance request.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

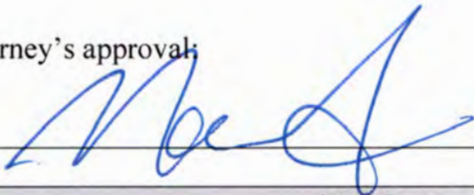
City Manager's approval:

GH

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

☒

Yes

☐

No

☐

N/A

Attachment I—Application

**CITY OF HARLINGEN PLANNING AND DEVELOPMENT DEPARTMENT
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address TBD Nearest Intersection Morris Road & W. New Hampshire Road
 (Proposed) Subdivision Name Horseshoe Pointe Subdivision Lot _____ Block 65, 66 & 72
 Existing Zoning Designation _____ Future Land Use Plan Designation Residential

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Melden & Hunt, Inc. Phone (956) 381-0981 FAX _____
 Email Address (for project correspondence only): mario@meldenandhunt.com
 Mailing Address 115 W. McIntyre Street City Edinburg State TX Zip 78541
 Property Owner Leonard & Mary Beth Simmons Phone c/o (956) 381-0981 FAX _____
 Email Address (for project correspondence only): c/o mario@meldenandhunt.com
 Mailing Address 19573 Simmons Road City San Benito State TX Zip 78586

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans and Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Minor Plat..... <u>\$100.00</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-Plat..... <u>\$250.00</u> |
| ☐ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$250.00</u> |
| ☐ SUP Request/Renewal..... <u>\$250.00</u> | ☐ Development Plat..... <u>\$50.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☒ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ PDD Request..... <u>\$250.00</u> | ☐ Right-of-Way / Utility Easement Abandonment..... <u>No Fee</u> |
| ☐ License to Encroach..... <u>\$250.00</u> | |

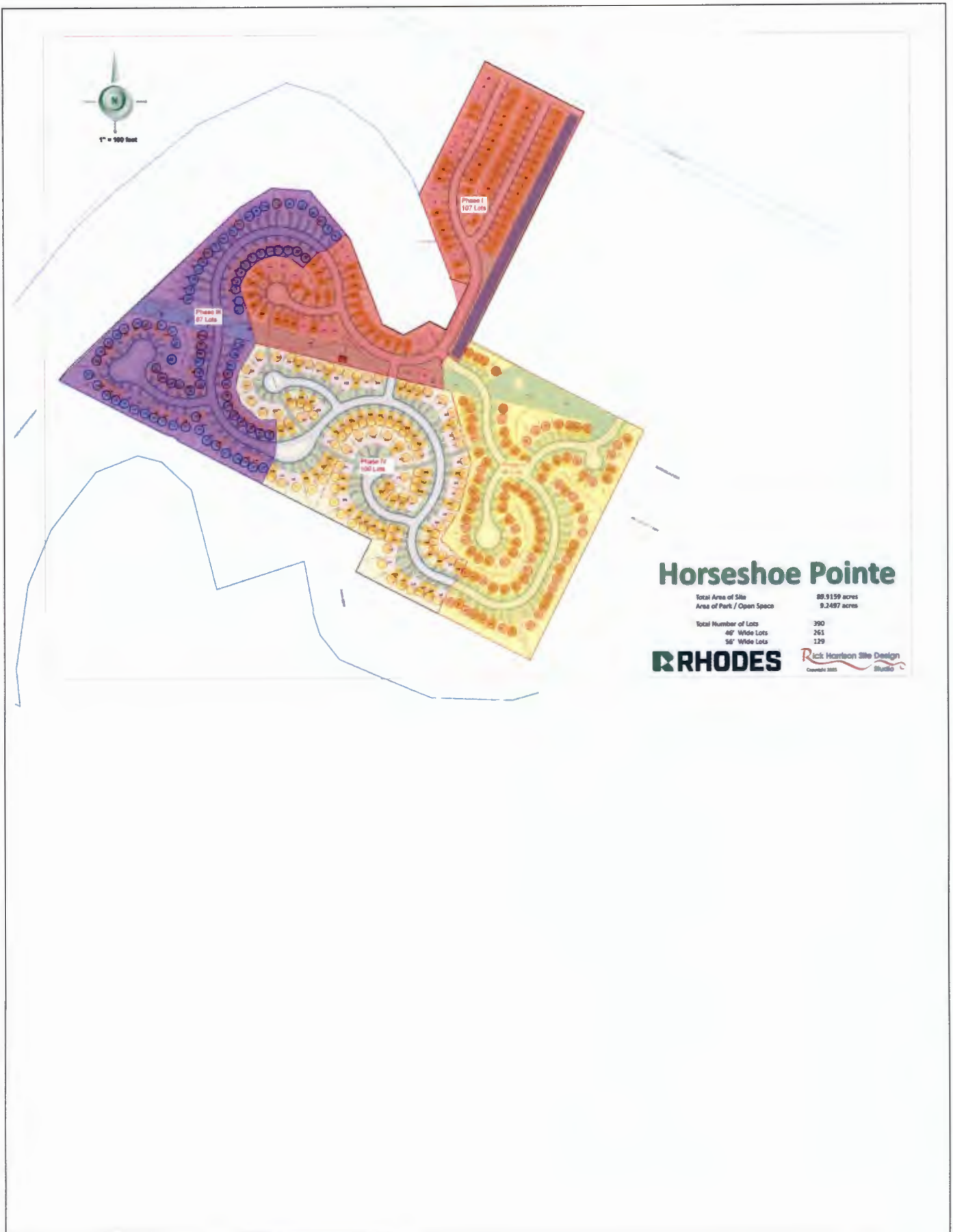
Please provide a basic description of the proposed project: _____

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature: [Signature] Date: 9-5-25

Property Owner(s) Signature: _____ Date: _____

Accepted by: _____ Date: _____







TBPELS Firm # F-1435
TBPELS # 10086900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

August 29, 2025

Ana Hernandez, Director of Planning
City of Harlingen
502 E. Tyler Ave.
Harlingen, Texas 78550

Re: Horseshoe Pointe Planned Development

Dear Ms. Hernandez:

As engineers of record for the Horseshoe Pointe Subdivision, we hereby submit the Master Plan and rezoning for said subdivision. The development is proposed as a 390 single family home subdivision developed over four phases.

As part of the Planned Development zoning, and in accordance with our Master Plan submittal, we respectfully request variances from the following City of Harlingen Subdivision and Zoning ordinances:

- 1) Sec 111-118 (2) Minimum lot frontage of 50 ft. for R-1
- 2) Sec109-124 (c) (9) 2 Access points for developments with more than 30 lots
- 3) Sec 111-118 (1) 6,000 sq. ft. minimum lot size in R-1
- 4) Sec 111-118 (3) 100 ft. minimum lot depth in R-1
- 5) Sec 109-124(c)(11) Maximum block length of 1,320 ft.
- 6) Sec109-124(c)(8) Maximum cul-de-sac street length of 1,300 ft.

We are committed to creating a high-quality development and would very much appreciate the opportunity for a master approval of our development. Do not hesitate to reach out if you have any questions.

Sincerely,

Mario Reyna, P.E. President
Melden & Hunt, Inc.
(956) 381-0981



Subdivision Variance Request Routing Slip

Applicant: Melden and Hunt

Phone No.: (956) 381-0981

Location: South of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey.

Variance Request: Consideration and possible action to recommend to the City Commission a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey Drive.

Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons.

Department: Fire Prevention Bureau

Approval: ☐ YES ☒ NO

Comments: As per Sec. 109-124(c)(9) access points, any residential subdivision with 30 or more lots must have a minimum of two points of access entrances. Where two are entrances are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: September 17, 2025



SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: Melden and Hunt

Phone No.: 956-381-0981

Variance Request: Consideration and possible action to recommend to the City Commission a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey Drive.
Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

Location: South of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey

Department: ENGINEERING DEPT

Approval: ☒ YES ☐ NO

Comments: This development is providing future stub out connections to the west and north in areas where there is undeveloped land. We did not request for street connection south or east due to already existing homes.

Signature

Roberto Hernandez

Date

09-11-2025

PLANNING AND ZONING COMMISSION
September 23, 2025

5. Consideration and possible action to recommend to the City Commission a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97 feet west of S. Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

City Planner Soledad Núñez presented the following information related to the approval of the subdivision, as follows:

- The Master Plan of the subdivision was presented as part of the introduction of the item.
- Ms. Núñez provided an update of the property.
 - The property was annexed at the last City Commission meeting and is now inside the City Limits.

Chairman Consiglio asked for clarification/confirmation that it was no longer in the ETJ. Ms. Núñez told him it was not anymore. The Chairman then asked if that was okay for this item. Attorney Sossi said it was okay.

- The developer is proposing three hundred and ninety (390) lot single-family residential subdivision.
- Ms. Núñez referred to the Master Plan. She said they are proposing to phase it out into four (4) phases and pointed out each one.
- Ms. Núñez explained that this was south of Morris Road, right next to Horseshoe, or what used to be Horseshoe Lake.
- She reiterated that they were proposing the request for one (1) entrance. She said they have two (2) up, off of Morris [Road] one hundred and sixty (160) feet apart.
- She said they are also leaving stub outs there and on the southern portion as well.
- An Aerial View of the Property was presented. Ms. Núñez pointed out the two (2) entrances off of Morris Road to the south of Water's Edge Subdivision. She also pointed out Horseshoe Lake.
- A Street View from Morris Road was presented. Ms. Núñez said that it was currently farmland.
- Ms. Núñez stated that as per the Code of Ordinances, any subdivision with more than thirty (30) lots, two (2) entrances equal feet apart are required. She said that currently the distance between the two (2) entrances is one hundred and sixty (160) feet.

Chairman Consiglio asked her to repeat the entrance part. Ms. Núñez said the entrances are one hundred and sixty (160) feet apart. The Chairman acknowledged this information.

- The Future Land Use Map was presented. Ms. Núñez said the map shows this area as partially single, low density residential (pointing to two areas on the map) and to other portion is agricultural.
- Ms. Núñez reported that the Engineering Department and the Fire Marshall's Office both reviewed the request. The Engineering Department recommends approval. The Fire Marshall's Office recommended denial of the Variance request.
- Staff is recommending approval of the request. Ms. Núñez said the request does comply with the findings outlined in Section 109-27c in the Code of Ordinances.
- Ms. Núñez identified that the subject property is irregularly shaped and surrounded by developed property, which is Water's Edge to the south, and is with the limited frontage on a perimeter street to accommodate the required distance between the two (2) access points proposed in the subdivision.
- The developer is proposing a stub out connection to the north and west where there is undeveloped land for future connections.
- The City Engineer is recommending approval of the variance request.
- Ms. Núñez stated that the applicant was present. She also identified that the City Engineer and the Fire Marshall's Office were present as well.

Chairman Consiglio thanked Ms. Núñez. He asked if there were any questions for Ms. Núñez at this point.

Cmr. Perez asked Ms. Núñez to identify the location of the stub out points. Ms. Núñez did.

Cmr. Cruz-Velázquez asked for clarification from Ms. Núñez that they were only asking for one (1) entrance for the whole thing. Ms. Núñez said that technically there are two (2) but that they are both off Morris Road. She pointed these out on the Aerial View. She added that they are proposing a wider right-of-way, pointing out the section on the map. She said she believed they were proposing sixty-eight (68) instead of sixty (60). She said that for the other two (2) stub outs, with future developments, any future subdivisions in either direction, they will connect [to] the stub outs so there will be thru and thru traffic.

Cmr. Perez confirmed that currently it was just farmland. Ms. Núñez said that most of it was farmland but did point out that there was one (1) home near and then another home located in the county. She pointed out Water's Edge Subdivision.

Chairman Consiglio asked about the timeline. He suggested this was maybe a question for the applicant. He asked if it was over ten (10) years. Ms. Núñez said the applicant could best answer this.

Edgar Garcia, applicant with Melden & Hunt, Inc. (115 West McIntyre, Edinburg, TX)

Mr. Garcia introduced himself before the Board. He said that as Ms. Núñez had stated, the project is going to [be] phased. He said they were looking [at] three to four (3-4) years to complete the three hundred and nine (309) units. He acknowledged that this was fast. He said that if they know Rhode development, they are pretty fast. He said they are aggressive, and this is certainly their timeline.

Mr. Garcia said they were really trying to work within the constraints of the property. He again referred to what Ms. Núñez had said. He said that they have Horseshoe Lake to their southwest and there are properties that didn't provide stub outs to the south. Mr. Garcia pointed out the big home to the east on their Master Plan. He said they are proposing to have a stub out to the northeast and noted that the property is currently vacant. Mr. Garcia shared that the president for Melden & Hunt has been speaking to the engineer who is looking to develop that property. He said the property is stuck in probate right now and that it could take quite a while but that they were amenable to allowing them to connect in the future, as proposed. Mr. Garcia again reiterated that it was really just about working within the constraints of the property and trying to come to a good development for the City. He said that they had already annexed [to] the City and that City Staff had been very helpful throughout the process. He said they just hoped that the Board could look for this variance favorably.

Chairman Consiglio acknowledged that this was fast and asked how long it was anticipated for. Mr. Garcia said three to four (3-4) [years]. The Chairman said that even four (4) seemed pretty aggressive. The Chairman then asked if there will be additional entrances or exits or roads accessing the rest of the neighborhood in a three to four (3-4) year period. He asked if this was right. Mr. Garcia asked for clarification about what he meant by more roads. The Chairman clarified that he meant connections or entrances. Mr. Garcia said the stub outs will be there, yes, obviously. He said that if the property to the northeast doesn't develop, then it's just going to be there. He said that the intention is to provide it for future development but that they can't control what the other developers do. The Chairman acknowledged this response.

Chairman Consiglio asked if there were any other questions for the applicant.

Comr. Flores asked about the width of the other entrance. Mr. Garcia said they are proposing thirty-two (32) feet of paving for all the roads except for the choke point that Ms. Núñez had mentioned. He said that there, not only were they expanding the right-of-way, but that they were also expanding the paving, putting in forty-seven (47) feet of paving in that choke point. He said they could certainly go wider there because they are proposing sixty-five (65) of right-of-way. He said that the reason they want to go wider is because they certainly appreciate the concerns from Fire and Engineering. He said that increasing the paving will allow a fire truck to get there should there be an issue.

Comr. Flores said that this is what he was getting to. He mentioned the orange area on the Master Plan and said that there was a lot of traffic there. He said that for people to move in, and especially the Fire Department in big trucks trying to get in there, that the entrances were very narrow. He said he could see their concern. Comr. Flores said he guessed it just had to be made wider or to make the other one just as wide and make it in and out. He said he agreed it was too narrow for entrance for the fire trucks and comments on how large they are and not a small Volkswagen-type. He said he agreed with the Fire Department.

Comr. Cruz-Velázquez asked if this was going to be a gated community. Mr. Garcia said no, remarking that it was a good question. Comr. Cruz-Velázquez acknowledged the response.

Chairman Consiglio asked if there were any other questions for the applicant. Upon hearing none, he addressed Ms. Nunez and asked if there was anyone else present or if there was anything else to add.

Cmr. Cruz-Velázquez indicated she wanted to ask a question of the Fire Department. She said she wanted to know what their concerns are.

Fire Marshall Saucedo, Fire Prevention Bureau

Fire Marshall Saucedo approached the podium to address the Board. He bid the Board a nice evening and proceeded with his response.

Fire Marshall Saucedo explained that the second entrance is part of the review process currently. He said that right now it does not meet the intent but that the provision that he provided by making the chokepoint much wider than any other single-family residence is a design option that he is presenting for approval. He stated that the street projection that is located on the northeast side will eventually connect to another subdivision allowing the subdivision to have traffic flow that will meet the intent of the code that will eventually be the second entrance which will require by code to be the distance separation. He said that it doesn't exist right now but eventually it will be because the engineer that is designing that is still with the family that is in probate. He said he wished he had some type of conceptual drawing to help move the project along. He said that as far as any type of future development, based on the fact that he has given that street projection a path to another subdivision, will eventually comply code. He said this was something that was not thought of when they did Water's Edge. Fire Marshall Saucedo said that the applicant is at the mercy of the fact that Water's Edge did not provide an entrance for his subdivision. He said that had they had that writing back in the past, then the applicant would have had his second entrance through Water's Edge that does not exist today.

Cmr. Cruz-Velázquez asked the Fire Marshall if he felt this was enough that would mitigate their concerns about access for an emergency. The Fire Marshall said yes. He added that he had to say that when he did the variance, it was very hard to say no because of the ordinance that is required. He said that the variance process and the hardship has been presented, and he said he would give his facts that he has worked with this company and has worked with the Engineer. He said they have had several discussions. He said that the intent is there but that they just can't show it in any of the phases and is reliant on another subdivision that eventually will make it comply with code. He said that this was one of those that if they have forward thinking on proper development from subdivision to subdivision, it will comply. He said he didn't have a time frame but eventually it should comply if that street projection will go into the next subdivision given them the second entrance as required by the ordinance. Chairman Consiglio thanked the Fire Marshall for his explanation. Cmr. Cruz-Velázquez expressed her thanks as well. The Chairman added his thanks for him being present.

Chairman Consiglio asked if there was a motion or if there were any further questions for Staff and/or the applicant. Upon hearing none, the Chairman remarked that it sounded like they have been having a lot of good meetings to make sure everyone's on the same page. He again asked the Board if there was a motion.

Cmr. Perez made the motion to approve. The Chairman asked if there was a second. Cmr. Cruz-Velázquez expressed hesitation. The Chairman reassured her and asked Staff if he could second the motion so that they could proceed. Chairman Consiglio seconded the motion. He then said they could now have further discussion.

Cmr. Cruz-Velázquez expressed that she would like to see the Fire Department's actual approval on record and not just verbal prior to [her decision]. The Chairman said this was understandable. Cmr. Cruz-Velázquez asked if this could be tabled.

Fire Marshall Saucedo again came to the podium. He explained that something they have done in the past is on Planned Development. He said there are a lot of items that are captured on Planned Development. He said that it can make this requirement captured in language that will meet the intent of the code. He said they did the ETJ (Extraterritorial Jurisdiction) review but that things had changed. He said it [the Subject Property] was now in the City. He said he believed the Planned Development is the next phase and the [with] Planned Development, all that language will make all the requirements comply with code. He said he would be glad to approve that required but that meeting the intent of the code and bringing that ordinance to the Board for review is the fact that the second entrance does not exist as per current ordinance but eventually it will because of the street projection. He said that this is what is going to make it comply and so that is why, when he said no, it was not because he was against the project. He said he was referenced the ordinance that basically created the variance. He said we were here because he [the applicant] is trying to meet the intent of the hardship by showing his design and said that he thought under Planned Development, that they could capture any and all requirements for the project because that is a very lengthy requirement for the Planned Development and all the phases are going to come with that. Cmr. Cruz-Velázquez thanked the Fire Marshall. She expressed to the Chairman that she was now on-board.

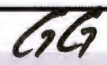
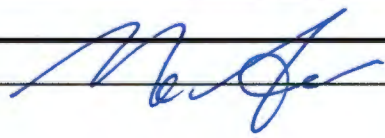
The Chairman stated that he thought they were now ready for a vote. He recapped that there was a motion [for approval] and a second. The motion was moved to a vote. The motion was approved with an approval of three (3) to one (1). Cmr. Flores voted against the motion.

Mr. Garcia asked to approach the podium once more. Mr. Garcia informed the Board that they have applied for Planned Development [zoning] and that it would come before them in about a month. He said the Planned Development included this variance, but that Staff thought it best to separate. He said it was fine but that their intention was always to have all those lists of variances under one (1) bundle so that they could make the Fire Department and other departments more comfortable with the whole package. Mr. Garcia expressed his appreciation of the Board today. He stated that it is going to be a great development. The Chairman thanked Mr. Garcia.

1b(c)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:
Consideration and possible action to authorize the City Manager to enter into an agreement with Shneider Electric with the revisions requested. Attachment (<i>Public Works</i>)
Prepared By: Christopher D. Torres, Director
Brief Summary:
The City of Harlingen has been evaluating opportunities to address deferred maintenance and rising operational costs across multiple city facilities. Schneider Electric has presented a comprehensive design-build solution that modernizes building systems, improves energy efficiency, and reduces long-term costs. The project includes upgrades to HVAC, roofing, lighting, electrical infrastructure, and building envelope systems across major city facilities such as City Hall, Police and Fire Stations, Casa de Amistad, the Community Center, and various parks. The initiative is projected to reduce utility usage by up to 23%, generating estimated savings of \$95,000–\$115,000 annually and up to \$3.5 million over 20 years. (<i>Public Works</i>)
Funding (if applicable):
Are funds specifically designated in the current budget for the full amount (Yes/No): *If no, specify source of funding and amount requested:
Finance Director's approval (Yes/No/NA):
Staff Recommendation:
City Manager approval: 
Comments:
City Attorney's approval: 



City of Harlingen

Deferred Maintenance Project

Presented By: Aaron Garcia & Ryan Wunder
September 17, 2025

Life Is On

Schneider
Electric

Agenda

Introductions

Addressing Your Challenges and Goals

Energy Savings Breakdown

Project Budget Estimates

Comprehensive Design Solution

Next Steps & Proven Performance



Project Goals



Create a capital asset
plan for the city



Maximize utility savings to
help fund and offset
project cost



Significantly reduce
deferred maintenance and
operational costs



Modernize City buildings



Develop a solution that
demonstrates wise stewardship
of the City's funds



Provide a better quality of life
for City Residents

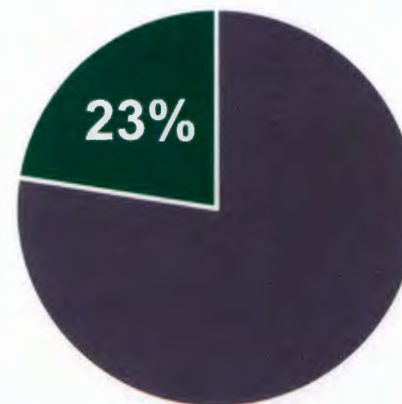
Energy and Savings Breakdown

\$95,000 – \$115,000

estimated annual utility cost and O&M savings

\$2.9M – \$3.5M

estimated savings over 20 yrs with 4.5% escalation



Ongoing
Operational &
Maintenance
Savings

Project Budget Estimates

Budget

- Option 1 - Projected Budget: \$3M – Self funded by savings
- Option 2 - Projected Budget: \$10M – Comprehensive Project savings pays for \$0.33 on the dollar
- Annual O&M Savings: TBD
- Reduce Utility Usage by up to 23%

Scope

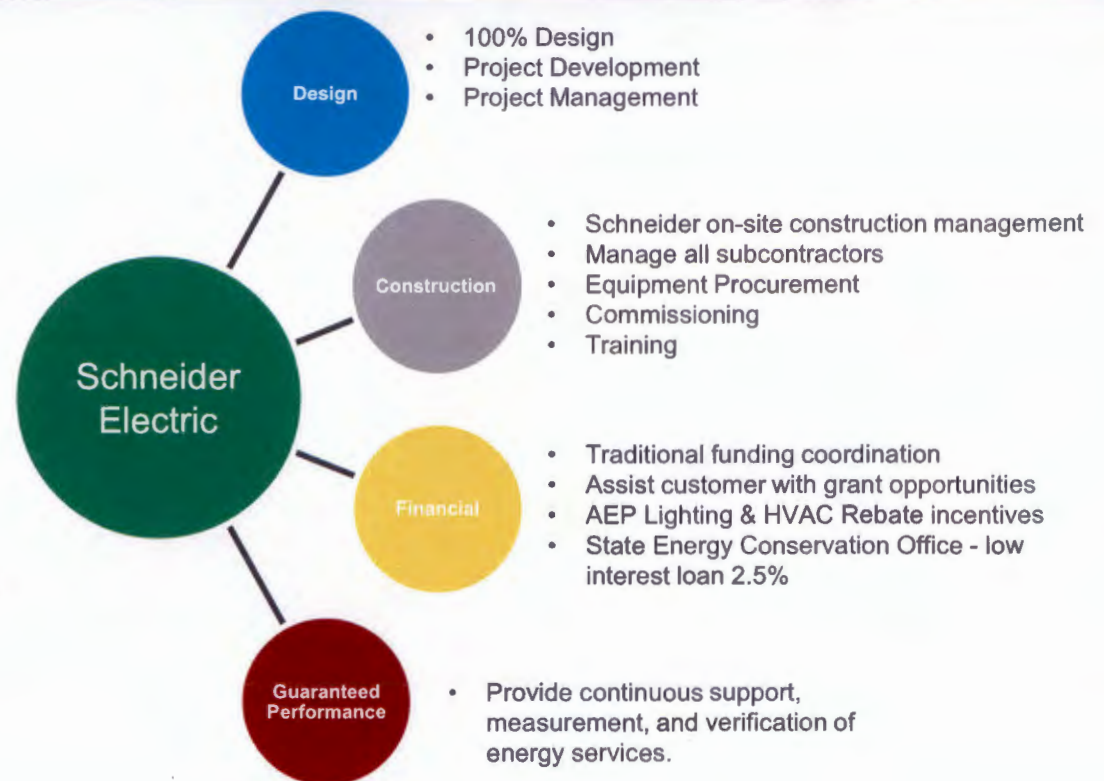
Site	Need
Casa de Amistad	Lighting, HVAC, BAS
Municipal Auditorium	Lighting, HVAC, BAS
Community Center	Lighting, HVAC, BAS
Library	BAS & Windows
Cultural Arts Center	Lighting, HVAC, BAS & Roofing
Arts & Heritage Museum	Roofing, Lighting
Lon C Hill	Lighting, Roofing, Electrical
City Hall	Lighting, HVAC & Roofing
Police Station	Lighting, HVAC, BAS
Fire Station 1	Lighting, HVAC, BAS, Roofing
Fire Station 2	HVAC, BAS, Lighting
Fire Station 3	HVAC, BAS, Lighting
Fire Station 4	HVAC, BAS, Lighting
Fire Station 6	HVAC, BAS, Lighting
Sports Park Field Lighting	Lighting
Soccer Complex	Soccer Field Lighting
Sports Complex	Softball/Baseball Field Lighting
Lon C. Hill Park	Pool and Basketball Lighting
Victor Park	Soccer/Baseball Field Lighting
City Parks	LED Lighting
Other City Buildings	LED Lighting

Schedule

- Start Design & Development Summer of 2025

Comprehensive Design Solution

- Conceptual Design
- 30% - 60% & 90% Review
- Turnkey
- Firm Fixed Price
- \$57,000 IGA (Design Phase) Fee





Next Steps

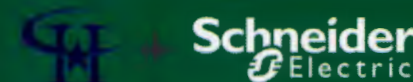


Step	Target Date	Meeting/Milestone
1	June - July	Present Findings to Public Works and Administration
2	August 6	Present Business Case Findings and Investment Grade Audit Present business case to the city council and request approval of the design phase via TIPS
3	October – January 2026	Design and Develop Scope of Work 30, 60 & 90% Conceptual design, prioritize scope and possible phases if needed
4	February 2026	Construction Kick-off Final design and plan set development. Preliminary construction schedule.
5	January 2027	Construction Completion Schneider Electric will manage the entire construction project around achieving long-term performance goals.





Proven Performance



1000+

Successful projects nationwide

30 Years

Performance Contracting experience

55+

Clients who have chosen us for multiple project phases

15

Texas offices locations - local representation in **Pharr**, Corpus Christi, San Antonio & Austin

Ranked #1

ESCO by third-party research company - Navigant Research



Delivered over 270+ TX Projects

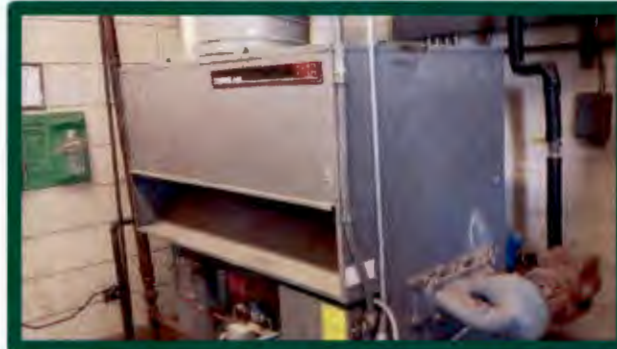
Client	Project Value	Annual Savings
TX Local Government		
City of Harlingen – Multiple Phases	\$1,916,394	\$128,040
Valley International Airport – Multiple Phases	\$2,729,723	\$80,549
City of Dallas – Multiple Phases	\$9,468,570	\$1,282,834
Webb County	\$7,769,930	\$244,7742
City of Raymondville	\$1,665,035	\$254,049
City of Del Rio	\$729,212	\$108,391
Jim Hogg County Water District – Multiple Phases	\$3,692,558	\$257,399
City of Alamo	\$4,470,121	\$245,638
City of Abilene – Multiple Phases	\$10,815,892	\$448,961
City of Sweetwater	\$293,932	\$42,178
Nolan County	\$412,525	\$62,742
Fort Bend County – Multiple Phases	\$5,936,031	\$233,581
Travis County	\$27,147,357	\$2,806,112
City of Houston – Multiple Phases	\$32,812,532	\$2,801,359

Project Opportunities and Solutions

Mechanical: Roof Top Units, Chillers, Boilers, VAV Boxes



Roof Top Unit at City Hall from 2004



Aging/failing boiler at the Community Center



Aging/failing Roof Top unit at the Police Station



Problematic VAV box at the Police Station

Current Challenges

- Increasing maintenance and repair costs on older units
- Comfort issues caused by failing equipment
- Chillers/Units with obsolete refrigerant causing costly repairs

Impact & Solutions

- Reduce Maintenance – New equipment will minimize maintenance calls currently experienced for aged/failing equipment.
- Reduce Energy Costs – High efficiency equipment will improve heating /cooling efficiency
- Improve Occupant Comfort – Equipment will operate more effectively to provide better building comfort.

Project Opportunities and Solutions

Electrical Infrastructure



Solar Photo Voltaic Panels at Lon C Hill

Inverter and electric panels for the Solar PV at Lon C Hill



Current Challenges

- Constantly tripping breakers due to improper sizing
- Existing electrical infrastructure not designed for current building/space usage

Impact & Solutions

- Right Sized Equipment – Replacement allows for equipment to be sized for known, existing conditions.
- Improve Operations – Improve maintenance and allow for load switching in the future.
- Metering Feedback – New systems typically have metering functionality built into them allowing the operational team to better understand the electrical load distribution.

Project Opportunities and Solutions

LED Lighting Solutions



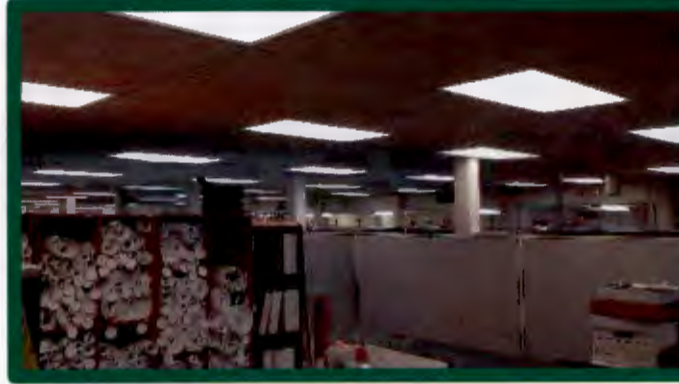
Casa De Amistad inefficient fluorescent lighting



Harlingen Community Center inefficient fluorescent lighting



Library inefficient fluorescent lighting



Lon C Hill inefficient fluorescent lighting

Current Challenges

- Variety of LED, T8/T12 & HID Exterior Fixtures
- Varied types and temperatures
- Some remaining inefficient, outdated lighting
- Maintenance Costs & Inconsistent lighting technologies

Impact & Solutions

- Updated environment & better lighting for employees and residents
- Improved exterior safety and security
- Consistent lighting experience between buildings
- Provide uniform lighting levels between spaces

Project Opportunities and Solutions

LED Field Lighting Solutions



Soccer Complex HID lighting



Harlingen Sporting Complex HID lighting



HEB Tennis HID lighting



Current Challenges

- Variety of HID Exterior Fixtures
- Varied types and color temperatures
- High energy and maintenance costs & Inconsistent lighting technologies

Impact & Solutions

- Higher efficiency & better-quality lighting
- Consistent lighting experience between sites
- Reduction/eliminate bulb and ballast maintenance

Project Opportunities and Solutions

Building Envelope



Casa Del Sol roof edge in need of Repair



Lon C Hill roof at or past expected service life



City Hall roof at or past expected service life



Single-pane windows at the Harlingen Public Library

Current Challenges

- Aging/Failing roofs
- Interior/asset damage due to roof leaks
- Comfort issues due to water and air infiltration

Impact & Solutions

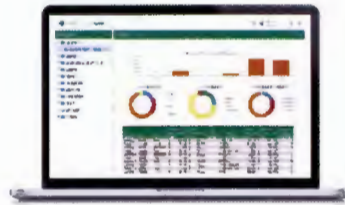
- Increase Occupant Comfort: new windows and improved envelope reduces air infiltration and improves overall occupant comfort
- Update building aesthetics
- Reduce/Eliminate asset damage caused by water

Project Opportunities and Solutions

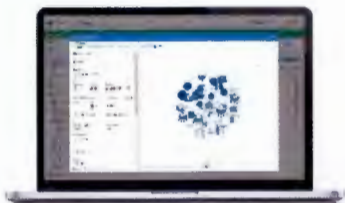
Capital Asset Planning (CAP)



Build a searchable inventory of all systems including mechanical, envelope, telecom, utilities and more



Track key data including square footage, equipment type, maintenance history and expected costs



Visually inspect linked relationships and drill down for more details



Optimize maintenance and replacement schedules

Impact & Solutions

- User-friendly software makes it easy to understand the condition and operational readiness of your entire capital asset portfolio
- Real-time support
- Improve master planning & budgeting
- Ensure reliable & resilient facilities
- Optimize maintenance schedules & staff

10(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

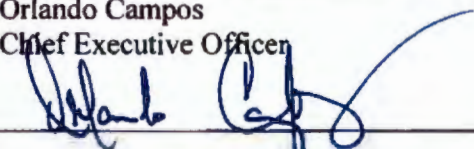
Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action to authorize the Harlingen Economic Development Corporation (HEDC) to grant \$50,000 to Valley Initiative for Development and Advancement (VIDA) for FY 2026 to benefit Harlingen residents.

Prepared By (Print Name): **Orlando Campos**

Title: **Chief Executive Officer**

Signature: 

Brief Summary:

On August 26, 2025, the Harlingen Economic Development Corporation (HEDC) Board of Directors unanimously approved a funding request from the Valley Initiative for Development and Advancement (VIDA) for \$50,000 for fiscal year 25-26. Funding for the program was provided in the FY 2026 HEDC budget previously approved by the board and the city commission. VIDA helps low-income, unemployed, and underemployed residents of the Rio Grande Valley get the education and training they need to secure high-skilled, high-wage jobs. The contract with the HEDC will specifically benefit residents of Harlingen. FY 2026 would be the fourth year of funding for VIDA from Harlingen.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

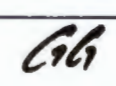
*If no, specify source of funding and amount requested:

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

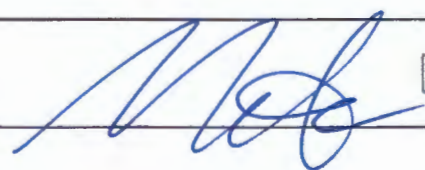
Staff Recommendation:

Staff recommends approval.

City Manager's approval: 

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: 

☒ Yes ☐ No ☐ N/A



June 26, 2025

Mr. Orlando Campos
CEO
Harlingen EDC
2424 Boxwood St. Suite 125
Harlingen, TX 78550

Dear Mr. Orlando Campos,

Thank you for your continued partnership with VIDA and your commitment to empowering Harlingen residents through access to education, career training, and comprehensive support services. Your investment ensures that individuals from low-income backgrounds have equitable opportunities to pursue high-demand occupations and achieve long-term economic self-sufficiency.

As you begin your budget planning for the upcoming fiscal year, we respectfully submit VIDA's FY2025 - 2026 funding proposal for your consideration. Continued support from the Harlingen EDC will allow us to provide essential services that promote student persistence, program completion, and successful entry into the workforce.

To highlight the impact of our current grant partnership, we have enclosed the following:

- VIDA Grant Progress Report (YTD FY 2024-2025)
- VIDA's 2024 Annual Report
- VIDA's Funding Proposal for FY 2025 - 2026

A recent Economic Impact Study conducted by UTRGV demonstrates a measurable return on the investment that VIDA generates in our region. The study found that for every \$1 invested in VIDA, there is a \$15.69 return in community economic output—resulting in a total impact of over \$51.9 million through increased jobs, income, taxes, and local productivity.

VIDA respectfully requests a continued investment of \$50,000, to support a minimum of ten Harlingen residents in the coming fiscal year. Your investment will help ensure that more individuals are equipped with the skills and credentials necessary to meet the needs of our regional workforce and break the cycle of poverty.

We value our ongoing collaboration with the Harlingen EDC and look forward to continuing this impactful partnership. Together, we can drive sustainable economic growth and transform lives through education and workforce development—one VIDA at a time.

Sincerely,

Felida Villarreal, CPA
President & CEO

VÍDA

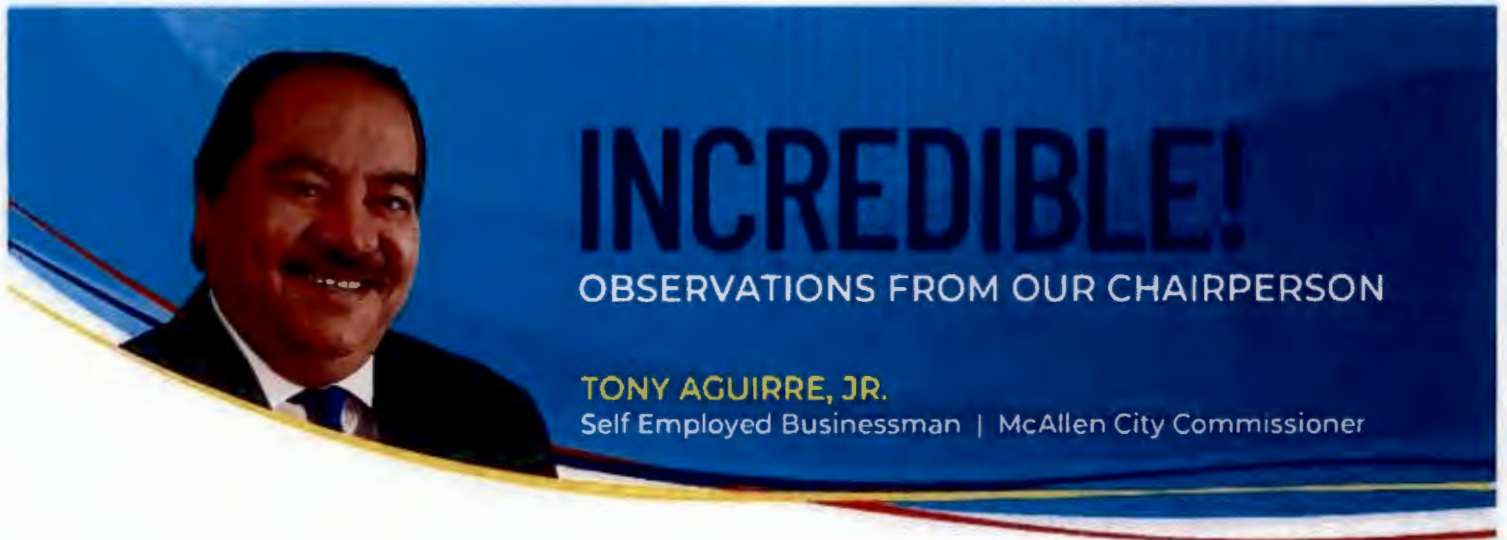
Valley Initiative for Development
and Advancement

ANNUAL REPORT 2024

FISCAL YEAR 2023-2024



*Educating one life
at a time since 1995*



The words *INCREDIBLE*, *AMAZING*, and *STELLAR* express excellence in performance. When you add the words *KINDNESS*, *CARING*, and *DEDICATION* to the equation, you have a winning result.

Wow! I was recently told that I repeatedly use the word "INCREDIBLE!" when anyone asks me about what VIDA accomplished in FY 2023-2024. **We have experienced great feats, with incredible fundraising growth, nearly 750 participants in our program, and a persistence rate of over 90%.** Don't you agree that this is INCREDIBLE?!

This has been a monumental year. The dedication and passion of all those involved--our participants, staff, board, funders, and partners--enabled VIDA to excel.

This year leads the way to 2025--our 30th anniversary. Thirty years! Again, incredible! The VIDA Annual Report for FY 2023-2024 shares success stories and highlights of our participants, our expanding list of generous sponsors and funders, events, our VIDA Team, our VIDA Board, and more. All are deserving of acknowledgement.

Let's make 2025 and beyond magical for the betterment of our community.
Dios por delante.



The people who are crazy enough to think they can change the world are the ones who do. —Steve Jobs

OUR BOARD OF DIRECTORS | 2023 - 2024



TONY AGUIRRE
Chairperson



MSGR. HEBERTO DIAZ
Vice Chairperson



JOE HINOJOSA
Treasurer



JULIAN ALVAREZ



EDUARDO ANAYA



LESLIE BINGHAM



APOLONIO
BORREGO JR.



CHRISTINA CALDERA



FR. KEVIN A.
COLLINS, O.M.I.



JEANNE FAGAN



DAVID OLIVEIRA



REYNALDO PEREZ



ABDIEL RAMIREZ



MOSES ROBLEDO

A LETTER FROM OUR PRESIDENT

FELIDA VILLARREAL | CPA



Dear Friends and Partners,

As I reflect on 2024, I am filled with profound gratitude and optimism for VIDA's continued impact in the Rio Grande Valley. This year marked significant milestones in our journey to transform lives through education and workforce development.

In the face of evolving economic challenges, VIDA has remained steadfast in our commitment to creating pathways to prosperity. Through strategic partnerships with employers, educational institutions, and community stakeholders, we've expanded our reach and deepened our impact. Our participants' success stories continue to demonstrate that--with the right support and opportunities--individuals can overcome barriers and achieve their career aspirations.

THIS YEAR, WE:

SERVED 746 participants across our programs

ACHIEVED 83% completion rate in our training programs

Secured new employer partnerships

Expanded our services to include justice-impacted youth

INCREASED our operational capacity **from \$3.4M to \$3.9M**

Behind these numbers are real people--parents working to provide better futures for their children, first-generation college students breaking generational cycles of poverty, and dedicated individuals pursuing their dreams of economic independence. Their determination inspires our work every day.

Looking ahead to 2025, we are positioned to expand our impact further. With our strengthened partnerships, enhanced program offerings, and dedicated team, VIDA will continue to be a catalyst for economic mobility in our region.

I extend my deepest appreciation to our board of directors, staff, partners, and supporters who make our work possible. Together, we are building a stronger, more equitable future for our community.

With gratitude and commitment,

Felida V
Felida Villarreal, CPA



EVERY DOLLAR DONATED ADDS TO THE

VIDA HARVEST EFFECT

What you plant now, you will harvest later.

—Og Mandino



When funders choose recipients of their charitable donations, they are vigilant about their return on investment (ROI), namely to the individuals and communities the recipient organizations serve. This ROI must be supported by hard data.



For every dollar invested in VIDA during FY 2023 - 2024, an ROI of \$15.69 was realized.

As Sal Mullapudi, Business Economic Research Associate IV at The University of Texas Rio Grande Valley Data & Information Systems Center, reported in his 2023 Economic Impact Study for VIDA, the effects of the ROI can be seen in direct, indirect, and induced effects.

"Direct effects are changes in the local economy caused by an economic change in the area. Indirect effects are changes in inter-industry transactions as supplying industries respond to increased demands from the directly affected industries. Induced effects reflect changes in inter-industry spending resulting from household spending. This spending comes from household income generated from the direct and indirect effects."

A clear picture comes into focus when we look at participants' pre-VIDA average annual earnings of \$11,169 and their average annual earnings, upon graduation, of \$52,894.

The Rio Grande Valley, a region of the country widely known for its agricultural significance, continues to benefit from the "harvest effect" created by VIDA. Each dollar our generous donors entrust us with is planted in our participants, and they, their families, and our region benefit from the bountiful harvest.

The best way to fight poverty is to empower people through access to quality education.

—John Legend

COMMUNITY PROFILE PAINT BY NUMBERS

"A picture paints a thousand words" is a well-known idiomatic expression. For VIDA, numbers paint far more than a thousand words.

As we study the median household income in Texas, as compared to that of residents in the Rio Grande Valley, we quickly realize the disparity. This is further validated as we look at the poverty rate, which is double—or greater—in our region than in the state. Our unemployment rate is also significantly higher. When we study the cycle of poverty, we confirm that individuals who live in these conditions often lack the resources to access and afford higher education and to persist, should they begin.

Almost 30 years ago, Valley Interfaith and business leaders from across the Rio Grande Valley came together to confront an even greater disparity head-on. Together, they created the Valley Initiative for Development and Advancement.

In Spanish, "VIDA" is the word for "life." The founders of VIDA understood that, through the program they were developing, life would change for individuals, their families, and the region. Instead of a cycle of poverty, they envisioned this cycle of change—through education—significantly boosting the average household income, decreasing the need for government assistance, and increasing the region's skilled workforce.

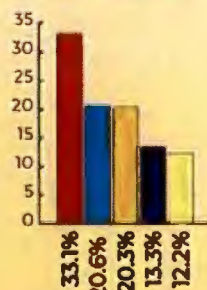
The program they designed, VIDA, provides much-needed financial assistance, in addition to individual and group counseling, addressing a wide range of topics to prepare participants for setbacks that may otherwise prevent them from completing their course of study. VIDA also offers volunteer opportunities, with the VIDA Team working alongside our participants as a way of expressing gratitude to local communities for their ongoing support.

VIDA has made a significant impact on our region, but with our front row seat in the gallery, the "Rio Grande Valley Paint by Numbers" paints a clear picture of the work that remains. With continued funding, the individuals represented by these numbers will step out of the cycle of poverty—and its labels of undereducated and underemployed—and into the VIDA cycle of change.

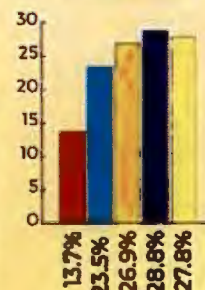
MEDIAN HOUSEHOLD INCOME (in 2023 dollars) - 2019-2023

● Texas	\$ 76,292
● Cameron Co.	\$ 51,334
● Hidalgo Co.	\$ 52,281
● Starr Co.	\$ 38,182
● Willacy Co.	\$ 45,645

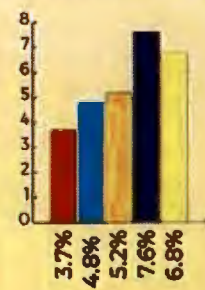
ADULTS 25+ WITH BACHELOR'S DEGREE (2019-2023)



PERSONS IN POVERTY (PERCENT)



UNEMPLOYMENT RATE (OCTOBER 2023)



Sources: Texas Workforce Commission, U.S. Census Bureau Quick Facts, and YCharts

Action is
the antidote
to despair.

—Joan Baez

VIDA

PHILOSOPHY

At the heart of VIDA's philosophy lies a steadfast commitment to the well-being of the individuals we serve. Central to this commitment is our unwavering focus on fostering socioeconomic development across the Rio Grande Valley. Recognizing that economic growth hinges on a skilled workforce, we have developed a robust model that guides participants toward targeted, high-demand careers offering competitive wages. At VIDA, we understand that merely securing employment marks just one milestone on the journey to sustainable prosperity. True success lies

in ensuring job retention; it is through this stability that our communities truly flourish. By retaining their positions, our graduates not only achieve self-sufficiency but also contribute as active, taxpaying members of society, providing for their families while bolstering the companies they serve. Through our investment in human capital, we empower residents of the RGV to break free from the cycle of unemployment and reliance on public assistance, enabling them to play an integral role in fostering a vibrant and thriving economy.

MISSION

At VIDA, our mission is fulfilled by empowering Rio Grande Valley residents to achieve economic prosperity through market-driven training, resources, and career pathways.

STRATEGIC MODEL

Within the Rio Grande Valley, numerous challenges—including poverty, limited support networks, financial stress, and the complexities of balancing academic pursuits with familial responsibilities—continue to hinder the path to success for many residents. These formidable barriers have historically obstructed the achievement of industry-recognized certifications and degrees, perpetuating socioeconomic disparities. It is precisely these circumstances that VIDA aims to address through its unique program model, targeting underserved demographics for empowerment and workforce development.

Through our strategic program model, VIDA has achieved a remarkable 91 percent persistence rate this fiscal year, a testament to our participant-centered approach. Each facet of our wraparound support services is meticulously crafted to address the specific challenges faced by our participants.

Our dedicated career counselors engage with participants individually, providing guidance on budgeting, financial planning, time management, and coping with personal stressors during weekly counseling sessions. In group settings, participants receive soft-skills training, including interview preparation, resume building, and effective study habits. Additionally, guest speakers enrich our program through their expertise in various fields, broadening participants' knowledge and life skills.

Recognizing that financial hurdles extend beyond tuition, VIDA offers tailored assistance with textbooks, transportation, childcare, and other essential expenses, made possible through the generous support of local and state governments, private foundations, and individual donors. While education forms the cornerstone of workforce development, it is our community partnerships and collaborative efforts that ensure accessibility to higher education through our comprehensive student-support approach, which epitomizes the Valley Initiative for Development and Advancement.

Don't let your past
dictate who you are.
Let it be the lesson that strengthens
the person you will become.

—Author Unknown

FY 2023 - 2024 IN REVIEW

A PORTRAIT OF WHO WE SERVE

PARTICIPANTS
SERVED

746

TOTAL VIDA
GRADUATES

322

PERSISTENCE RATE
91%

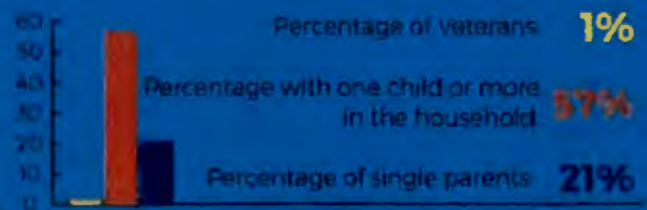
Ethnicity Percentage



Financial Profile



Gender Percentage



VIDA
EDUCATING ONE LIFE AT A TIME SINCE 1993

*We must use our lives to make the world a better place to live,
not just to acquire things. That is what we are put
on the earth for. —Dolores Huerta*

STRENGTHENING COMMUNITIES THROUGH SERVICE

We believe that service is more than an act. For VIDA, service is a powerful force for transformation. Through active collaboration with our student volunteers, we spotlight the many ways community service uplifts lives and strengthens bonds. These efforts also give us the opportunity to express gratitude to the organizations, businesses, and individuals who have supported VIDA's mission for nearly three decades.

Our team and student volunteers lead by example, sharing their time, talents, and compassion to make a lasting impact. Together, we cultivate a culture of giving back, inspiring individuals to drive meaningful change in their communities and beyond. Through service, we empower hope and build a foundation for a stronger tomorrow.

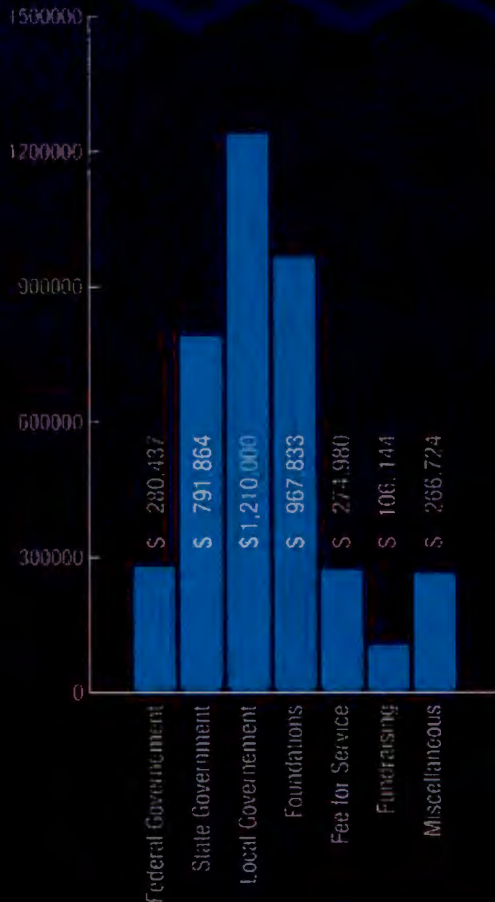


Impacting Sustainable
Economic Growth in the Region...
One VIDA at a time

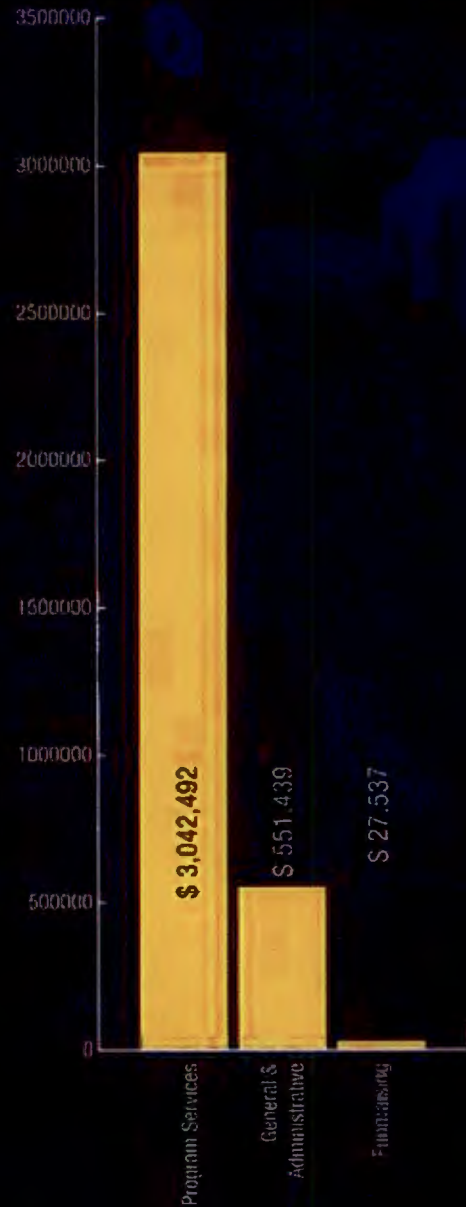


FY 2023 - 2024 REVENUE & EXPENSES

Revenue



Expenses



TOTAL REVENUE ➤ **\$3,897,982**

TOTAL EXPENSES ➤ **\$3,621,468**

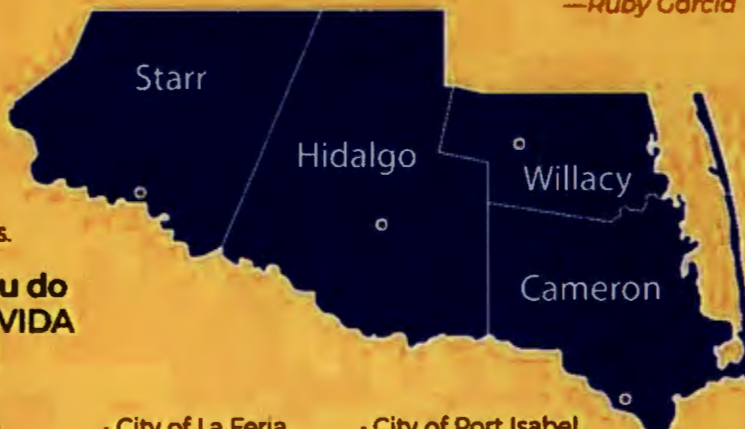
CHANGE IN NET ASSETS
➤ **\$276,514**

LOCAL GOVERNMENT

FOUNDERS AND THE DIFFERENCE VIDA MAKES

Moving from east to west across the Rio Grande Valley, Cameron, Willacy, Hidalgo, and Starr counties comprise the region VIDA serves. Funding and support from our local governmental entities play a critical role in our success. These communities feel the impact of our work in countless ways.

We can choose to be a character in a story written by someone else or we can choose to be the author of our own story.
—Ruby Garcia



Thank you

For all you do to make VIDA possible!

- City of Alamo
- City of Brownsville
- City of Edinburg
- City of Harlingen
- City of La Feria
- City of McAllen
- City of Mercedes
- City of Pharr
- City of Port Isabel
- City of Weslaco
- Hidalgo County
- Cameron County

FY 2023-2024 GRADUATES AVERAGE ANNUAL EARNINGS

Pre-VIDA

\$11,169

**Post-VIDA
Upon Graduation**

\$52,894

VIDA

EDUCATING ONE LIFE AT A TIME SINCE 1993

VIDA TRAINING PROGRAMS

■ Allied Health	57%
■ Business	3%
■ Educational and Social Services	4%
■ Specialized Trades	32%
■ STEM	4%



\$2 MILLION + IN NON-LOCAL GRANTS FUEL VIDA'S GROWTH AND WORKFORCE DEVELOPMENT EFFORTS

*Those who are happiest are those who
do the most for others*
—Booker T. Washington

VIDA is thrilled to announce the receipt of over \$2 million in non-local grants that will significantly enhance our workforce development and educational initiatives across the Rio Grande Valley. These generous contributions from key partners are instrumental in enabling VIDA to provide vital resources, training, and support for underserved residents in high-demand fields, such as health care, STEM, and skilled trades.

With the support--made possible by these grants--VIDA is thrilled to expand its impact and ensure that more individuals have access to the tools they need to pursue meaningful careers and achieve long-term economic mobility.

VIDA OFFERS SINCERE GRATITUDE TO THESE GENEROUS DONORS:

- ✓ Anonymous Donor
- ✓ Ascendium Education Group
- ✓ FHI 360's Compass Rose Collaborative
- ✓ Land O'Lakes Community Impact Council
- ✓ Moody Foundation
- ✓ Texas Talent Connection
- ✓ The Meadows Foundation



NEXTGEN
30
30

Felida Villarreal



FELIDA VILLARREAL

NAMED TOP

30 UNDER 30

Hispanic Executive

Congratulations to **VIDA president and CEO Felida Villarreal** for being named one of **NextGen Collective's 30 Under 30 honorees for 2024!** This prestigious recognition celebrates 30 exceptional professionals (30 years old or younger) from across the U.S. who are making significant strides and setting new standards in their fields.

NextGen Collective is a movement for a new generation of Latino professionals, powered by Hispanic Executive. "By turning the spotlight to business' most influential Latinos, we help drive our community's unmatched economic, political, and social power. As we shape the dialogue on the cultural force that is Hispanic leadership, we amplify the voices of those driving growth in the global marketplace," NextGen Collective writes. "But Hispanic Executive is more than just a magazine, and those we feature are more than just executives. We are a key resource for Latino leaders, providing a platform for them to elevate their thought leadership and connecting them with those who are redefining the international business landscape."

As a nonprofit leader, Felida embodies the innovation, passion, and leadership that drive VIDA's success while inspiring others.

"I feel incredibly honored and humbled to receive this national recognition alongside fellow trailblazing Latinos like my former Sharyland High School classmate Samuel Garcia," Felida commented upon learning of this honor. "The future of our communities

is Latino, and this recognition is one I share with my entire team, board of directors, and mentors for their collective support in amplifying our impact. This is not just a personal achievement but a testament to the incredible wealth of talent and opportunity in the Rio Grande Valley. As someone born and raised here, I stand as living proof that our region's public schools and institutions, like South Texas College, are world-class. Thanks to innovative initiatives, such as STC's Dual Enrollment Program, I was able to jumpstart my career during high school and graduate with a bachelor's degree at just 20 years old. My journey underscores a crucial message to our youth: You don't need to leave the RGV to be successful. The foundations for extraordinary achievement are right here in our community. Con esfuerzo, perseverancia, y colaboración, tenemos un enorme potencial para seguir rompiendo barreras y creando más oportunidades para nuestra comunidad Latina. (With effort, perseverance, and collaboration, we have enormous potential to continue breaking barriers and creating more opportunities for our Latino community.)"

Felida possesses a decade of experience in accounting and financial management. She is a certified public accountant (CPA), holding a bachelor's degree in business administration, with a major in accounting, from The University of Texas - Pan American (now The University of Texas Rio Grande Valley (UTRGV)) and a Master of Accountancy from UTRGV. In her professional career, Felida has excelled in nonprofit leadership and workforce development through strategic partnerships and resource development at VIDA.

To learn more about 30 Under 30 and others selected for the honor, type "NextGen Collective, 30 Under 30 2024" in your web browser.



PERSISTENCE MATTERS

My greatest point is my persistence. I never give up in a match. However down I am, I fight until the last ball. My list of matches shows that I have turned a great many so-called irretrievable defeats into victories.

—Bjorn Borg

When addressing return on investment and economic impact, it is imperative that we highlight a critical component:

PERSISTENCE RATE.

The National Student Clearinghouse Research Center, in its most recent report on the subject, reveals, **The national persistence rate for students who started college in the fall of 2022 rose to 76.5 percent (+0.8 percentage points [pp] compared to the fall 2021 starting cohort),*** adding that this is the second straight year of improvement and the highest rate in the last decade.*

Now let's turn our attention to graduation rates. According to the National Center for Education Statistics, in its most recent findings, "Among first-time, full-time undergraduate students who began seeking a certificate or associate degree at

2-year degree-granting institutions in fall 2017, about 34 percent attained their credential within 150 percent of the normal time required for completion of these programs. An example of completing a credential within 150 percent of the normal time is completing a 2-year degree within 3 years.""

In FY 2023 – 2024, VIDA's persistence rate **was 91%** significantly higher than the national figure.

Because we are required to use three years of data to determine the graduation rate for two-year degree-granting institutions, **VIDA followed their 2022 participants through 2024. For this cohort,**

VIDA realized an 83% graduation rate.

*National Student Clearinghouse Research Center, Persistence and Retention, Fall 2022 Beginning Postsecondary Student Cohort: nscresearchcenter.org/persistence-retention

** National Center for Education Statistics, Fast Facts, Undergraduate Graduation Rates: <https://nces.ed.gov/fastfacts/display.asp?id=40>



VIDA'S 2ND ANNUAL

GOLF TOURNAMENT

A SWING FOR SUCCESS

Keep your sense of humor. There's enough stress in the rest of your life not to let bad shots ruin a game you're supposed to enjoy. —Amy Alcott

VIDA hosted its 2nd Annual Golf Tournament, uniting community leaders, local businesses, and supporters to drive our mission forward. The event raised critical funds that allow us to continue our mission.



We extend a special thank you to our generous Gold, Silver, and Team sponsors for making this event possible. With your support, we are creating brighter futures and stronger communities.

.....

Amel Zamora
Bubba's 33
Coca-Cola Southwest Beverages
Conzepto Magazine
Eduardo Anaya Law Offices
EKR Attorneys, LLP
Falcon International Bank
IBC Bank
Judge Richard Cortez
KWS Financial Group
Lone Star National Bank
Michael Garcia
Pharr Economic
Development Corporation
Pharr Housing Authority
RBC de Mexico
Rio Grande Valley-Laredo Electrical
Senator Morgan LaMantia
Southern Industrial Careers Center
South Texas Health System
TagleRock IT Solutions
Texas Regional Bank
TrillaVision
Villalobos Law Firm



*Intellectual growth should commence at birth
and cease only at death*

—Albert Einstein

VIDA STAFF

**COMMITTED TO LIFELONG LEARNING
AND PROFESSIONAL GROWTH**



At Valley Initiative for Development and Advancement (VIDA), we believe--to best serve our community--it is essential for our staff to continually grow and learn. Throughout the year, VIDA team members attended a variety of conferences, workshops, and professional development events to remain at the forefront of education, workforce development, and community engagement. These events provided invaluable opportunities to network, share knowledge, and explore new tools and strategies that can be implemented to enhance VIDA's mission.

We would like to express our gratitude to organizations including UnidosUS, Excelencia in Education, the BRIDGE Conference, the U.S. Department of Labor, and the Texas HHSC Institute.

By keeping up with the latest trends, research, and best practices, we ensure that our programs are innovative and impactful, ultimately empowering individuals to succeed. Our commitment to ongoing learning and development is a key part of how VIDA continues to make a lasting difference in the lives of those we serve. We strive to foster a culture of growth, both within our organization and throughout the Rio Grande Valley.



VIDA RECOGNIZED NATIONALLY FOR ADVANCING LATINO STUDENT SUCCESS

VIDA is proud to reflect on a remarkable achievement—our Enhancing Career Pathways for Latinos in the Rio Grande Valley (RGV) program was recognized as a finalist for the 2024 Examples of Excelencia. This prestigious recognition celebrates programs that intentionally and effectively support Latino students through culturally relevant, evidence-based practices.

VIDA's Enhancing Career Pathways program was one of just 18 finalists chosen from 103 submissions across 20 states, the District of Columbia, and Puerto Rico. Since 1995, VIDA

has worked to address high unemployment rates and workforce skills gaps in the Rio Grande Valley by providing tailored wraparound services that help students overcome barriers, persist in their education, and secure meaningful employment.

"We were deeply honored to receive this national recognition for VIDA's program," said Felida Villarreal, President & CEO at VIDA. "This recognition affirms our commitment to educational equity and economic empowerment, and we are grateful for our partners and supporters who help make this work possible." We thank Excelencia in Education for highlighting the impactful work being done to improve Latino student success.

My vision for workforce development in the Rio Grande Valley centers on creating an ecosystem where nonprofits serve as catalysts for transformative economic mobility within our Latino community. —Felida Villarreal

Q & A WITH FELIDA & JULIAN CASTRO

VIDA AND HISPANIC EXECUTIVE'S AMERICAN DREAM SERIES

July 10, 2024, Hispanic Executive posted Uplifting Latinos: A Conversation with Felida Villarreal and Julián Castro on its website and its YouTube Channel. January 1, 2024, the Latino Community Foundation (LCF) named Julian, former San Antonio mayor and secretary of Housing and Urban Development, CEO of the organization. The video can be seen on the website or YouTube channel.

Part of Hispanic Executive's 2024 American Dream Series, this exclusive interview focused on driving economic opportunities for the Latino community. What follows is a Q & A with Felida about this interview.

Hispanic Executive

Q: How were you chosen to conduct this interview for Hispanic Executive?

A: My connection with Hispanic Executive began serendipitously during a conference trip to Chicago, where they are headquartered. What started as a chance encounter evolved into a meaningful professional relationship after a meeting with their team. Since then, we've maintained strong ties, and I've been consistently impressed by the dedication of their president and the entire team to their mission of amplifying Latino voices across the nation. Their commitment to showcasing authentic leadership stories and creating platforms for Latino executives to connect and collaborate has been invaluable, not only for my professional growth but also for advancing VIDA's mission in workforce development.

This relationship exemplifies the power of authentic networking and shared values in creating lasting professional partnerships. Hispanic Executive's focus on highlighting Latino leadership aligns perfectly with our work at VIDA, where we strive to create pathways for economic mobility and professional advancement in our community.



Q: What can you learn from the LCF?

A: We're especially interested in learning from LCF's successful model of community investment and their innovative approaches to Latino philanthropy. Their work in California provides valuable insights that could inform our strategies in the Rio Grande

Valley, particularly as we look to expand our impact and create sustainable funding streams for workforce development initiatives.

Q: What correlations do you see between the work of LCF and VIDA, especially in the areas of boosting economic opportunity and civic engagement within the Latino community?

A: At VIDA, we've observed that when individuals achieve economic stability through career advancement, they become more actively engaged in their communities and more likely to participate in civic processes. This mirrors LCF's understanding that economic empowerment serves as a foundation for broader community engagement and leadership.

Both organizations approach our work through an asset-based lens, recognizing the inherent strengths and potential within Latino communities--rather than focusing on deficits. Where LCF builds philanthropic power and civic leadership, VIDA creates pathways to economic mobility through education and workforce development. These complementary approaches address different aspects of the same goal: creating sustainable, positive change in Latino communities.

While VIDA focuses on breaking cycles of poverty through career pathway programs, LCF works to transform systems of philanthropy and civic participation. Both approaches recognize that individual success stories, while important, must be accompanied by broader structural changes to create lasting impact.

Q: Julian spoke about the importance of elected officials listening to the needs of the people they represent. What are some specific examples of how you have seen this work to benefit VIDA participants?

A: We've seen firsthand how elected officials' responsiveness to community needs creates tangible impacts for our participants. A prime example is our recent expansion of health-care training programs. When local officials listened to our advocacy about the critical shortage of health-care workers in the Rio Grande Valley and the growing waitlist of residents eager to enter these careers, they responded by

allocating additional funding through the American Rescue Plan Act. This enabled us to expand our nursing program capacity and create new pathways for allied health professionals.

One of the most compelling examples of how responsive leadership benefits our community is in the realm of supportive services funding. When we've presented data showing the direct correlation between comprehensive support and program completion rates, our elected officials have truly listened and taken action to continue investing in our program. They understand that technical training alone isn't enough; our participants need holistic support to overcome the barriers they face while pursuing their education and career goals.

Q: You and Julian addressed the role nonprofits play in investing in workforce development for the Latino community. Please explain your vision for the Rio Grande Valley.

A: My vision for workforce development in the Rio Grande Valley centers on creating an ecosystem where nonprofits serve as catalysts for transformative economic mobility within our Latino community. We must move beyond traditional workforce training models to build comprehensive career pathways that acknowledge and address the unique strengths and challenges of our region. This requires leveraging our proximity to the border as an asset, embracing our bilingual workforce as a competitive advantage, and building upon our strong cultural values of family and community.

In the RGV, nonprofit workforce development must focus on creating sustainable career trajectories--not just jobs. This involves deep collaboration with employers to identify high-demand occupations, particularly in sectors like health care, advanced manufacturing, and technology, where our community can build generational wealth. We must also strengthen partnerships with educational institutions to ensure our training programs align with industry needs while remaining accessible and culturally responsive to our Latino community.

Critical to this vision is the role of nonprofits in advocating for systemic change. We must continue

Q & A WITH FELIDA VIDA AND HISPANIC EXECUTIVE'S AMERICAN DREAM SERIES CONTINUATION

pushing for policies that support economic advancement. By combining direct service delivery with advocacy and community engagement, nonprofits can help create an environment where Latino workers not only access opportunities but thrive and advance in their chosen careers.

Q: Julian addressed "opportunity deserts." Are there areas within the RGV you would consider opportunity deserts? If so, how is VIDA addressing this?

A: Yes, we definitely see opportunity deserts in the RGV, particularly in our rural communities, like Starr and Willacy counties and remote areas of Hidalgo County. These areas face multiple barriers to economic mobility: limited access to training facilities, scarce employment opportunities, inadequate public transportation, and insufficient broadband connectivity. This challenge is compounded by the fact that many residents are working multiple jobs just to make ends meet, making it even more difficult to access education and training opportunities that could lead to better-paying careers.

VIDA is actively addressing these opportunity deserts through several strategic initiatives. First, we've developed strong partnerships with educational institutions to ensure their programs are accessible to rural communities. Our career counselors work closely with these partners to coordinate class schedules and locations that accommodate our participants' needs.

Second, we've implemented a comprehensive transportation assistance program. Understanding that lack of reliable transportation is often the biggest barrier to participation, we provide gas cards to increase program completion rates for participants from rural areas.

Third, we provide targeted support services to help participants overcome technology barriers. Our career counselors help participants access resources for the online learning components of their education

while ensuring they have the support needed to succeed in hybrid learning environments. During the pandemic, this became even more critical, and we've continued to enhance our support services based on participant feedback.

Most importantly, we're working to create sustainable solutions through our partnerships with employers and educational institutions. Our team actively builds relationships with employers to understand their needs and connect our participants with job opportunities in their communities. We also advocate for expanded educational offerings in rural areas to create more accessible pathways to high-demand careers.

Q: Your statistics from Hispanics in Philanthropy are startling. What is VIDA doing to serve as disrupters of the current system?

A: The stark reality that less than 2% of philanthropic dollars reach Latino-based organizations--despite our community representing nearly 19% of the U.S. population--demands bold action. At VIDA, we're actively disrupting this inequitable funding system through several strategic approaches.

We're changing the narrative around Latino-led organizations by showcasing our proven impact through robust data and compelling success stories. We meticulously track and communicate our outcomes, from the 300% increase in participant earnings to our \$15.69 return on investment for every dollar invested. This data-driven approach challenges traditional funding biases and demonstrates the exponential impact of investing in Latino-led organizations.

We're also building new funding models that challenge conventional philanthropic practices. Rather than simply accepting traditional funding structures, we're developing innovative partnerships with private sector employers, creating fee-for-service programs, and establishing sustainable revenue streams. This helps reduce dependency on traditional

philanthropic sources while demonstrating our community's capacity for self-sustaining economic development.

Additionally, we're actively working to develop a pipeline of Latino philanthropists within our own community. By engaging our successful alumni and local business leaders, we're creating a new generation of donors who understand the importance of investing in Latino-led organizations. This "grow our own" approach to philanthropy helps ensure resources remain within--and directly benefit--our community.

Most importantly, we're using our voice and platform to advocate for systemic change in philanthropic giving. Through our participation in national networks and leadership roles in organizations like the Forbes Nonprofit Council, we're pushing for greater transparency in philanthropic giving and calling for specific commitments to Latino-led organizations.

Q: The idea of building a Giving Circle Network that cultivates Latino and Latina philanthropists sounds compelling. Do you foresee the creation of one in the RGV?

A: Absolutely! The potential for a Giving Circle Network in the RGV is not just compelling. It's transformative. Our region has a strong culture of collective support and community investment, making it naturally suited for the Giving Circle Model. What makes this particularly exciting is how it could reshape local philanthropy by leveraging our community's existing strengths.

I envision a network that starts with our VIDA alumni, professionals who have experienced, firsthand, the impact of community investment in their careers. Many of our graduates have tripled or quadrupled their income through our programs, moving from earning minimum wage to over \$50,000 annually. These individuals understand the power of strategic investment in education and workforce development, and many are eager to give back.

Q: You asked Julian what advice he had for Latinos in public service roles and those who want to mobilize more Latino voters to use their voting

power. What is your advice?

A: My advice stems from both personal experience and our work at VIDA, where we've seen how economic empowerment and civic engagement are deeply interconnected. First and foremost, I encourage Latinos in public service to remain authentically connected to their communities. Your lived experience and cultural understanding are strengths, not limitations. Use your unique perspective to bridge gaps and create meaningful policy changes that reflect the real needs of our community.

For those working to mobilize Latino voters, I emphasize the importance of connecting voting power to tangible community impacts. At VIDA, we've observed that when people understand how policy decisions directly affect their educational and economic opportunities, they become more engaged in the civic process. Make the connection clear between voting and kitchen-table issues like health-care access, educational opportunities, workforce development, and economic mobility.

I also strongly advocate for a year-round approach to civic engagement. Voter mobilization shouldn't just happen during election cycles. We must build sustained relationships within the community, develop young leaders, and create ongoing opportunities for civic education and engagement.

Most importantly, it is imperative that we demonstrate the power of collective action through concrete examples. Share success stories of how community advocacy has led to positive change, whether it's increased funding for education, improved workforce programs, or better community services. When people see their participation making a real difference, they're more likely to stay engaged and encourage others to do the same.



THE POWER OF PARTNERSHIP

VIDA COLLABORATES ON GROUNDBREAKING
NURSING INITIATIVE



Individually we're one drop, but together we're an ocean.

— Ryunosoke Satoro

VIDA, in collaboration with South Texas College (STC) and Intelligent Video Solutions, proudly hosted the ribbon-cutting ceremony for the installation of VIDA Nursing Simulation Centers at STC. This groundbreaking initiative marked a significant milestone in enhancing clinical training capacity and accessibility for underserved areas through cutting-edge virtual reality technology.

VIDA's investment in this innovative equipment reflects a transformative approach to workforce development, providing nursing students with unparalleled opportunities for immersive and hands-on learning. These state-of-the-art centers are setting a new standard for clinical simulation in the Rio Grande Valley.

A heartfelt thank you to the team at Intelligent Video Solutions for their expertise, guidance, and support in bringing this vision to life. Special gratitude also goes to South Texas College for their unwavering partnership and dedication to improving access to quality education for underprivileged communities.

This collaboration is a testament to the power of partnerships in creating lasting impact. Together, we will continue to transform lives and strengthen the workforce across the Rio Grande Valley, one individual at a time.





VIDA HOSTS **GROWTH OPPORTUNITIES**

**VIDA AWARDED \$620,000 GRANT
TO EMPOWER
JUSTICE-IMPACTED YOUTH**

*If someone is going down the wrong road,
he doesn't need motivation to speed him up.
What he needs is education to turn him around.*

—Jim Rohn

VIDA was awarded a \$620,000 grant from FHI 360's Compass Rose Collaborative (CRC), funded by the U.S. Department of Labor. This grant enables VIDA to expand its services to justice-impacted youth, ages 18-24, in the Rio Grande Valley. Through job training, mentorship, and educational support, VIDA helps participants overcome barriers to employment and education, equipping them with the skills needed for meaningful career opportunities and economic stability. This partnership strengthens VIDA's commitment to empowering young adults and fostering long-term success in high-demand fields.

VIDA would like to extend a special thank you to Judge Renee Rodriguez-Betancourt of the 449th District Court for her continued advocacy and for serving as our keynote speaker at this event.



*You're off to great places. Today is your day!
Your mountain is waiting. So ... get on your way.
—Dr. Seuss in Oh, the Places You'll Go!*

VIDA GRADUATES STEP INTO A BRIGHTER FUTURE

South Texas College Graduation Ceremony

VIDA proudly celebrated the accomplishments of our Spring 2024 graduates during a grand ceremony held at South Texas College (STC). This event marked the culmination of months of dedication and hard work by our participants, who earned degrees from one of the Rio Grande Valley's and Texas' premier higher-education institutions.

The STC ceremony served as a powerful moment to recognize the academic milestones of our graduates, as well as the bright futures that lie ahead. Surrounded by faculty, staff, and supporters, this celebration was a testament to the perseverance and commitment our students have demonstrated.



Texas Southmost College & Texas State Technical College Graduation-Stole Ceremony

In addition to the STC ceremony, VIDA hosted an intimate graduation-stole ceremony for graduates from Texas Southmost College (TSC) and Texas State Technical College (TSTC). This smaller, personalized event allowed graduates to be celebrated in a more intimate setting, surrounded by their closest family and friends. It offered a heartfelt moment to honor the graduates' perseverance, achievements, and the bright futures that await them.

This ceremony reflected the deep connection between the graduates and their families, creating a space for reflection and celebration of the hard work that led them to this moment.



A Heartfelt Thank You to Our Partners

VIDA extends its deepest gratitude to South Texas College and Texas Southmost College, along with Dr. Ricardo Solis, President of STC, and Dr. Jesus Roberto Rodriguez, President of TSC, for their continued partnership and unwavering support of our mission to improve educational outcomes. Their commitment allows us to provide customized wraparound services that empower individuals to achieve academic and career success.

Congratulations to Our Graduates

We wholeheartedly congratulate all of our Spring 2024 graduates.

Your determination, resilience, and commitment to success inspire us all.

We look forward to the lasting impact you will make in your families, communities, and beyond!



VIDAS CAMBIADAS

LIVES CHANGED

You are the only person on earth who can use your ability. —Zig Ziglar

In FY 2023-2024, VIDA served 746 Rio Grande Valley residents. Oh, how we wish we could share every story with you; however, this is an Annual Report, not the novel their stories would fill.

Their stories are about vidas cambiadas—lives changed. They are stories of perseverance, determination, falling and getting back up, tears of fear, frustration, and joy; accepting help, showing gratitude, and crossing

finish lines they never thought possible. Their stories reflect the realization that there does not have to be just one finish line in life. As their eyes open to their inherent abilities, many VIDA participants set new goals, knowing there are more lines to cross.

The stories we are sharing within this Annual Report are representative of the people in our community we are so honored to serve.

VIDA

EDUCATING ONE LIFE AT A TIME

STAFF

*No one can whistle a symphony.
It takes a whole orchestra to play it.*

—H.E. Luccock

FELIDA VILLARREAL | President and CEO

IRMA GARCIA | Chief Program Officer

ISIDRO RAMOS | Director of Workforce and Economic Development

VERONICA MONTEMAYOR | Director of Finance

AMANDA RODRIGUEZ | Director of Development and Communications

HONESTY MARTINEZ | Program Services Analyst

PRISCILLA ALVAREZ | Career Advisor

SAN JUANITA SANCHEZ | Senior Career Counselor/Case Manager

CLAUDIA MARTINEZ | Career Counselor/Case Manager

FELICIA ADAMS | Career Counselor/Case Manager

KATHIA MARTINEZ | Career Counselor/Case Manager

LAURIE CRUZ | Career Counselor/Case Manager

JOANNA DELGADO | Accounting Support Specialist

ALEXANDRA PARAS | Employment Coordinator

JORGE CONTRERAS | Industry Outreach Specialist

KLARISSA VARELA | Industry Outreach Specialist

MARYLOU SAENZ | Case Aide/Program Specialist

ARIANNA ZAMORA | Intake Specialist

CRISTINA YANES | Intake Specialist

SABRINNA INFANTE | Intake Specialist

CLARISA MAGAÑA

VIDA HELPS CREATE NEW LIFE FOR MOM OF SIX

When friends of Weslaco resident Clarissa Magaña told her about the Valley Initiative for Development and Advancement, her goal suddenly seemed more viable. Acceptance into VIDA would allow her to obtain the degree she always wanted. Earning an associate degree in nursing would also be an important lesson for this single mother's six children.

Already a licensed vocational nurse, Magaña longed to return to school to become a registered nurse (RN).

"I had always wanted to one day become an RN to have more job opportunities and more pay," she said.

In 2022, Magaña felt the time was right. She gained acceptance into the ADN program at South Texas College and VIDA.

For nearly 30 years, VIDA has provided financial assistance, individual and group counseling, soft skills training, and other comprehensive services to unemployed and underemployed residents of the Rio Grande Valley ready to pursue a degree or certificate in a high-paying, high-demand field.

To thank the communities that have kept the nonprofit thriving for almost three decades, VIDA participants engage in a wide range of community service activities.

Providing Creates a Provider

Magaña graduated in December 2023, studied intently for the National Council Licensure

Examination for registered nurses and passed. She reached her goal of becoming an RN.

"VIDA made it possible for me to attend school, financially," Magaña said. "The ADN Program at STC is a fast-paced and time-consuming program that made it impossible for me to work and provide for my children. Let me not forget the support I received from my counselor, Kathia Martinez, checking up on me to see how I was doing in my classes — and mentally."

Magaña works for Aveanna Healthcare, putting her knowledge to use serving home-health patients. The significant increase in pay has made the intensity of the ADN Program well worth it.

"I will forever be grateful for all the support I received from VIDA," Magaña said. "Now, with this degree, I will be able to provide more for my children."

*Clarissa's story first appeared on the *Valley Business Report* website, valleybusinessreport.com, in September 2024.



GEORGE IBARRA

DAD CHANGES LIFE THANKS TO DAUGHTER AND VIDA

According to the United States Census Bureau QuickFacts 2018-2022, in the four-county region of Cameron, Hidalgo, Starr and Willacy counties, an average of 67 percent of adults over the age of 25 hold a high-school diploma. A paltry average of 16 percent have a bachelor's degree or higher.

While the financial burden of higher education — including tuition, books, room and board, tools and equipment, uniforms, transportation and child care — remains staggering for many American families, there is also a psychological aspect that can prove daunting when working toward a degree or skilled-trades certification. Budgeting time can be as important as budgeting money; study skills and anxiety also affect outcomes. Numerous other variables play into whether or not a person graduates. For many, completion offers the opportunity to end generational poverty.

George Ibarra knows about generational poverty, growing up in a financially impoverished home. Nevertheless, his parents understood the power of education. Ibarra graduated from high school, but the pressures of life prevented him from furthering his education.

Spanning Generations

Ibarra earned an associate degree in 2022 but knew a bachelor's degree in computer information technology would significantly increase his opportunities and his income; however, the potential barriers remained. In 2023, in his early 50s with a wife and four adult children, Ibarra learned about the Valley Initiative for Development and Advancement in an unusual way. His daughter, Jenavy, was already a VIDA participant.

VIDA is a nonprofit organization in the Rio Grande Valley designed to end generational poverty and create a new path of generational higher-education completion in high-demand fields. Families with greater financial stability lead to a more robust local

and regional economy, which often results in the growth of industries already in the region and the enticement needed to attract new companies to the area.

Ibarra applied and gained acceptance into VIDA, immediately taking advantage of the beyond-financial-assistance support the organization offers. He actively participates in group sessions, intentionally created to address the psychological aspects of higher education; volunteers as part of VIDA's commitment to show gratitude to the communities that support their work; and offers support and guidance to his fellow VIDA participants.

"VIDA has helped me financially and educationally," Ibarra said. "The group sessions are very helpful in preparing us to become better students and to reach our goals."

Ibarra will graduate from South Texas College in 2024, proving that persistence pays off and that it's never too late to pursue and achieve your goals.

"I want to be an example for my siblings to continue their education," Ibarra said.

"I also want to make my parents proud after they made a lot of sacrifices for me in order for me to continue my education."

"George's story first appeared on the Valley Business Report website, valleybusiness-report.com, in February 2024.



MARIA QUINTANA



YOUNG FAMILY FINDS STABILITY WITH VIDA

Parenting happens to be one of the most difficult jobs of all. Single parenting increases that difficulty exponentially. The story of Maria Quintana exemplifies this, but her story is also one of triumph.

Quintana has two young children. Unemployed, she received Supplemental Nutrition Assistance Program benefits for her and her children's meals. Homeless, she and her children stayed with a friend three days a week. They then lived in her car the other four. Her father's passing in 2020 and family issues, she said, led to this situation. Although Quintana and her children lived with her grandmother previously, that ended with her grandmother's passing in 2021. The children's father, Quintana said, is not in their lives.

A Determination to Change Paths

Desperate to change the trajectory of her life and the lives of her children, Quintana applied to the Associate Degree Nursing Program at South Texas College and the Valley Initiative for Development and Advancement. Almost 30 years ago, leaders of Valley Interfaith joined forces with regional business leaders to create VIDA, with the vision of providing comprehensive support services that would allow adults in the Rio Grande Valley to end the cycle of poverty and create a better vida, or life, for themselves.

The founders knew the ripple effect of producing a well-educated populace trained in high-demand, high-paying fields. Success for the individual, they knew, would lead to a better outlook for their families, as well as increased spending power and the ability to end public assistance.

VIDA accepted Quintana, and she began the ADN Program in the spring of 2022. She said she knew for years she wanted to work in the field of allied health. She was first inspired by her grandparents, who suffered with a range of medical conditions. In high school, she earned certification as an emergency medical technician.

Now, Quintana's primary motivation is her children, determined to provide for them while fulfilling her dream of becoming a nurse.

Finding and Building a Home

As part of its comprehensive support services, VIDA referred Quintana to Christian's Manor in San Juan, a nonprofit organization for single parents pursuing higher education. Christian's Manor accepted Quintana and her children, ending their desperate attempts to find places to live and to sleep. VIDA also provides participants with financial assistance for tuition, books, uniforms and equipment, and other needs that, if left unmet, could become a barrier to education--a barrier too steep to scale.

Quintana is scheduled to graduate in December. Upon graduation, she qualifies to take the National Council Licensure Examination for Registered Nurses, a test nursing graduates are required to take and pass to become licensed registered nurses in the U.S.

"After graduation, I see myself being a nurse, working at a local hospital, helping take care of our community," Quintana said. "And, most importantly, once I am financially stable, I plan to buy a home we can finally call 'Our Home.'"

*Maria's story first appeared on the Valley Business Report website, valleybusinessreport.com, in August 2024.

MARISOL MUÑOZ

FUTURE NURSE FULFILLING DREAMS WITH VIDA

The second oldest of five girls, Marisol Muñoz has always felt, and embraced, the responsibility to serve as a role model to her younger sisters. When she graduated from the Academy of Health Science Professions in La Joya ISD, Muñoz felt the true weight of that responsibility.

Daughter of immigrant parents. First-generation college student. The pressure was on.

In high school, Muñoz completed training as a certified nurse assistant and a medical assistant, taking full advantage of these opportunities. At the age of 17, she worked part time as a CNA at a McAllen nursing home.

Graduating among the top 10 in her class, Muñoz then accepted a medical-assistant position at DHR Health in the Oncology Department.

"My parents' hard work has always motivated me to work hard and make sure all their sacrifices were worth it," Muñoz said. "Caring for others has always been one of my dreams — since I was little — so I knew that being a nurse was going to fulfill my dreams."

Taking the Next Step

Muñoz applied to the Associate Degree in Nursing Program at South Texas College and was accepted. She started the program in Spring 2023.

Muñoz heard about the Valley Initiative for Development and Advancement and submitted her application. For nearly 30 years, VIDA has changed the lives of Rio Grande Valley residents by helping them earn often-elusive degrees and licenses in high-demand, high-paying industries. Financial assistance with tuition, books, equipment, uniforms and more is critical to the individuals VIDA serves. Yet the mandatory individual and group counseling and the opportunities to participate in community service

projects have proven to be equally imperative in overcoming the challenges of higher education.

VIDA accepted Muñoz, and in the fall of 2023, she began reaping the benefits they provide.

"Once I started the nursing program, I stopped working, making school my priority," Muñoz said. "VIDA has helped me cover all of my extra costs for school, allowing me the liberty to not work and to be a full-time student, considering my dad is the only provider in my household." She continues to work as a CNA during the summer months.

A Brighter Future

Muñoz will graduate in December, adding another title: First-generation college graduate.

"After graduation, I see myself being a nurse, working at a local hospital, and helping my community receive the proper care they need," Muñoz said. "I want to work at a hospital as a Labor and Delivery nurse or as a hospice nurse. I also want to continue my education and obtain my BSN (Bachelor of Science in Nursing) and later become a DON (director of nursing)."

Fulfilling the dream of a little girl, Muñoz clearly recognizes the impact of VIDA in making this happen.

"VIDA has granted me an opportunity to succeed as a student and as a community member," she said.

*Marisol's story first appeared on the Valley Business Report website, valleybusinessreport.com in July 2024.



MELBA GUTIERREZ

VIDA HELPS LOCAL NURSE HELP OTHERS

When friends told Weslaco resident Melba Gutierrez about the Valley Initiative for Development and Advancement, she listened intently. At the time, financial struggles made it difficult for her to attend nursing school full time because she had to work to help with basic necessities for herself, her partner and their two daughters – a pre-teen and a teen.

Gutierrez, in her early 40s and a first-generation college student, applied to VIDA and was accepted.

VIDA is a nonprofit organization that has helped residents across the Rio Grande Valley jump over the hurdles they have faced in their pursuit of higher education. For nearly 30 years, VIDA has provided financial assistance, in addition to individual and group counseling to address hurdles such as stress, finances and time management. VIDA also teaches study skills, how to create a resume and interview skills. Additionally, VIDA invites guest speakers to support and educate participants on a variety of topics and offers opportunities for these students to participate in community-service projects as a way of showing gratitude to the region for its ongoing commitment to reversing poverty, underemployment and unemployment.

When Gutierrez applied to VIDA, she had a job with a health-benefits company, earning \$16.50 per hour. While she knew she wanted to work in health care, her vision involved directly helping--and advocating for--patients.

VIDA helped Gutierrez cover the cost of tuition, books and uniforms she needed for the Vocational Nursing Program at South Texas College. VIDA's assistance went far beyond this financial assistance.

"The moral support from VIDA, since day one, has given me the opportunity to engage with the community, as well as giving me networking opportunities," Gutierrez said. "They have fostered an environment where encouragement has been given to pursue my academic and career aspirations."

She took advantage of everything VIDA offers, attending individual and group counseling sessions and workshops and volunteering for community-service projects.

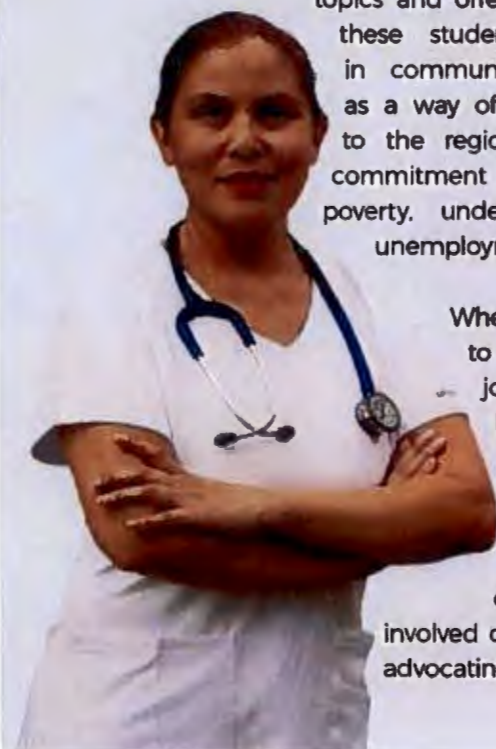
Gutierrez graduated in December 2023 with a certificate in vocational nursing. According to the STC website, the average wage for a licensed vocational nurse is \$25.41 per hour. She took the National Council Licensure Examination and passed, earning her license. In May, she plans to begin the Associate Degree Nursing Program at STC.

"I have made a lot of sacrifices while in nursing school," Gutierrez said, "and it hasn't been easy on me or my family."

But she soared over those hurdles, with VIDA's help.

"As for the financial support, it has significantly alleviated the financial burden associated with my education, making it more accessible to me during economic challenges. I did not work while attending nursing school full time. I was able to focus on my studies 100 percent."

****Melba's story first appeared on the Valley Business Report website, valleybusinessreport.com, in March 2024.***



MICHAEL CASTILLEJA

A CLEAR EYE ON THE GOAL

Life hasn't been easy for Brownsville resident Michael Castilleja. Raised by his grandfather, he learned the value of money at an early age because it was hard to come by. When he completed high school, he faced a number of obstacles in his pursuit to break free of the cycle of poverty but Castilleja possesses a clear understanding of the value of education.

"Being in a Hispanic family in the United States, a good education has always been our golden ticket to the American dream," he said. But one of the greatest obstacles he faced involved getting the financial assistance he so desperately needed.

"Many institutions have failed to deliver aid to a student with big aspirations and dreams," he said during his struggle for financial freedom. Nevertheless, Castilleja remained determined not to let hopelessness win.

Castilleja, a first-generation college graduate, earned an Associate of General Studies, which allowed him to take one foot out of the cycle.

In March of 2023, he applied to Valley Initiative for Development and Advancement. For nearly 30 years, VIDA has worked with its participants to teach them how to face – and overcome – obstacles that get in the way of their dreams. The 501(c)(3) nonprofit organization does this with financial assistance for tuition, books, tools and uniforms and with much more. Individual and group counseling provide all VIDA participants with resources on topics like how to manage their time and stress and with important skills, such as creating a resume and rocking a job interview.

VIDA participants get to attend sessions with guest speakers who are experts in their fields, educating and inspiring them. One day, these students may become guest speakers to future VIDA participants. VIDA staff and participants perform community service

across the Valley, too, learning the importance of civic engagement while supporting the communities that help fund the work they do.

Castilleja currently attends Texas Southmost College, where he is pursuing a degree in construction management. He works at a local car wash to help his grandfather with the bills.

Through VIDA, Castilleja has received assistance with tuition and the tools needed for his coursework. He has taken advantage of the counseling sessions and guest speakers and has volunteered for community-service projects.

"VIDA has changed every conceptualization about aid institutions for me," Castilleja said. "VIDA has provided a new opportunity that will allow me to fulfill my goals without having to worry about any financial burdens." He added that this financial assistance has provided another "golden ticket" for him.

Next month, Castilleja will lift his other foot out of the cycle of poverty when he graduates from TSC.

As Henry Ford once said, "Obstacles are those frightful things you see when you take your eyes off your goal." For Castilleja, the coast is clear.

*Michael's story first appeared on the *Valley Business Report* website, valleybusinessreport.com, in April 2024.



SAMUEL ARGUELLAS

VIDA CHANGES SETBACKS TO COMEBACKS

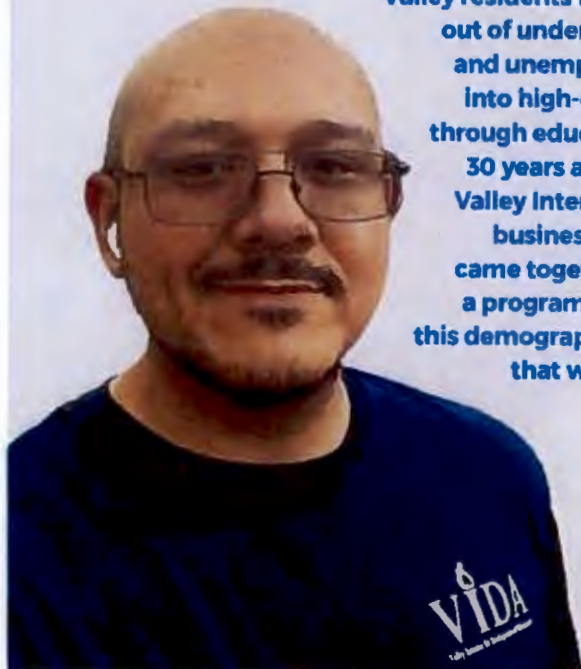
Samuel Arguelles had excellent role models and grew up witnessing the importance of higher education. Unfortunately, that provides no guarantee.

"I am a second-generation college student; however, I lost my parents at a very young age and have been trying so hard to make them proud," Arguelles said.

His parents passed away from different forms of cancer, his dad while working on a PhD and his mom while working on her master's. Their passing changed the course of Arguelles' life.

In his early 30s, he was living in Mercedes, married and unemployed. Often, people don't know how to change the direction where they are headed. But Arguelles has a friend who changed directions with the help of Valley Initiative for Development and Advancement.

Based in Mercedes, where Arguelles lives, VIDA has helped scores of Rio Grande Valley residents find their way out of underemployment and unemployment and into high-demand jobs, through education. Nearly 30 years ago, leaders of Valley Interfaith and the business community came together to create a program designed for this demographic, knowing that while financial assistance is critical, it must come with mental and emotional support.



VIDA offers individual and group counseling, educating participants about study skills, stress relief, resume building, and a number of other topics that can prevent roadblocks along their way to graduation and fruitful careers.

Arguelles applied and was accepted by VIDA in the summer of 2022. He enrolled in the Radiologic Technology Program at South Texas College last fall.

"Money was always a big challenge," Arguelles said. "I was not able to afford schooling. VIDA is helping me, not only financially but in many other ways, such as how to manage my time and setting clear priorities."

On the Right Track

Arguelles said he now has a routine and structure, both of which have helped him stay on the right track. And that's not all.

"I have made many friends in my program," he said, "and I have many goals I look forward to meeting."

Graduation and a promising career are within sight, scheduled for Summer 2024.

"I'm very thankful for VIDA," Arguelles said. "VIDA is making the impossible possible. Once I graduate and get a job, I'll be able to do things I wasn't able to before. Without the help of VIDA, I wouldn't be where I am now."

While most of his goals center around his career, Arguelles sees a bright future personally, as well.

"One thing I'm looking forward to is starting a family," he shared.

Arguelles will always carry his parents with him. With VIDA's help, he is back on the track they prepared for him.

"Samuel's story first appeared on the Valley Business Report website, valleybusinessreport.com, in December 2023.

PROSPERITY TASKFORCE PARTNERSHIP

THE LATEST FROM THE HIDALGO COUNTY

*A candle loses nothing of its light
when lighting another.
—Kahlil Gibran*



**JUDGE
RICHARD CORTEZ**
HIDALGO COUNTY JUDGE

In our ongoing commitment to addressing systemic poverty in the Rio Grande Valley, VIDA proudly participates in the Hidalgo County Prosperity Taskforce, a groundbreaking initiative led by Hidalgo County Judge Richard Cortez. This collaborative effort is structured through four strategic focus groups that address the multifaceted challenges of poverty:

This innovative system enables Taskforce partners to seamlessly refer individuals to various support services while ensuring accountability and effective follow-up. Through UniteUs, we can now:

- Coordinate care across multiple service providers
- Ensure no residents fall through the cracks
- Generate data-driven insights into community needs
- Monitor service-delivery outcomes
- Track referrals in real-time

Basic Needs Focus Groups

- Food Security
- Healthcare Access
- Housing
- Transportation

Economic Empowerment Focus Groups

- Economic Development
- Financial Literacy
- Higher Education
- Workforce Development

Support Services Focus Groups

- Case Management
- Counseling
- Mentoring

Strategic Leadership Focus Groups

- Administrative Oversight
- CEO Leadership Council
- Policy and Advocacy

A significant milestone in this initiative has been the implementation of the UniteUs platform, a sophisticated referral database that revolutionizes how we connect residents with essential services.

The multi-sector approach of the Taskforce, enhanced by the UniteUs platform, aligns perfectly with VIDA's holistic vision of workforce development. By working alongside industry leaders and community partners, we contribute our expertise in career pathway development and workforce training while gaining valuable insights from other sectors. This collaborative framework enables us to better understand and address the interconnected challenges our participants face--from transportation barriers to health-care access.

**Through our involvement in this initiative
and our utilization of UniteUs,
VIDA strengthens its role as a catalyst
for economic mobility
in the Rio Grande Valley.**

**The Taskforce reinforces our understanding
that sustainable poverty reduction
requires coordinated effort
across all community sectors,
and we are committed to supporting
this vital mission through both
strategic partnership and
technological innovation.**



VIDA TESTIMONIALS

EDUCATING ONE LIFE AT A TIME

AMBROSIO HERNANDEZ, MD

HONORABLE MAYOR, CITY OF PHARR

As a proud partner of VIDA, I have seen firsthand the incredible impact this organization has on the lives of our residents. Through our partnership and the Pharr EDC's \$100,000 contribution, **37 Pharr residents have gained access to the education, training, and resources needed to secure meaningful careers with competitive salaries.**

This collaboration is more than just an investment in workforce development; it's an investment in our people, our families, and the future of Pharr and our region. Seeing our residents achieve their dreams

and build brighter futures for themselves and their loved ones is truly inspiring. I am deeply grateful for VIDA's dedication to empowering our community and for the opportunity to work together toward a stronger, more prosperous Pharr.

I am excited to continue this partnership and witness even more success stories unfold. VIDA's unwavering commitment to transforming lives is felt every day, providing hope, opportunity, and a brighter future for so many in our community. The City of Pharr is honored to support this incredible work, and, together, we are creating lasting change that will benefit generations to come!



JUDGE EDDIE TREVIÑO

CAMERON COUNTY JUDGE

"Increasing economic growth and job opportunities for our Cameron County residents has been a goal of the Commissioners' Court since I became County Judge in 2016. While we have seen growth in many areas of industry, the Pandemic certainly highlighted

the need to further support our Public Health infrastructure.

The work that VIDA has done in this area is commendable. We are honored to have been able to collaborate with VIDA in providing a response to workforce shortages with career training in healthcare fields. By providing education, student support and industry partnerships, VIDA is making a positive economic impact in Cameron County and helping residents establish lasting careers in healthcare."



Hon. Renee Rodriguez-Betancourt

449th STATE JUDICIAL DISTRICT COURT JUDGE

As a District Court Judge presiding over the majority of juvenile cases in Hidalgo County, I have witnessed firsthand the transformative impact of our partnership with VIDA in expanding workforce development opportunities for justice-

impacted individuals. Through this collaboration, we have not only provided participants with critical skills and employment pathways but also fostered a sense of hope and empowerment that can break the cycle of incarceration. Looking ahead, I am committed to deepening this partnership, ensuring that more individuals have access to the tools they need to rebuild their lives and contribute positively to society.

*Do your little bit of good where you are; it's those little bits
of good put together that overwhelm the world.*

—Desmond Tutu

OUR PARTNERS IN CHANGING LIVES

Collaborative Partners

Angels of Love
ARISE Adelante
Brownsville Independent School District Continuing
Adult Education Center
Buckner International
Christian Manor RGV
Decibel Communications
DHR Health
Food Bank of the Rio Grande Valley, Inc.
Hidalgo County Prosperity Taskforce
Hispanic Executive
Judge Adolfo E. Cordova Jr. of the 197th District Court
Judge Eloy Cano Jr. Justice of the Peace, Precinct #5-2
Judge Renee R. Betancourt of the 449th District Court
Judge Rodolfo "Rudy" Gonzalez, County Court #1
Judge Sallie Gonzalez, Justice of the Peace, Precinct #5-1
Knapp Medical Center
La Unión del Pueblo Entero
Latino Media Network
Lower Rio Grande Valley Development Council (LRGVDC)
Lower Rio Grande Valley Workforce Solutions
McAllen Public Library
Mission Regional Medical Center
Nexstar Media
Pharr Housing Authority
RGV Focus
Rio Grande Guardian
Rio Grande Regional Hospital
Rio Progress
Royal Anchor
South Texas Health System
Telemundo 40
Texas Border Business
Texas Workforce Commission
The GEO Group, Inc.
The Monitor
Unidos Contra la Diabetes
Unidos US
United Migrant Opportunity Services, Inc. (UMOS)
Valley AIDS Council
Valley Baptist Health System
Valley Business Report
Valley Interfaith
Valley Regional Medical Center

Educational Partners

Go Pharr Youth Build
Rio Grande Valley Laredo Electrical JATC
South Texas College

STX Metal Trades
Texas School of Health Sciences
Texas Southmost College
Texas State Technical College
University of Texas Rio Grande Valley

Fundraising Partners

Amel Zamora
Bubba's 33
Coca-Cola Southwest Beverages
Conzepto Magazine
Eduardo Anaya Law Offices
EKR Attorneys
Falcon International Bank
IBC Bank
Judge Richard Cortez
KWS Financial Group
Lone Star National Bank
Micheal Garcia
Pharr Economic Development Corporation
Pharr Housing Authority
RBC de Mexico
Rio Grande Valley-Laredo Electrical
Senator Morgan LaMantia
Southern Industrial Careers Center
South Texas Health System
TagleRock IT Solutions
Texas Regional Bank
TrillaVision
Villalobos Law Firm

Investment Partners

Adult Career Education (ACE) Program
Alamo Economic Development Corporation
American Electric Power Foundation
Bank of America
Blue Cross and Blue Shield of Texas
Cameron County
City of Alamo
City of Mercedes
City of Port Isabel
Communities Foundation of Texas
Compass Rose Collaborative
Development Corporation of McAllen
Edinburg Economic Development Corporation
FHI 360
Greater Brownsville Incentives Corporation
Harlingen Economic Development Corporation
Hidalgo County
Intelligent Video Solutions



Junior League of McAllen
Knapp Community Care Foundation
La Feria Economic Development Corporation
Land O'Lakes Foundation
Laura and John Arnold Foundation
Mercedes Economic Development Corporation
Methodist Healthcare Ministries of South Texas, Inc.
Pharr Economic Development Corporation
Pharr Housing Authority

South Texas Health System
Texas Mutual Insurance
Texas Talent Connection
The Moody Foundation
Trellis Foundation
United Way of Southern Cameron County
U.S. Department of Labor - Nursing Expansion Grant
Weslaco Economic Development Corporation

EMPLOYERS WHO HIRED VIDA GRADUATES

FY 2023-2024

When opportunity presents itself, grab it. Hold on tight and don't let go. —Celia Cruz

1st Fire Protection Services
Accuhealth Technologies, LLC
AFSC Developers, LLC
Aveanna Healthcare
Bechtel
Big State Electric
Blue Oval City
Brownsville ISD
Cache Valley Electric
Charter Communications
CLM Enterprise Tax Services
Colonial Manor Advanced Rehab
& Healthcare
Conti, LLC
D&F Industries, Inc.
DFG Solutions, LLC
DHR Health
DHR Health Urgent Care
Dr. Darlington Udeh, MD
Elevance Health
Florida Power & Light Company
Happy Valley Home Health Care
Hidalgo County WIC Program
Hidalgo Nursing and
Rehabilitation Center
Hometown Child Care
IDEA Public Schools
Jamestown C O Keppel Amfels PO
Knight Health Holdings, LLC

Laredo Medical Center
Lower Rio Grande Valley
Development Council (LRGVDC)
Marcus Drywall, Inc.
Maximus, Inc.
McAllen Refrigeration, Inc.
Midland Women's Clinic
Mission Regional Medical Center
Mission Vascular & Vein Institute
MVM, Inc.
Palacios Family Medicine
Panda Restaurant Group
PayneCrest Electric, Inc.
PALS Home Health
People, Inc.
Performance Energy Services
Platinum Surgery Center
Presidente Home Care
Primoris Renewable Energy, Inc
Primoris Services Corporation
Rio Grande City Nursing and
Rehabilitation Center
Rio Grande Regional Hospital
Rio Grande Valley
Orthopedic Center
RNWBL
Seatrium AmFELS
Shore Construction, LLC
South Texas Foot and

Ankle Doctors
South Texas Health System
South Texas Health System
Children's
South Texas Health System Heart
South Texas Specialties
Southern Skill Trades
Southwest Key Program
SpaceX
St. Luke's Baptist Hospital
Submar, LLC
Texas Southmost College
The Medical Center of
Southeast Texas
TORMAX
Tropical Texas Behavioral Health
Valdovinos Welding
Valley Baptist Health System
Valley Regional Medical Center
VHS Valley Management
Company, Inc.
Village Healthcare & Rehabilitation
Welding Works International
Windsor Atrium
Windsor Nursing and Rehabilitation
Center of Harlingen
WIT Industrial Services
ZF Sachs

Thank you!

VALLEY INITIATIVE FOR DEVELOPMENT AND ADVANCEMENT

WITH YOUR SUPPORT OUR WORK CONTINUES

As a 501(c)(3) nonprofit organization, VIDA relies solely on our local, state, and federal government, grants, private foundations, and donations from generous individuals and companies across the Rio Grande Valley.

The Economic Impact Study inside this Annual Report reveals that every dollar invested in VIDA converts to a return on investment of \$15.69. We've made it easy for you to support our work. Go to vidacareers.org and click on the "Donate" button. Fill out the simple form and make your one-time or recurring donation. Because of you, our mission of educating one life at a time is possible!

VIDA OFFICES

Mercedes Administrative Office | 417 S. Ohio Ave. | Mercedes, TX 78570 | (956) 903-1900

SATELLITE OFFICES

McAllen Public Library | 4001 N. 23rd St. | McAllen, TX | (956) 681-3000 | (956) 903-1900 ext. 155

Pharr Housing Authority | Youth Build CED Center | 1003 W. Gore Ave. | Pharr, TX 78577

South Texas College Mid-Valley Campus | Building F - Office 136 | 400 N. Border Ave. | Weslaco, TX 78596

South Texas College Nursing Allied Health Campus

Building A - Office #128 | 1101 E. Vermont | McAllen, TX 78503 | (956) 903-1900 ext. 120

South Texas College Pecan Campus

Building K - Office #2932 | 3201 W. Pecan Blvd. | McAllen, TX 78501

Texas Southmost College Campus

Lightner Center Building F - Office #100U
80 Fort Brown | Brownsville, TX 78520 | (956) 295-3670

WWW.VIDACAREERS.ORG

 facebook.com/vidalarge

 instagram.com/vidalarge

 Valley Initiative for Development and Advancement - VIDA

 [vidacareers](https://twitter.com/vidacareers)





FY 25-26 FUNDING PROPOSAL

June 26, 2025

*Prepared by: Felida Villarreal, CPA
President & CEO*



Project Name

Career Training in High Demand Occupations for Low-Income Harlingen Residents

Funding Request

\$50,000 for fiscal year 10/01/2025 – 9/30/2026

Project Details

At least ten Harlingen residents will be supported through VIDA's program model through the fiscal year October 1, 2025 – September 30, 2026. 100% of students assisted with this grant must meet the following eligibility criteria:

1. Participant must be an Harlingen Resident.
2. Participant must be 18 years of age or older.
3. Participant must be eligible to work in the U.S.
4. Participant must be under 250% of the federal poverty guidelines, underemployed, or unemployed.

Mission

VIDA's mission is to empower Rio Grande Valley residents to achieve economic prosperity through market-driven training, resources, and career pathways. Our continued focus includes formulating new institutional relationships in the RGV that simultaneously address employers' needs for skilled workers, while linking the area's unemployed and underemployed with high-skill, high-wage jobs identified in the region. Our vision is to build and sustain a highly skilled and highly educated workforce, which will not only be ready for tomorrow's jobs, but will have an opportunity to live a more prosperous and healthy life.

History

The concept for VIDA began in 1995 with Valley Interfaith, a community-organizing group in the Lower Rio Grande Valley affiliated with the National Industrial Areas Foundation. Valley Interfaith observed a need for education and training to secure family sustaining wage employment, as the region experienced elevated levels of unemployment from many plant closures and layoffs in the textile industry due to foreign competition. Meanwhile, businesses and economic development boards seeking to attract and retain employers in the region reported a need for a more highly skilled and educated workforce. As a result, collaborative efforts between Valley Interfaith and industry leaders sought an opportunity to meet the needs of both Valley residents and employers through the creation of VIDA, a workforce training model committed to providing both economic and social support to low-income residents, to ensure successful completion of post-secondary education training and secure competitive employment. Throughout the years, VIDA has remained relevant and innovative by collaborating with regional institutions of higher education and industry leaders to assess employment needs and align career pathways with local industry demand.

Currently, more than half of our student population enrolls in allied health careers such as registered nursing, licensed vocational nursing, diagnostic medical sonography, occupational therapy, respiratory therapy, radiography, medical billing & coding, surgical technology, and more. As we continue to recover from the long-term effects of a global pandemic, it is critical to assess and

respond to both the regional and national shortage of healthcare professionals. As a result, VIDA continues to promote training and higher education credentials in the healthcare industry in efforts to enhance health equity across the Rio Grande Valley. The remaining student population pursues training in high demand occupations in fields of study such as STEM, education, social services, finance/accounting, economics, and the skilled trades – all of which provide an opportunity for self-sufficiency and long-term career advancement.

Core Services

VIDA primarily funds training for one-year certificates, two-year associate degrees, or bachelor's level degrees. VIDA provides customized financial assistance for training in fields of allied health, STEM, finance/accounting, economics, education, social services, and specialized trades. In addition, VIDA's program provides intensive case management and weekly counseling services to address academic and social barriers. VIDA counselors become key mentors in the lives of our participants, coaching and guiding them to advance in their appropriate career pathways. VIDA regularly updates the occupational training it supports based on feedback from economic development boards and local employers to ensure students pursue careers in high demand occupations relevant to our economic climate. South Texas College, Texas State Technical College, Texas Southmost College, and UT Rio Grande Valley are VIDA's primary training partners. We collaborate extensively with these institutions for outreach, student support and progress, enhancing career pathways, and more.

In 2024, VIDA served 746 students with an average persistence rate of 91%! 100% of our student population is identified as unemployed, underemployed, or low-income, based on 250% of the Federal Poverty Guidelines. During 2024, a student enrolled as a VIDA participant with average annual earnings of \$11,169 but ultimately graduated and secured employment with average annual earnings of \$52,894. The average age of VIDA participants in 2024 was 27 years old, and 84% of our participants identified as first-generation college students.

Consequently, this demographic faces a multitude of challenges that represent risk factors for college persistence and graduation. Oftentimes, our participants are first-generation college students, lacking a dedicated support system at home, which VIDA addresses with ongoing one-on-one career coaching and mentoring. VIDA recognizes our participants face language barriers and family responsibilities that interfere with successful completion or satisfactory performance of coursework. As a result, VIDA counselors meet regularly with participants on an individualized basis and in group sessions with other VIDA participants to help them overcome prominent challenges such as time management, stress, emotional triggers, conflict resolution, and promote overall mental health. VIDA counselors share extensive knowledge and expertise in fields of psychology, social work, and education, facilitating strong relationships with participants and effectively building bonds of accountability, maintaining our students focused, committed, and encouraged. Moreover, VIDA's customized financial assistance for tuition, textbooks, tools, uniforms, childcare, and transportation further promotes students' full-time enrollment while breaking economic barriers to education success.

VIDA organizes a speaker series of workshops on a monthly basis, in which we collaborate with local industry partners to share their expertise with our participants collectively. For example, our community partner, JP Morgan Chase, hosts financial literacy workshops with VIDA participants as a group to educate them on valuable topics such as banking, lending, credit scores, financial planning, investments, retirement, and more. In turn, VIDA participants develop and enhance life-long skills

for both professional and personal success, learning the importance of fiscal responsibility and personal budgeting. This type of soft skills development model effectively complements the students' traditional classroom coursework to build a more well-rounded individual, better prepared to achieve career success with a competitive and diverse skillset.

Outcomes & Results

VIDA's outcomes are primarily measured by higher persistence rates, graduation rates, and number of certificates awarded:

1. 85% or more of VIDA participants will graduate from an educational/training program within 150% of their intended program length.
2. 80% or more of VIDA graduates will receive job placement with competitive compensation.
3. 90% or more will persist in their education from year to year.
4. 100% will attend mandatory counseling sessions to ensure program retention.

VIDA has a well-established capacity to track extensive information in a secure, comprehensive, Social Solutions database. Detailed demographic and socioeconomic characteristics are maintained and accessed on a regular basis for reporting and quality control. VIDA measures the academic progress of each participant through grade reports, case notes from the counselors and other program staff, and supportive services received - all of which are documented in Social Solutions. Participants entering employment are tracked for three years post-graduation, and their wages, positions, and employers are reported in the database.

A recent economic impact study conducted by UT - Rio Grande Valley, reports that for every \$1.00 invested in VIDA, there is a return on investment of \$15.69 to the communities we serve. Additionally, the Institute for Women's Policy Research featured VIDA in a report on innovations to address unmet needs in job training programs. The report states: "case management can have the added effect of creating a sense of accountability to the program that increases persistence and completion among trainees. Having a primary point person who participants can go to for advice, support, and to access program resources lead them to feel a greater sense of responsibility or commitment to their program...the relationships that case managers establish with participants create bonds of accountability that enhance participants' chances of success within their programs."



EXHIBIT A

**Harlingen EDC Project Budget
10 Participants/Students**

Post-Secondary Occupational Training (PSOT):

*Allied Health, Specialized Trades, STEM, Education, Social Services, Finance/Accounting, & Economics
Associate Degrees, College/Industry Recognized Certificates, & Bachelor's Degrees*

BUDGET ITEMS	10/01/25 – 9/30/26 PROJECTED EXPENDITURES
Curriculum Based – Training Expenses South Texas College (STC); University of Texas – Rio Grande Valley (UTRGV); Texas State Technical College (TSTC); Texas Southmost College (TSC); Other • Tuition & Fees, Textbooks, Exam Fees, Equipment • Tools, Uniforms, Transportation Assistance, Child Care Assistance, Other Direct Program Services Intensive Career Counseling & Case Management • Community Outreach, Profile Assessment, & Aptitude Testing • Peer learning, effective studying skills, & test taking strategies • Soft Skills Training: Guest Speaker Forums, Professional Development Workshops, Financial Literacy, Time Management, Stress Management, Mental Health, etc. • Employability Skills: Conflict Resolution in the Workplace, Resume Writing, Business Etiquette, Job Search, & Interview Preparation • Individualized Career Coaching and Academic Advisement • Individual and Group Counseling Sessions • Job Placement Services & Career Tracking three years post-graduation • Building Accountability - Monitoring Academic Performance and Progress for Intervention and Completion • Direct Program Related Expenses	
Training & Direct Program Expenses	\$ 42,500
General & Administrative Costs	\$ 7,500
Total Project Budget	\$ 50,000
Harlingen EDC Funding Request	\$ 50,000

Harlingen EDC Progress Report FY2024-2025

Every \$1 invested in VIDA's program yields a return of \$15.69 to the communities we serve.

Source: The 2024 Economic Impact Study was conducted by The University of Texas Rio Grande Valley, Data & Information Systems Center.

Average Salary Reported Upon Graduation: **\$47,840** as of June 27, 2025

2024-2025 AT-A-Glance

57% Between Age of 25-50
100% Unemployed, Underemployed or Low Income
39% 1+ Dependent Child(ren) in the Household
83% First Generation in College
Harlingen EDC Investment: \$50,000
Contractual Benchmark: 10
Total Served to Date: 23
Persistence Rate: 96%

CREDENTIAL ANALYSIS

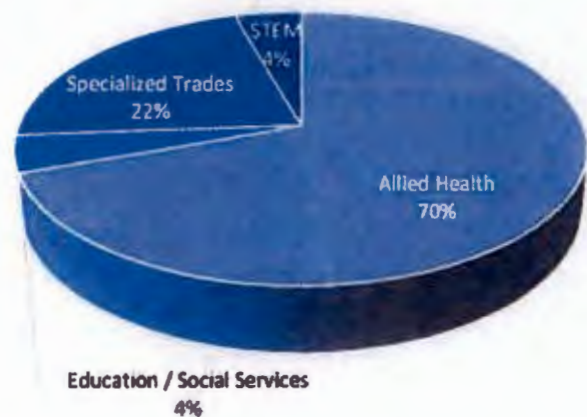
Graduates/Completers

Industry Recognized Credential	Certificate	Associate	Bachelor
60%	40%	0%	0%

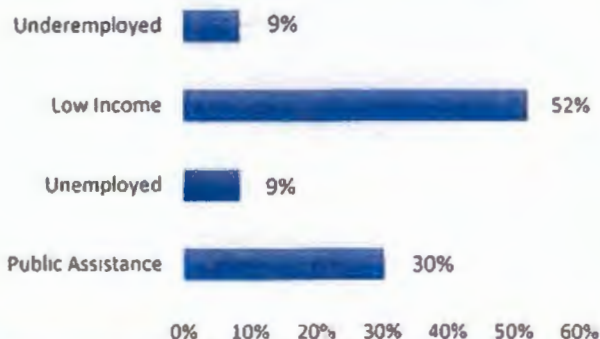
Active Students

Industry Recognized Credential	Certificate	Associate	Bachelor
6%	29%	65%	0%

Program of Study (By Industry)

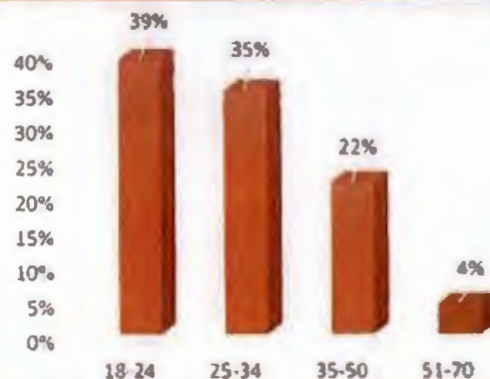


Financial Eligibility



Some participants meet more than one eligibility factor.

Participant Age



Harlingen EDC Progress Report FY 2023-2024

For every \$1 invested in VIDA's program, there is a return of \$15.69 to the communities we serve.

Economic Impact Study 2024 - The University of Texas Rio Grande Valley, Data & Information Systems Center

Average Salary Reported Upon Graduation: \$54,080 as of June 20, 2024

2023-2024 AT-A-Glance

50% Between Age of 25-50
100% Unemployed, Underemployed or Low Income
58% 1+ Dependent Child(ren) in the Household
75% First Generation in College
Harlingen EDC Investment: \$50,000
Contractual Benchmark: 10
Total Served to Date: 24
Persistence Rate: 92%

CREDENTIAL ANALYSIS

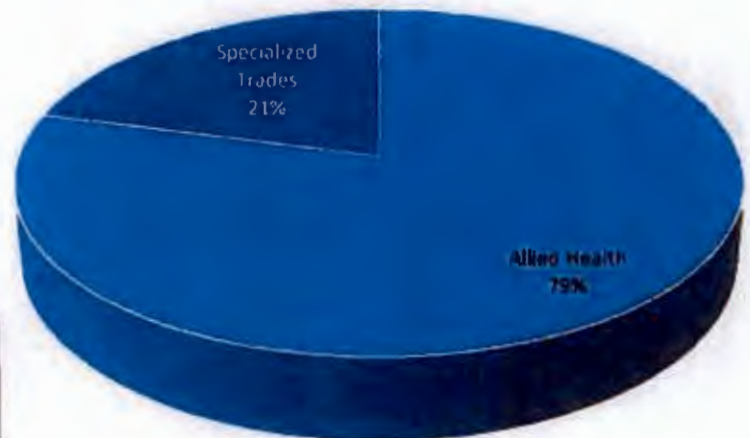
Graduates/Completers

Industry Recognized Credential	Certificate	Associate	Bachelor
60%	40%	0%	0%

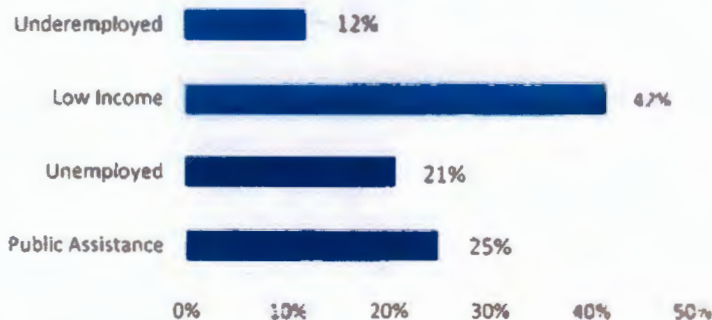
Active Students

Industry Recognized Credential	Certificate	Associate	Bachelor
6%	29%	65%	0%

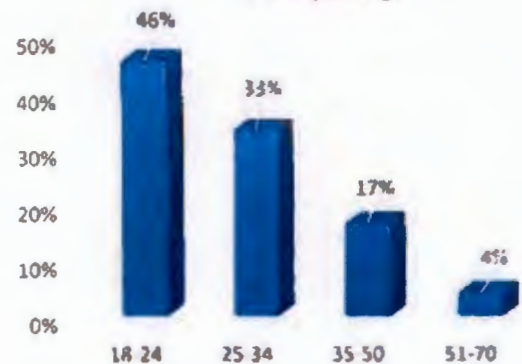
PROGRAM OF STUDY (BY INDUSTRY)



Financial Eligibility



Participant Age



Some participants meet more than one eligibility factor.

Harlingen EDC's Project Update FY 2022-2023

For every \$1 invested in VIDA's program, there is a return of \$14.74 to the communities we serve.

Economic Impact Study 2020 - University of Texas Rio Grande Valley, Data & Information Systems Center.

2023 AT-A-Glance

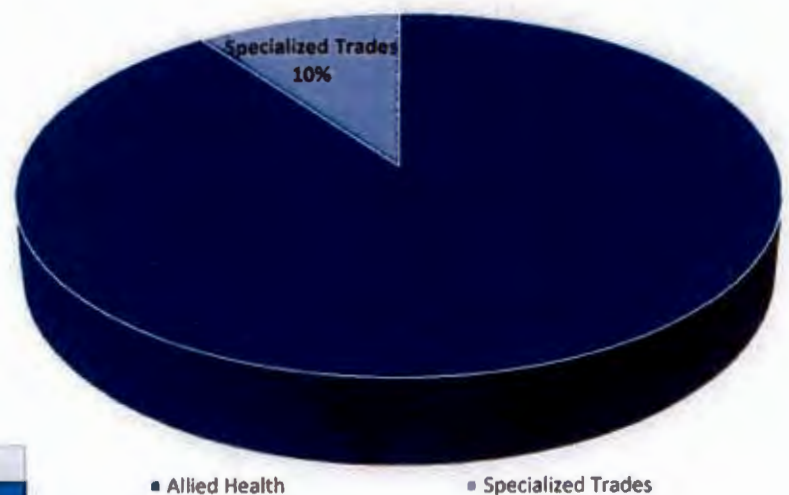
30% Between Age of 25-50
100% Unemployed, Underemployed or Low Income
40% 1+ Dependent Child(ren) in the Household
80% First Generation in College
Harlingen EDC Investment: \$50,000
Contractual Benchmark: 10
Total Served: 10
Persistence Rate: 100%

CREDENTIAL ANALYSIS

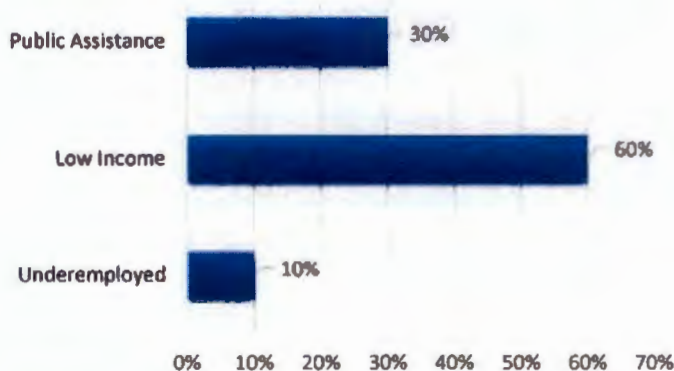
Active Students

Industry Recognized Credential	Certificate	Associate	Bachelor
	40%	50%	0%

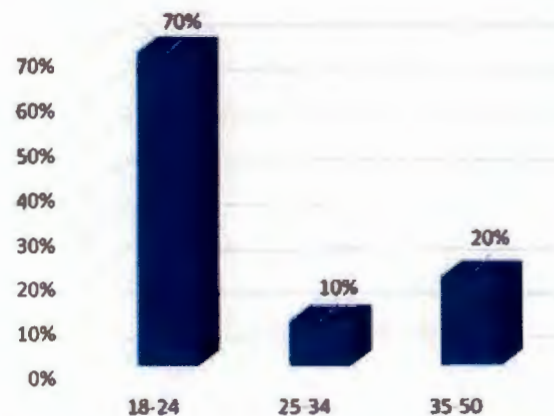
PROGRAM OF STUDY (BY INDUSTRY)



Financial Eligibility



Participant Age



Some participants meet more than one eligibility factor.

10(e)

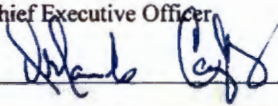
AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action authorizing the Harlingen EDC to enter into a contract with Retail Strategies for retail recruitment and retail consulting services.

Prepared By (Print Name): **Orlando Campos**
Title: **Chief Executive Officer**

Signature: 

Brief Summary:

The Harlingen EDC Board of Directors approved engaging Retail Strategies for the purpose of retail recruitment and consulting services for the HEDC. Retail Strategies works with communities nationwide on retail economic development and downtown revitalization and has developed strong relationships with national retailers, developers, and real estate brokers. The company will work with staff to target national retailers and restaurateurs to attract them to Harlingen. As part of their consulting services, the company will also make recommendations to staff on retail recruitment strategies for the mall. The existing annual contract is valued at \$50,000. HEDC staff met with three other similar retail consultants and chose Retail Strategies to move forward with. Funding is available in the approved FY 2026 budget.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

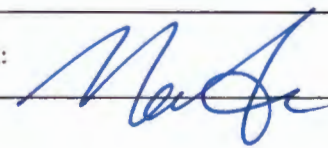
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

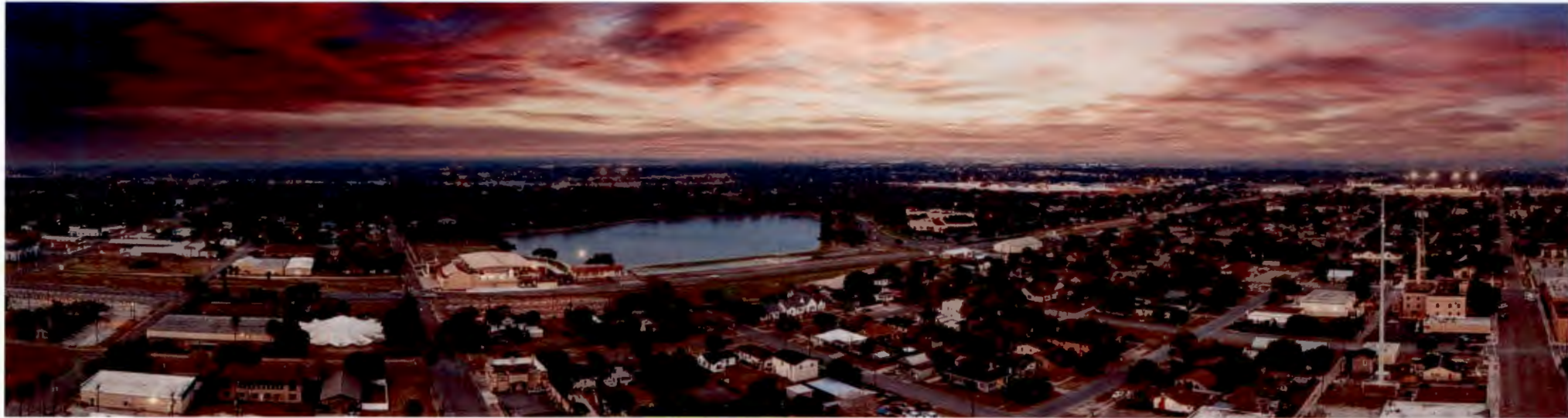
Staff Recommendation:

Staff recommends approval.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A



retail strategies

Retail Recruitment Partnership

August 2025



Presented by:
Tyler Sudderth
Director,
Community Partnerships

tsudderth@retailstrategies.com

Trusted partner

Industry Leaders

- Worked with 800 communities since 2011
- Vast network of retail and restaurant industry professionals
- Only municipal firm with in-house commercial real estate team



Industry Involvement

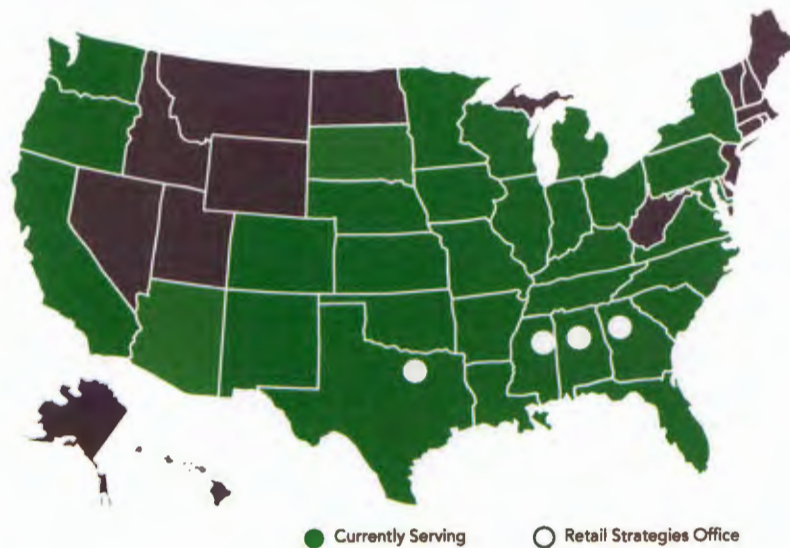




retail strategies

Community Partner

Trusted by Communities Nationwide



335 Current Clients

4:1 Client to Staff Ratio

\$105k Avg. New Annual Sales Tax Per City



Extension of City Hall

Our Role

NEEDS:

Every city has the goal to increase tax revenue and job creation, often through new businesses. A combination of these goals increases the quality of life for citizens, spurring on more growth.

CHALLENGES:

Communities have challenges to overcome, such as finding enough time, building a network, the collateral and resources, and the specific experience needed in the retail industry.

NEEDS





retail strategies

A Proven Process

Your Timeline



Market Analysis

The first step is to understand who your consumers are, not just your constituents. Utilizing mobile data, we can uncover where people are coming from and what is their buying power.



Real Estate Assessment

Every retail site in your market will be catalogued by your team at Retail Strategies; shopping centers needing to be backfilled, open land ready for development, or under-utilized retail space all will be assessed by a licensed real estate professional.



Retail Strategy

Based off your data, real estate assets, community input and retail trends, we will develop a retail strategy with specific restaurant, grocery, home improvement, entertainment, and hospitality prospects that are the right fit for your community.



Business Attraction and Community Representation

This is where the rubber meets the road with human effort. Harlingen will receive a dedicated team to represent your city by connecting with retailers, brokers, property owners, tenant reps and any other industry players.



Market Analysis

Customized Trade Area // GAP Analysis // Peer Analysis // Prospects & Site Criteria

Market Analysis

What You Receive:

- Mobile Data Collection
- Trade Area Identification
- Retail Leakage Analysis
- Peer and Void Analysis
- Consumer Expenditures
- Psychographic Analysis



Mobile Data Collection

An industry leading report which utilizes cell phone data to identify the home and work location of consumers that visit a defined shopping area within the community.

Retail Leakage Analysis

Examining the market supply and market demand within the trade area to uncover the categories of retail being desired by your community.



Trade Area Identification

By utilizing mobile data collection, data and analytics, and real estate acumen, our team will identify shopping patterns within your community that will answer key questions for retailers.

Consumer Expenditures

Drilling down into each retail segment to identify and understand what your consumers spending patterns are.



Peer and Void Analysis

After reviewing key demographic information, we will deliver a list of uses, businesses, and opportunities for your community.

Psychographic Analysis

Defines the type of consumers in your market by breaking down consumers demographic characteristics, consumer preferences, consumer expenditures, and cultural ideals.

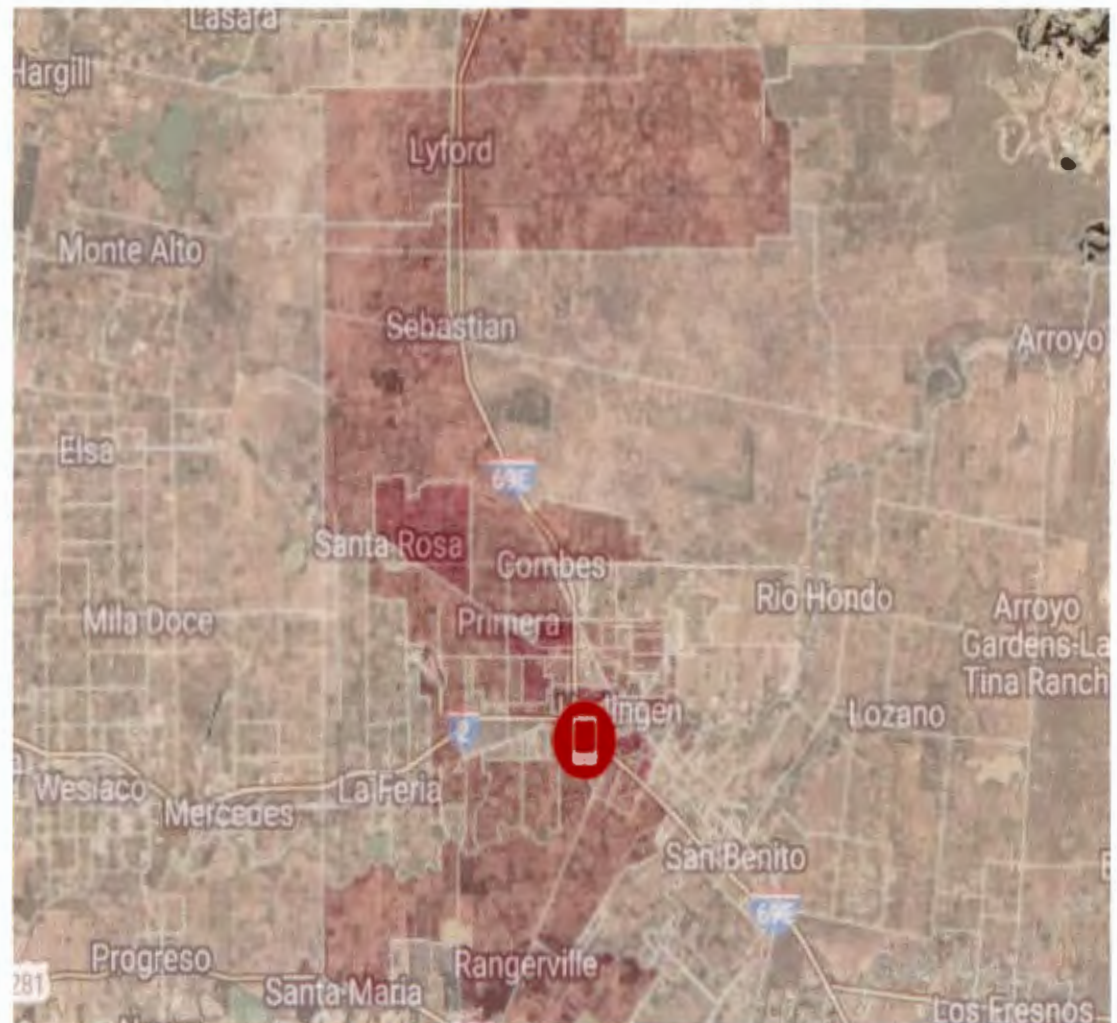
Mobile data collection

The Service uses data collected from mobile phone users who have agreed within their apps and phone settings to enable location information. The Service includes mobile phone data with latitude/longitude points that are accurate to approximately 20 feet. Data inputs are updated as quickly as every 24-hours.

The data shown includes shopper who visited the defined location during the designated time period. This tool is intended to support the trade area but does not solely define the trade area.

**The location tracked was
Walmart**

For the time period of
September 2024 – September 2025



Customized Trade Area



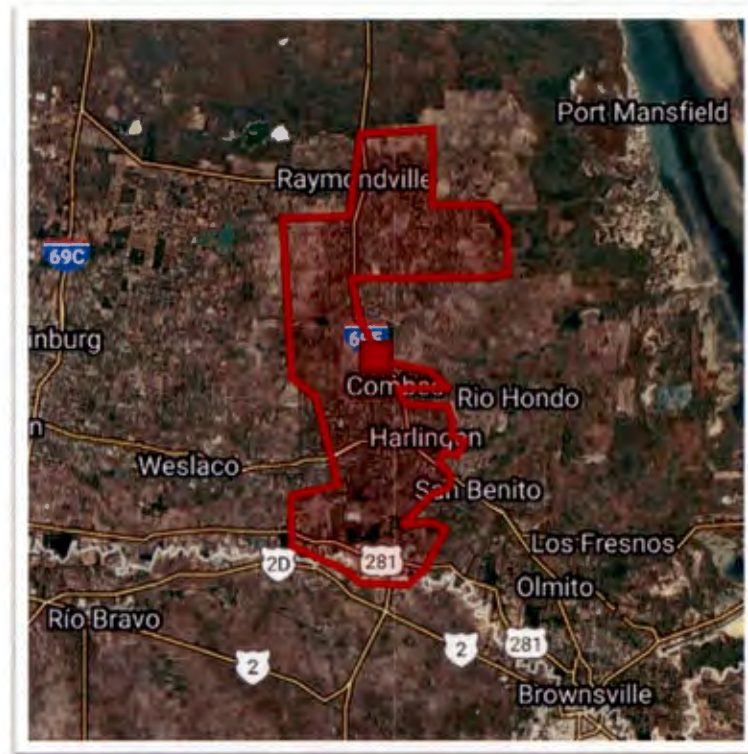
\$55,891+

Average Household Income



119,981+

2024 estimated population



\$217,565,932

Retail Leakage in Harlingen

GAP Analysis



\$218+ Mil

Total GAP



15 min

Drive Time to surrounding Retail Hubs

Harlingen, TX CTA 2025 - TS Sitewise Online ST: Market Outlook Opportunity Gap Report By Establishment Type

ETC: Market Outlook Opportunity Gap Report By Establishment Type		Harlingen, TX CTA 2025 - TS			
		2023 Consumer Demand	2023 Market Supply	Opportunity Gap	Surplus/Shortage
Total Consumer Demand and Market Supply by Establishment Type					
Total Consumer Demand and Market Supply by Establishment Type	\$	2,326,640,354	\$	2,106,962,402	\$ 217,665,932
Motor Vehicle and Parts Dealers	\$	562,696,572	\$	667,316,321	\$ 104,624,748
Automobile dealers	\$	479,395,681	\$	606,936,790	\$ 129,542,309
Other Motor Vehicle Dealers	\$	41,846,949	\$	8,126,246	\$ 33,816,691
Automotive Parts, Accessories, & Tire Stores	\$	41,347,645	\$	60,348,286	\$ 8,900,441
Furniture and Home Furnishings Stores	\$	41,668,201	\$	13,641,977	\$ 28,823,224
Furniture Stores	\$	28,876,038	\$	6,989,882	\$ 14,876,488
Home Furnishings Stores	\$	20,995,162	\$	7,048,396	\$ 13,946,765
Electronics & Appliance Stores	\$	31,167,031	\$	33,460,702	\$ 2,293,671
Building Material and Garden Equipment Stores	\$	181,664,371	\$	168,546,367	\$ 21,118,003
Building Material & Supplies Dealers	\$	163,403,004	\$	116,806,463	\$ 48,897,000
Lawn & Garden Equipment & Supplies Stores	\$	18,260,867	\$	40,738,944	\$ 22,478,077
Food and Beverage Stores	\$	236,728,130	\$	401,894,307	\$ 165,166,177
Grocery Stores	\$	276,097,747	\$	376,476,547	\$ 100,378,800
Specialty Food Stores	\$	6,631,216	\$	14,617,860	\$ 7,401,644
Beverage, Wine & Liquor Stores	\$	16,999,366	\$	6,387,760	\$ 10,611,607
Health & Personal Care Stores	\$	119,966,911	\$	106,713,008	\$ 11,281,913
Cosmetics Stores	\$	238,666,713	\$	73,609,916	\$ 165,056,796
Clothing & Clothing Accessories Stores	\$	88,844,821	\$	71,816,624	\$ 24,822,197
Clothing Stores	\$	70,182,687	\$	46,277,839	\$ 23,905,028
Shoe Stores	\$	14,266,866	\$	14,890,282	\$ 614,328
Jewelry, Luggage & Leather Goods Stores	\$	11,395,999	\$	9,638,503	\$ 1,627,497
Sporting Goods, Hobby, Book, Music Stores	\$	41,533,136	\$	24,866,627	\$ 16,647,348
Sporting Goods, Hobby, & Musical Instrument Stores	\$	38,332,309	\$	20,196,699	\$ 18,036,461
Book, Periodical & Music Stores	\$	11,318,986	\$	4,669,699	\$ 6,621,297
General Merchandise Stores	\$	266,082,117	\$	323,291,130	\$ 56,206,793
Department Stores	\$	42,663,833	\$	86,738,832	\$ 44,074,999
Other General Merchandise Stores	\$	225,418,304	\$	277,657,296	\$ 52,137,993
Miscellaneous Store Retailers	\$	52,611,460	\$	36,472,261	\$ 16,139,200
Flowers and Miscellaneous Store Retailers	\$	3,268,813	\$	7,160,901	\$ 3,891,088
Office Supplies, Stationery & Gift Stores	\$	9,384,136	\$	7,565,863	\$ 1,818,456
Used Merchandise Stores	\$	8,748,338	\$	4,283,034	\$ 4,465,305
Other miscellaneous store retailers	\$	31,207,970	\$	17,462,442	\$ 13,745,528

Harlingen, TX CTA 2025 - TS Sitewise Online Opportunity Gap Report By Establishment Type

Harlingen, TX CTA 2025 - TS				
	2023 Consumer Demand	2023 Market Supply	Opportunity Gap	Surplus/Shortage
Non-Store Retailers	\$ 123,013,083	\$ 68,775,114	\$ 54,237,969	
Direct Selling Establishments	\$ 6,661,715	\$ 6,794,813	\$ 1,336,902	
Electronic Shopping & Mail-Order Houses	\$ 113,331,368	\$ 62,980,302	\$ 50,351,066	
Foodservice and Drinking Places	\$ 282,715,109	\$ 120,918,478	\$ 161,796,631	
Full-Service Restaurants	\$ 120,766,204	\$ 51,101,008	\$ 69,665,206	
Limited-Service Eating Places	\$ 130,663,581	\$ 62,071,880	\$ 68,591,702	
Special Food Services	\$ 17,285,324	\$ 7,745,590	\$ 9,539,734	
Bars/Drinking Places (Alcoholic Beverages)	\$ 13,730,930	\$ 6,352,039	\$ 7,378,891	



Real Estate Assessment

Universal Site Metrics // Property Inventory

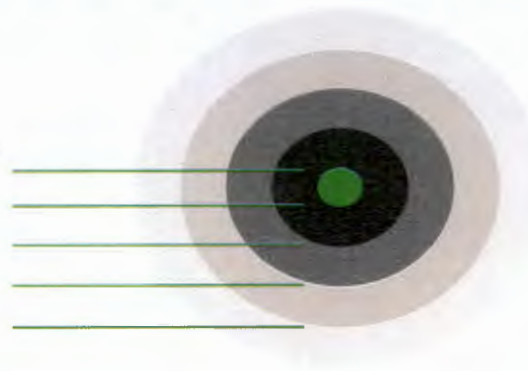


retail strategies

Real Estate Assessment

Maps don't tell your real estate story. Your team of retail real estate professionals travel to your community to uncover your strategic and underutilized real estate assets. Some of the site metrics we catalogue are:

- Available Commercial Property
- Off-Market Commercial Property
- New Development Sites
- Site Access
- Parking
- Signage/Visibility
- Co-Tenancy
- Existing Retailers



Redevelopment for highest and best use

Land for new development

Existing vacant space

Retail Strategies is the **only** retail consulting firm with over 250+ years of retail real estate experience and we utilize our collective knowledge to provide the most thorough, and creative, assessment of your community.

The Retail Strategies team is the **only** retail consulting firm with 25 licensed real estate agents and 5 Certified Commercial Investment Members on staff.



Retail Strategy

Recruitment Plan // Marketing Guide



retail strategies

Retail Strategy



Strategy Presentation

Retail Strategies will present This **70+ page document** for approval before implementation. As your partner, your buy-in is vital to our efforts and our success.

Once approved, your dedicated team will kick into high gear to connect with the retail, restaurant, hospitality and real estate community to move the needle on business recruitment.



Marketing Guide

Marketing flyers are a condensed version of the recruitment strategy that can be shared in your community. Marketing Guides showcase critical market data and real estate information to illustrate the top facts industry professionals need to know about your community. Client cities can upload these documents to their website, keep printed versions in their office, and distribute them to interested parties.



Business Attraction & Community Representation

Pro-Active Outreach // Conference Representation // Real Estate Expertise

Extension of Staff – Proactive Outreach

Our Network is Your Network



Conference Season is Here!

- SEDC Annual Conf – Aug 10-12
- Retail Live Austin – Sept 4th
- TX Highground – Oct 22-23
- TEDC Annual Conf – Oct 29-31
- ICSC Red River – Feb 17-18

ICSC
INNOVATING COMMERCE
SERVING COMMUNITIES

RETAIL LIVE!



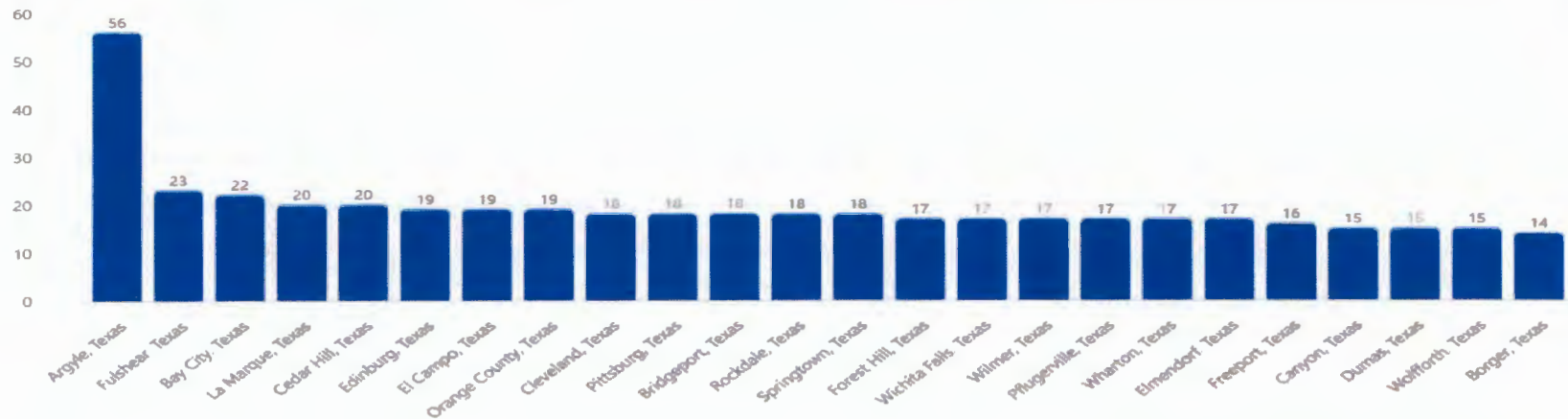
Individual Site Due Diligence

Outreach after a date (Only includes cities with outreach)

Table

Reset

Created At Is on or after exact date 7/1/2025 CDT





Team & Reporting

Dedicated Staff // Communication // Reporting

The Team

With a **4:1 client to staff ratio**, we are dedicated to our client communities' needs.



Tyler Sudderth
Director, Community
Partnerships



Madison Neal
Manager, Western Territory



Megan Jimenez
Retail Development Coordinator



Robert Jolly
Principal & CEO



Mead Silsbee
Principal & CFO



Lacy Beasley
President



Scott VonCannon
Chief Operating Officer



Clay Craft
Vice President, Client Services



Ashton Rosen
Communication Coordinator



retail strategies

Reporting and Communication

Reporting & Collaboration

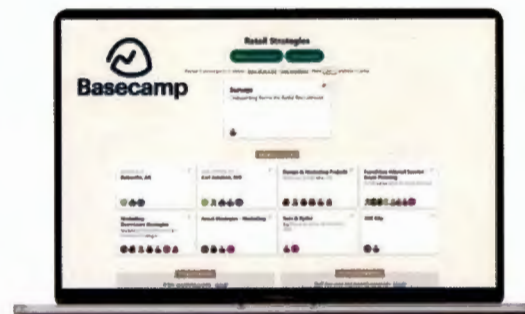
You will have a dedicated point of contact to answer questions, give feedback, and collaborate on economic development endeavors. Your portfolio team will provide quarterly business reports with insights into active deals. You will receive quarterly business reviews as well as at least one in-market visit per year. Reporting, communication, and market visits can be tailored to each community's needs.

Retail Trends

Retail is constantly evolving and changing. Everyday we are processing new information and converting it into insights for our Client Communities. Throughout the life of our partnership, we will continuously provide updates on industry trends and expansion.

Transparency

Retail Strategies utilizes a web platform, Basecamp 4, to record and share information shared with our Clients. This platform is username and password protected and keeps our partnership organized.





Our Partnership

Your Deliverables // The Team // Our Relationships



ADVANCE



Market
Analysis



Retail Recruitment
Plan



Marketing
Guide

Our Partnership

Delivering Within Budget

Our pricing is all Inclusive

There are no extra charges for:

- ✓ Our travel
- ✓ Site marketing flyers
- ✓ Conference representation
- ✓ One off marketing reports
- ✓ Property analysis

800+ clients;
0 budget
overages



Success

Success



\$46M

Annual Sales Tax
in Client Communities

800+

Retailers Recruited

13,280

Jobs Created
(Estimated)



retail strategies

Retail Recruitment Experience & Success in Texas

References:

Wolfforth, TX

Danielle Sweat
Executive Director
(806) 855-4128
dsweat@wolfforthtx.us

Springtown, TX

David Miller
City Administrator
(817) 220-4834
dmiller@cityofspringtown.com

Cleveland, TX

Emilio Levario
Development Director
(832) 599-3088
elevario@clevelandtx.com

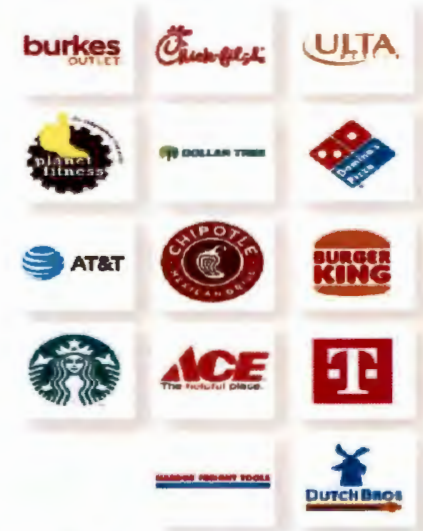
Experience in Texas



★ Current Retail Community Partner

Argyle
Bay City
Borger
Bridgeport
Canyon
Cedar Hill
Cleveland
Dumas
Floresville
Forest Hill
Fulshear
Edinburg
El Campo
Freeport
La Marque
Lamesa
Orange County
Pflugerville
Pittsburg
Plainview
Slaton
Springtown
Wharton
Wilmer
Wolfforth
Wichita Falls

Retail Recruited to Texas



\$107M
New Annual Retail Sales
in Client Communities

896
Jobs Created
(Estimated)

Success

El Campo, Texas

Budget Impact

\$190,400 Annually

Job Creation

113 new jobs

Retailers Recruited



The Story

City leaders made the decision to hire Retail Strategies to identify development opportunities in El Campo and work with retailers on their behalf. The Retail Strategies team performed an initial retail gap analysis and discovered a significant leakage in department stores.

Instead of reaching out to new department stores to come into the market initially, data was presented to Palais Royale and it was the information the retailer needed to make the decision to expand their footprint in El Campo.

"The real difference is the team at Retail Strategies. Having their team recruiting on our behalf is wonderful. It isn't just another tool in the toolbox."

My office is an office of two people, so partnering with Retail Strategies is like having an additional five people in your office with you. They are actively recruiting retail."

Carolyn Gibson

Economic Development Director
El Campo Development Corporation

SUCCESS

Plainview, Texas

Historically the city of Plainview simply allowed retail development to organically occur. In 2014 city leadership decided to take a proactive approach towards retail and restaurant development and since then 10 new retail and restaurant companies have opened.

Sutherlands HomeBase backfilled an old Kmart building that had been vacant for 30 years. The building supply and garden retailer invested \$3M into the facility and created 15 new jobs.

POPULATION	20,500
SALES TAX COLLECTIONS	\$413,784 annually
JOB CREATION	143

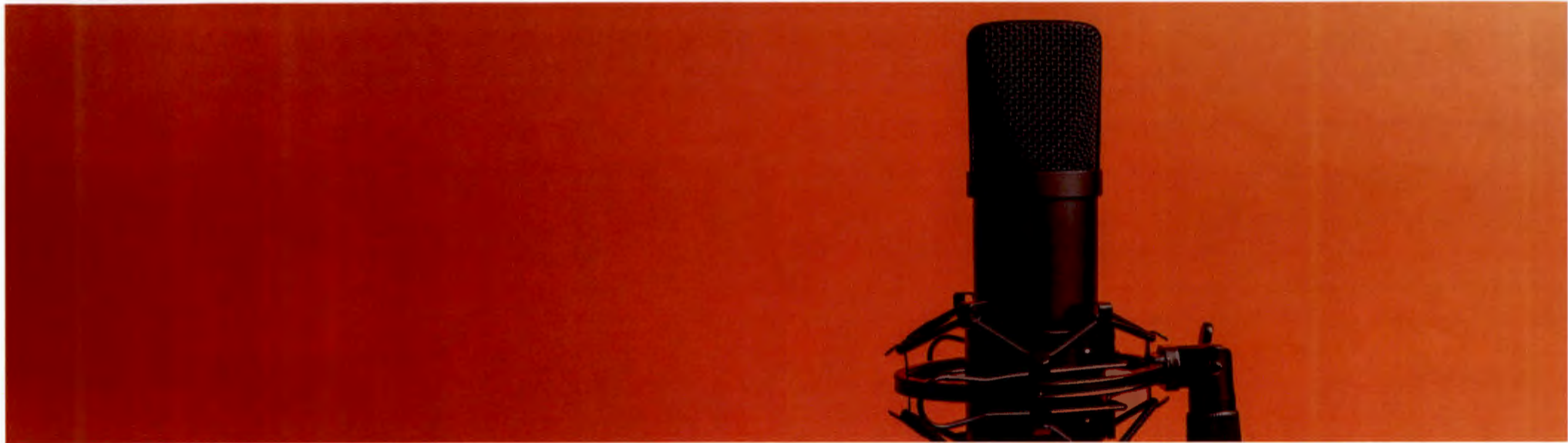


“

Sutherlands is a really great opportunity to bring new life in this facility. Filling that location falls in line with the city's strategy to fill existing retail space around town.

They're looking to make a total investment of about \$2.5 to \$3 million with a taxable inventory of an additional \$3 million.”

Jeffrey Snyder,
City Manager
Plainview, TX



Questions?

We are here to help

10(f)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:

Presentation of final report of FY 2025 Revitalize Harlingen program and consider approval of funding for FY 2026 Revitalize Harlingen Matching Grant Program.

Prepared By (Print Name): Orlando Campos
Title: Chief Executive Officer

Signature:

Brief Summary:

For the last three years, the Harlingen Economic Development Corporation has provided a matching grant program for local businesses under its Business Retention & Expansion initiatives. This initiative helps provide a matching grant of up to \$10,000 to local businesses to improve their building facades and other building improvements to help businesses grow and expand. In the three years since its existence, the program has provided support to 31 local businesses and awarded over \$209,000 for facade and building improvements. Funding from the EDC has helped leverage over \$1 million in total investments made by local businesses for improvements to their establishments. In FY 2025 alone, the program assisted eight (8) local establishments and awarded nearly \$38,000 in funding to businesses who invested approximately \$451,000 in total improvements. At its last board meeting the HEDC approved funding in the amount of \$200,000 for FY 2026. \$100,000 of that funding would be earmarked for businesses within the Downtown Improvement District. Funding for FY 2026 has been earmarked in the approved FY 2026 HEDC Budget.

Funding (if applicable):

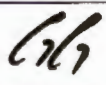
Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

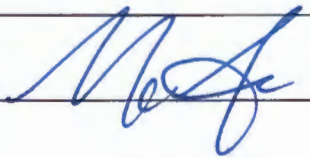
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☒ Yes ☐ No ☐ N/A

Revitalize FY 2024-2025



Total Assisted
8



Total Grants Matched
\$37,501.86



Total Improvement Cost
\$450,874.28

Revitalize YTD 2023-2025



Total Assisted
31



Total Grants Matched
\$209,606.35



Total Improvement Cost
\$1,038,490.17





REVITALIZE HARLINGEN ROUND FOUR - PROGRAM GUIDELINES

Small Business Targeted Revitalization 50/50 Matching Grant Program

Revitalize Harlingen is a small business facade improvement matching grant program offered by the Harlingen Economic Development Corporation (HEDC) to enhance storefronts, attract more customers, retain and expand jobs, and stimulate economic activity in Harlingen. The program provides up to \$10,000 in matching funds for each pre-approved project. No funds are provided up front. Funds are disbursed only on a reimbursement basis following project completion and final project funding approval.

Eligible pre-approved projects must be completed by August 31, 2025. Reimbursement is contingent upon compliance with the terms of the grant and final approval by the HEDC Board of Directors. Program eligibility is discretionary and may be discontinued by the HEDC Board of Directors or Harlingen City Commission at any time.

The HEDC is now accepting Pre-Approval Applications for Round Four of Revitalize Harlingen. Funding is available on a first-come, first-served basis until all funds have been encumbered or spent.

GRANT PROGRAM ELIGIBILITY

To determine if the proposed site improvements are eligible for grant funds, the **HEDC Committee must pre-approve all applications before any improvements are made.**

Targeted zones shown on pages 7-10 will be prioritized for potential eligibility between October 2025 through the end of December 2025. After this period, applications from businesses located outside of the priority zones will be considered for pre-approval eligibility, provided the business is within the incorporated areas of Harlingen and the applicant meets all eligibility requirements.

Businesses located within the designated Downtown Zone must consult with the Downtown Harlingen office to ensure that all proposed improvements comply with applicable Downtown design guidelines and historic preservation requirements.

Reimbursements will be disbursed only upon satisfactory completion of the pre-approved improvements and following approval of the Funding Application by the HEDC Board of Directors. All

Pre-Approval Applications must be submitted electronically through the designated online portal.

Please visit <https://harlingenedc.com/revitalizeharlingen> to apply for pre-approval.

Eligible Expenses:

- Proposed improvements must be within public view of the public street.
- Building must be at least ten (10) years old or older.
- Exterior painting, re-siding, cleaning, or other improvements that revitalize the storefront appearance.
- Exterior restoration of significant architectural details.
- Replacement or installation of doors, windows, or awnings.
- Installation of permanent landscaping.
- Repair, removal, and replacement of old signage (all signage must be attached to the building; free-standing signs will be considered case-by-case).
- Interior repairs, replacements, painting, and/or resurfacing of structural walls and flooring are eligible for reimbursement only when the project includes a minimum of seventy-five percent (75%) exterior improvements. Interior improvements may account for no more than twenty-five percent (25%) of the total exterior eligible project cost.
- Architectural and engineering fees, as well as permitting and development review fees, can only account for ten percent (10%) of the total eligible project costs for reimbursement.

Ineligible Expenses:

- New building construction
- Reducing or enclosing existing storefront windows
- Security systems (including metal roll-down gates, window bars, and cameras)
- Equipment, Mechanical, or HVAC systems
- Any improvements to secondary or accessory buildings (i.e., garages, storage buildings, closets)
- Routine maintenance
- Roof Repairs
- Improvements to buildings primarily used for residences, which are defined as more than fifty percent (50%) of the building square footage in residential use

Program Eligibility Requirements:

- Grant funding shall be awarded only for eligible properties that pay ad valorem or sales taxes and are current on all property taxes.
- Applications from businesses located outside of the designated priority zones will be considered beginning ninety (90) days after the program's opening date.
- Applicants must be a commercial property owner and/or an existing for-profit business (tenant) in the City of Harlingen, TX, as defined by the SBA at <https://www.sba.gov/document/support-table-size-standards>.
- The business or property owner must possess a valid or active Certificate of Occupancy, Federal Employer Identification Number (EIN), or Sales Tax Identification Number (Sales Tax ID).
- The business applicant or property owner must not be receiving other HEDC incentives or must not have received an incentive from the HEDC within the same fiscal year (October 1 - September 30).
- Applicants must not be receiving funding from other non-profit local entities. Improvements funded by other incentives or grants from the City of Harlingen, TX, are not eligible for additional Revitalize Harlingen grant funds.
- All applicants (business and/or property owner) must not have outstanding code enforcement violations or liens (unless related to a change of use).
- All applicants must be current on rental, lease, or mortgage payments, if applicable.
- Improvements must begin within 90 days of the approval date of the Pre-Approval Application.

Matters Affecting Eligibility:

- All building use and qualifying improvements must comply with all current City of Harlingen codes, ordinances, and zoning; non-conforming uses or improvements are not permitted.
- Owners of vacant buildings shall be eligible if the owner's purpose was/is to rehabilitate the structure to attract eligible business tenants. Non-conforming uses or improvements are prohibited.
- All work must be completed by contractors with a registered and active Federal Tax ID or Employee Identification Number.
- The following applicants are ineligible: sexually oriented businesses (Chapter 111, City of Harlingen Code of Ordinances), gambling establishments (including sweepstakes and cyber/internet cafes), new construction projects, businesses operating from residentially zoned

property or residential uses, property owned by non-profit entities, and any non-conforming uses.

- Portions of buildings occupied by ineligible businesses of any kind are not eligible for program funds. Vacant buildings are subject to a clawback provision if space is occupied by a prohibited business within twelve (12) months.

APPLICATION PROCESS

Pre-Approval Application Process:

1. Applicants must first submit a Pre-Approval Application describing the proposed improvements, along with before pictures of the business showing where improvements will be made.
2. Applicants will receive an email confirming whether the proposed improvements have been approved or denied.
3. After pre-approval confirmation, the applicant may begin improvements. Any improvements made prior to pre-approval, or improvements not provided on the Pre-Approval Application, may not be funded.

Funding Application Process:

1. Upon completion of improvements, applicants must submit a Funding Application to the HEDC on or before the close of business on the date of August 31, 2026, unless otherwise changed by the HEDC Board of Directors. Funding Applications will not be approved if pre-approval of site improvements was not granted. Incomplete Funding Applications will not be approved.
2. Funding Applications must include itemized paid invoices for reimbursement consideration.
3. The HEDC Committee will review the Funding Application, and if eligible, will bring it before the HEDC Board of Directors for approval during an HEDC Board Meeting.
4. Upon approval, the HEDC will disburse the eligible grant funds to the commercial property owner or for-profit business no later than sixty (60) days following approval by the HEDC Board of Directors and Harlingen City Commission.
5. Staff will be permitted to inspect the project to ensure conformance with the grant contract.

Maximum Award:

Financial assistance to eligible commercial businesses or property owners for eligible renovation costs is fifty percent (50%) of the incurred costs, not to exceed \$10,000. Owners of multiple properties may apply for each property; funds will be limited to no more than \$10,000 total for all properties combined.

WHAT IS REQUIRED FOR THE PRE-APPROVAL APPLICATION?

Now that you've learned more about the program, below is a list of questions that will need to be answered on the Pre-Approval Application found at <https://harlingenedc.com/revitalizeharlingen>.

1. Email
2. Full Name
3. Phone Number
4. Name of Business
5. Business Address
6. City Name
7. State/Region
8. Are you the Property Owner?
9. Property Owner's Email
10. Property Owner's Full Name
11. Property Owner's Address
12. Property Owner's Contact Number
13. City
14. Postal/Zip Code
15. State/Province/Region
16. Digital Before Photos of the Proposed Site
17. Anticipated Match Request (\$)
18. Brief Description of your Site Improvements

WHAT IS REQUIRED FOR THE FUNDING APPLICATION?

(Opens October 2025)

After the pre-approved site improvement project has been completed, the business owner is required to submit a Revitalize Harlingen Funding Application. The items listed below are to be submitted for the HEDC to review. Any documents prepared on behalf of the applicant must also include the original signature of the person preparing the documents. Incomplete packages will not be reviewed. Once everything is submitted, there will be a waiting period to receive final approval from the HEDC Board of

Directors. After your approval, the applicant will be required to visit the HEDC office to provide an original signature and date. All application materials should be submitted on the application portal located at harlingenedc.com/revitalizeharlingen.

Funding Checklist:

- ☐ Signed invoices and receipts that include start and end dates, along with a description of eligible expenses (*quotes do not suffice as invoices*)
- ☐ Business name, contractor name, Federal EIN, and tax ID number of the individual or entity that completed the site improvements
- ☐ Total cost of site improvements
- ☐ Digital before and after photos of site improvements
- ☐ Detailed explanation of work for which the grant is requested (labor, materials, other charges) and project components (painting, carpentry, plumbing, electrical, and other charges). An executed contract with a general contractor can also be submitted in lieu of explanation
- ☐ Copy of certificate of occupancy
- ☐ Confirmation that mortgage, property insurance and property tax payments are current and in good standing, which is usually a copy of a receipt
- ☐ Documentation of property ownership or written consent from property owner granting permission to conduct the identified site improvements

REVITALIZE HARLINGEN ZONE 1



REVITALIZE HARLINGEN ZONE 2



REVITALIZE HARLINGEN ZONE 3A



REVITALIZE HARLINGEN ZONE 3B



10(9)

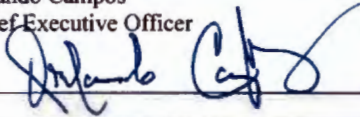
**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:

Presentation and possible action approving the funding for Boost Harlingen, a new small business marketing matching grant program developed by the Small Business Advisory Committee of the Harlingen Economic Development Corporation.

Prepared By (Print Name): Orlando Campos
Title: Chief Executive Officer

Signature: 

Brief Summary:

Boost Harlingen is a new matching grant program developed by the Small Business Advisory Committee and approved by the Board of the Harlingen Economic Development Corporation. This Business Retention & Expansion (BREP) initiative is designed to assist small businesses increase sales and expand their production/service capabilities through strategic marketing efforts. Eligible businesses may receive up to \$1,500 in matching funds per year subject to submission of a completed application, pre-approval of the HEDC Board, and availability of funds. \$20,000 has been set aside by the HEDC in its FY 2026 budget for this program. The program is on a first-come, first-served basis. To qualify for grant funds, businesses must meet the following criteria:

- Be a for-profit entity occupying a commercial space within Harlingen, Texas, for at least six months prior to application.
- Be classified as a small business. (25 employees or less)
- Hold a valid City of Harlingen Certificate of Occupancy.
- Not be a chain operating three or more stores or a state/ national franchise.
- Own no more than two business locations.
- Only one business per owner may receive funding.
- Must not currently receive or have received another HEDC incentive in the same fiscal year (October–September).
- Must be free of outstanding code enforcement violations or liens (unless related to a change of use).
- Must be current on all rental, mortgage, and tax payments, if applicable.
- Must be a client of the UTRGV Small Business Development Center (SBDC).
- Businesses are encouraged to incorporate "Harlingen" into their marketing efforts to promote local economic identity. Examples include: "Made in Harlingen, TX", "Proudly Serving Harlingen", "Harlingen's Own [Business Name]", "A Product of Harlingen", "Your Trusted Business in Harlingen", etc.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

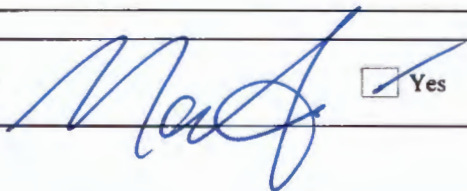
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:  ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:  ☐ Yes ☐ No ☐ N/A



BOOST HARLINGEN- PROGRAM GUIDELINES

Small Business 50/50 Matching Grant Program

Boost Harlingen is a small business matching grant program offered by the Harlingen Economic Development Corporation (HEDC) which is designed to assist businesses in expanding their production capabilities through strategic marketing efforts. This initiative aims to enhance business visibility, improve customer engagement, boost sales, strengthen brand recognition, and foster economic growth within Harlingen, Texas.

As a means to stimulate economic activity, this grant program encourages job retention for businesses operating within the City of Harlingen. Eligible businesses may receive up to \$1,500 in matching funds per year, subject to fund availability. Please note that funds are not provided upfront. The HEDC has allocated \$20,000 for this program. Funding will be provided on a first come first served basis until all funding is exhausted.

Program Details Financial assistance is available for pre-approved marketing efforts completed by August 31, 2026. Grant approval is subject to the discretion of the HEDC Board of Directors and the Harlingen City Commission. Program eligibility is contingent upon available funding and may be discontinued at any time.

Eligibility Requirements To qualify for grant funds, businesses must meet the following criteria:

- Be a for-profit entity occupying a commercial space within Harlingen, Texas, for at least six months prior to application.
- Be classified as a small business. (25 employees or less)
- Hold a valid City of Harlingen Certificate of Occupancy.
- Not be a chain operating three or more stores or a state/ national franchise.
- Own no more than two business locations.
- Only one business per owner may receive funding.

- Must not currently receive or have received another HEDC incentive in the same fiscal year (October–September).
- Must be free of outstanding code enforcement violations or liens (unless related to a change of use).
- Must be current on all rental, mortgage, and tax payments, if applicable.
- Must be a client of the UTRGV Small Business Development Center (SBDC).
- Businesses are encouraged to incorporate "Harlingen" into their marketing efforts to promote local economic identity. Examples include: "Made in Harlingen, TX", "Proudly Serving Harlingen", "Harlingen's Own [Business Name]", "A Product of Harlingen", "Your Trusted Business in Harlingen", etc.

Ineligible Businesses:

- Sexually oriented businesses as defined by Chapter 111 of the Code of Ordinances of the City of Harlingen.
- Gambling establishments, including sweepstakes and internet cafes.
- Businesses involved in the sale of CBD, marijuana, or other drug-related products.
- Businesses operating from residential properties.
- Businesses owned by non-profit entities.
- Businesses deemed a public nuisance by local law enforcement or code enforcement agencies.

Eligible Marketing Expenses Businesses may use grant funds for the following marketing initiatives:

- **Social Media Ads:** Facebook, Instagram, TikTok, and LinkedIn targeted campaigns.
- **Logo Design or Redesign:** Professional branding development.
- **Website Development:** New websites or updates for enhanced user experience.
- **Photography:** High-quality professional images for products, services, or storefronts.
- **Video Marketing:** Commercials, promotional videos, or customer testimonials.
- **TV Commercials:** Local TV advertisements.
- **Radio Advertising:** Promotional spots on local radio stations.
- **Print Ads:** Newspaper or magazine advertising targeting local audiences.

- **Social Media Influencer Marketing:** Hiring an approved social media influencer to promote the business through their platforms. *(A Social Media Influencer is a user on social media who has established credibility in a specific industry. These content creators have access to a large audience and can share information to persuade others and drive social media engagement through their authenticity and reach.)*
- **Billboard Ad:** Local or regional outdoor advertising to increase business visibility and brand awareness.

Ineligible Expenses:

- **Operational Costs:** Payroll, rent, utilities, insurance.
- **Non-Marketing Expenses:** Construction, renovations, office supplies, inventory.
- **Equipment:** equipment purchases, cameras, video equipment, etc.
- **Sponsorships & Donations:** Charitable contributions or sponsorships.
- **Previous Expenses & Debts:** Reimbursement for past marketing expenses or debts incurred before grant approval.
- **Unrelated Services:** Legal, accounting, or general business consulting.

Application Process

Pre-Approval Application Requirements: Applicants must submit the following documentation for review:

- ✓ Detailed explanation and budget of how marketing efforts will contribute to business growth and job retention.
- ✓ Copy of a valid Sales Tax ID or Federal EIN.
- ✓ Copy of City of Harlingen Certificate of Occupancy/ Commercial Permit
- ✓ Proof of current mortgage, property insurance, and property tax payments.
- ✓ Documentation confirming business ownership.
- ✓ Quote or contract from the proposed marketing entity detailing marketing efforts.
- ✓ Current social media performance report.

*All application materials must be uploaded with the Pre-Approval Application Form. Incomplete submissions will not be reviewed. The review process takes about 2-3 weeks after submission.

Funding Request Process: Approved applicants must submit the *Final Funding Request Form* by August 31, 2026, to receive reimbursement. Requests submitted after this date will not be processed.

Additional requirements:

- Proof of aired advertisements (TV, radio, or social media) must be included in the final funding request.
 - Copy of paid receipts.
- The HEDC Committee will review requests and, if eligible, submit them for approval by the HEDC Board of Directors at an official board meeting (last Tuesday of each month).
- Upon approval, grant funds will be disbursed within 60 days following final approval by the Harlingen City Commission.

Post-Approval Obligations: Within 30-60 days of marketing implementation, applicants must submit a detailed performance report analyzing pre- and post-marketing campaign results.

Maximum Award & Reimbursement: The grant provides 50% matching funds, up to \$1,500 per fiscal year.

For additional details and application forms, please visit [HEDC Website – Insert Link].



Section 1.

Full Name: _____ Today's Date: _____

Business Name: _____ Business Address: _____

Phone Number: _____ Email: _____

Section 2.

Are you a member of the Greater Chamber of Harlingen?

☐ Yes ☐ No ☐ No, but I am interested in learning more.

Do you have a marketing budget?

☐ Yes ☐ No ☐ No, but I am interested in learning how to create a marketing budget.

If yes, please specify how much it is for \$_____

Do you have a working website?

☐ Yes ☐ No ☐ No, but I am interested in learning how to create one.

If yes, please specify www. _____

Have you ever hired a marketing agency before?

☐ Yes ☐ No

If yes, please specify _____

Do you have social media platforms?

☐ Yes ☐ No ☐ No, but I am interested to learn how to create a social media page.

If yes, please continue to Section 3.

Section 3. Please check any of the following social media platforms you have and indicate data analytics that may apply for this current month. (Next Page)

☐ Facebook Handle: _____ # Likes: _____ # Followers: _____	☐ YouTube Handle: _____ # Likes: _____ # Followers: _____	☐ TikTok Handle: _____ # Likes: _____ # Followers: _____
☐ Instagram Handle: _____ # Likes: _____ # Followers: _____	☐ X (Twitter) Handle: _____ # Likes: _____ # Followers: _____	☐ Other: _____ Handle: _____ # Likes: _____ # Followers: _____

Section 4. Provide a detailed description of your marketing growth strategy and how it will support overall business expansion and job retention. Outline specific initiatives such as advertising efforts, website development, social media campaigns, and any other relevant activities.

Proposed Start Date: _____ Proposed Completion Date: _____

Section 5. The Applicant certifies and agrees to the terms and conditions set forth below:

- ☐ The Applicant is the owner or tenant of a property in the City of Harlingen, TX as outlined in the Boost Harlingen Program Guidelines and is in good standing with the City of Harlingen in terms of payment of taxes and utilities.
- ☐ The Applicant agrees to adhere to all rules and eligibility requirements as outlined in the Boost Harlingen Program Guidelines dated October 2025.
- ☐ Boost Harlingen grant funds awarded shall not exceed the amount as outlined in the Boost Harlingen Program Guidelines.
- ☐ Applicants will enter into an agreement with Harlingen EDC prior to any disbursement of funds.

10(h)

**AGENDA ITEM
EXECUTIVE SUMMARY**

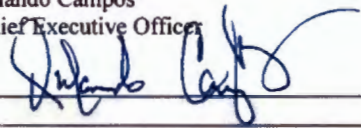
Meeting Date: **October 6, 2025**

Agenda Item:

Discuss, consider, and possible action on approving the Harlingen Economic Development Corporation's FY 2026 Annual Work Plan.

Prepared By (Print Name): Orlando Campos

Title: Chief Executive Officer

Signature: 

Brief Summary:

On September 30, the Board of the Harlingen Economic Development Corporation held its monthly board meeting and approved the proposed FY 2026 Annual Work Plan. The plan provides a roadmap of initiatives the HEDC hopes to achieve in FY 2026. It ensures that the organization's strategic plan adopted in 2023 continues to be executed to achieve the goals highlighted in the plan. The tactics listed are events, activities, and programs that will be spearheaded by the organization with a timeframe of when each tactic will be achieved.

Funding (if applicable):

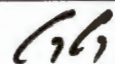
Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

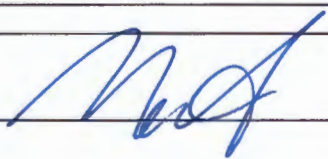
Staff Recommendation:

Staff recommends approval.

City Manager's approval: 

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: 

☒ Yes ☐ No ☐ N/A



FY 2025-2026 Annual Work Plan

MISSION

The Mission of the Harlingen Economic Development Corporation is to improve the quality of life of the citizens of Harlingen through the creation of wealth, jobs, and investment.

GUIDING PRINCIPLES

- The purpose of the Corporation is to make a difference by serving as a catalyst for economic growth and vitality in our community to enhance the long-term quality of life for our residents.
- Programs and activities led by the Corporation will be governed by Chapters 501, 502, and 504 of the Texas Local Government Code and by the adopted by-laws established of the Corporation.
- The focus of the Corporation will be to recruit, retain and attract quality companies that create primary jobs.
 - Primary employers sell their goods or services outside the community resulting in new money circulating in the local economy. This new money has a multiplier effect within the community supporting ancillary services in the community that create additional jobs, tax revenue, and economic activity.
 - Harlingen has targeted industries that make sense for the community to attract, grow, and expand to drive sustainable growth.
 - Targeted industries (i.e. manufacturing, logistics and distribution, health and biotech, aerospace) typically pay higher wages.
 - Investment in this sector is typically higher, resulting in greater tax value with fewer burdens on local government services.
 - Potential new firms and existing businesses that consider expansion will be treated equally to further the community's economic development efforts.
 - Local firms create the most jobs and are the best salespeople for the community.
 - Priority will be given to businesses in our targeted industries, and other business enterprises with fifty or more employees on their local payroll that provide sustainable wages.
- A secondary focus of the Corporation will be the promotion of existing and proposed transportation infrastructure that benefits Harlingen.
- Community development activities will be driven by other organizations and groups better apt for the task, but the Corporation may serve as a convener for various organizations, groups, and institutions for this purpose.
- The Corporation will develop new and strengthen existing relationships with strategic stakeholders that will help with the community's economic development efforts.
- The Corporation will provide support to small businesses and startups to help fill a void and to connect them to local resources to retain jobs, to create new jobs, and to bring new investment to the community.
- The Corporation will lead efforts to develop and build a startup hub to launch and grow new business entities in the community that may create primary jobs of the future.

GOAL 1: DEVELOP AN AGGRESSIVE BUSINESS ATTRACTION AND RETENTION STRATEGY

<u>Strategy</u>	<u>Tactic/Key Performance Indicator (KPI)</u>
1a. Business Recruitment (Domestic Industrial). • Conduct Target Industry Analysis • Promote and identify opportunities for spec building construction. • Participate in growth industry tradeshows. • Host corporate prospects in Harlingen. • Align corporate recruitment efforts with targeted industries. • Conduct corporate prospect visits to their HQ locations. • Respond to applicable state and economic development ally RFPs. • Continue to develop relationships with economic development allies.	• Complete detention pond project at Industrial Park at Roosevelt by Q1 2026. • Participate in at least three Team Texas industrial trade shows throughout the year. • Respond to at least 100 trade show leads generated (ongoing). • Launch digital marketing campaign in LinkedIn and Facebook targeting C-suite decision makers in targeted industries by Q1 2026. • Respond to State and consultant RFPs as needed and track progress (ongoing). • Visit prospect HQs as needed (ongoing). • Promote former ULA and Aerotropolis sites in RFPs (ongoing).
1b. Foreign Direct Investment. • Explore opportunities to increase Mexican investment. • Work with US and Mexican Government officials to promote international trade. • Meet with at least four foreign trade organizations and foreign Chambers of Commerce. • Participate in economic development trade missions with allies. • Leverage participation in Select USA to market Harlingen to foreign investors.	• Meet with at least four foreign consulates based in Texas by Spring 2026. • Participate in at least two tradeshows in Mexico organized by COSTEP to promote Harlingen. • Participate in Select USA event promoting Harlingen in May 2026

	in Washington DC and in July 2026 in Mexico City. • Participate in American Chamber-Mexico tradeshow in FY 2026. • Leverage membership in Texas Economic Development Corporation to participate in overseas tradeshow in FY 2026. • Launch digital marketing campaign in LinkedIn and Facebook targeting C-suite decision makers in Monterrey, Mexico by Q1 2026.
1c. Retail/Commercial. • Identify and foster relationships with key developers to increase retail and commercial development. • Leverage retail association memberships and participate in tradeshow promoting Harlingen to retail prospects. • Identify sites within Harlingen ripe for retail/commercial development. • Use third-party service providers to develop data-driven recruitment strategies for retailers.	• Engage retail consultant to assist in promoting Harlingen to new retailers and restauraners. • Participate in ICSC Red River event in Dallas in January to promote Harlingen. • Attend ICSC Conference in Las Vegas in May 2026 to target retail developers and to promote Harlingen. • Respond to retail RFPs as needed (ongoing). • Follow-up with retail-focused real estate brokers to promote sites in Harlingen (ongoing). • Host Commercial Real Estate Professionals Roundtable/Mixer by May 2025. • Collaborate with RGV Partnership for a third Commercial Investment Tour to promote Harlingen by Q1 2026.

2. Business Retention & Expansion (BRE) • Establish a formal BRE Program. • Meet with local businesses weekly. • Ensure local company meeting reports are updated in CRM software. • Conduct annual BRE Surveys to target industries. • Support existing small businesses with resources and entrepreneurship programs: ○ Revitalize Harlingen Program ○ People Fund ○ Boost Harlingen Grant Program ○ UTRGV Office of Workforce & Economic Development programs ○ Other board-approved programs • Work with city departments to promote a streamlined permitting process. • Work with local stakeholders to promote a business-friendly environment. • Update and maintain a database of industrial and targeted industry businesses in Harlingen.	• Recognize local manufacturers during Manufacturing Week (Oct 2025). • Visit minimum of four local companies weekly. • Conduct annual local industry survey by June 2026. • Conduct quarterly local industry round-tables. • Launch Kauffman FastTrac program by Q1 2026. • Promote People Fund programing (Ongoing). • Launch year four Revitalize Harlingen Program in October 2025. • Launch new Boost Harlingen Marketing Support Grant Program in October, 2025. • Host two "Let's Get Down to Business" events annually in the fall 2025 and spring 2026. • Ongoing updates to CRM system. • Leverage support of UTRGV programs for small businesses and entrepreneurs (ongoing). • Host at least two job fairs for local industry in FY 2026. • Host RISE Up Harlingen Accelerator and Pitch Competition (Q4 2026).
--	---

Strategies:

GOAL 2: FOSTER A HIGHLY SKILLED LOCAL WORKFORCE

<u>Strategy</u>	<u>Tactic/Key Performance Indicator (KPI)</u>
1. Continue to work with Workforce Solutions Cameron County to identify pools of ready-to-work people and connect them with Harlingen Businesses to fill job openings.	• Meet with WFS Cameron quarterly. • Connect local businesses with WFS Cameron as needed. • Support WFS Cameron job fairs as needed. • Continue funding matching DOL grant to WFS Cameron.
2. Continue to work with Harlingen CISD, TSTC, and other institutions of higher education and workforce training organizations to enhance the local workforce to build a talent pipeline.	• Invite workforce training partners to industry roundtable meetings to identify labor training gaps (quarterly). • Invite workforce training partners to meet with prospects as needed (ongoing). • Promote available training programs during BREP visits (ongoing). • Promote collaboration between HCISD, TSTC, TSC and other institutions to provide funding support for training programs (ongoing).

	• Share workforce needs from local industry survey (Summer 2026). • Host HCISD educators on a local industry overview of the region in by spring 2026. • Participate in school district career days to promote local industry labor pipeline needs (ongoing). • Provide support to Region One to upskill paraprofessionals to become certified teachers (ongoing).
3. Promote and support Internship and Apprenticeship Programs led by local industry partners whenever possible.	• Promote local programs and identify local industry needs as part of BREP visits (ongoing). • Coordinate meetings with local businesses and HCISD and TSTC (ongoing).
4. Identify new workforce training programs based on target industry analysis.	• Evaluate local workforce data to identify growing industries (quarterly). • Coordinate efforts with HCISD and TSTC on future training needs (ongoing). • Meet with targeted industries in Harlingen to identify workforce training gaps (ongoing).

GOAL 3: CREATE AN ENTREPRENEURSHIP/INNOVATION HUB

<u>Strategy</u>	<u>Tactic/Key Performance Indicator (KPI)</u>
-----------------	---

1. Finalize entrepreneurship/innovation hub study and market analysis.	Completed by UTRGV FY 23-24.
2. Establish entrepreneurship/innovation hub ad-hoc committee.	Establish and launch ad-hoc committee in Q1 2026.
3. Explore potential site locations for site development.	Develop search criteria and strategies for acquiring property following ad-hoc committee recommendations (Q2 2026).

GOAL 4: SUPPORT INFRASTRUCTURE FOR LOCAL INDUSTRY (UTILITIES, TRANSPORTATION, RAIL, AIRPORT, PORT OF HARLINGEN, ETC.)

<u>Strategy</u>	<u>Tactic/Key Performance Indicator (KPI)</u>
1. Identify and prioritize transportation routes necessary for industrial development.	- Complete infrastructure work at Park at Roosevelt by Q4-2026. - Promote priorities in legislative agendas (ongoing).
2. Support efforts to improve the Port of Harlingen's capacity.	- Meet with Port Director quarterly. - Promote and support Port efforts at tradeshow (ongoing).
3. Work with VIA to support air service development.	- Meet with Aviation Director quarterly. - Support airport efforts as needed (ongoing). - Support risk mitigation efforts as needed (ongoing).
4. Support intermodal transportation hub development and more efficient rail service in Harlingen and at the Port of Harlingen.	Promote and support rail efforts as needed (ongoing).

5. Advocate and work with local, state, and federal Mexican officials to improve services on the Mexican side of the border to optimize commercial traffic into Mexico.	• Meet with Mexican stakeholders to lobby for greater use of bridge (ongoing).
6. Work with Cameron County and Mexican officials to promote and increase traffic at the Free Trade International Bridge at Los Indios.	• Work with Los Indios bridge partners to develop Mexican marketing strategy to promote bridge (Q2 2026). • Incorporate Los Indios Bridge benefits in all new marketing collateral (ongoing).
7. Support and advocate the Outer Parkway to the 2 nd Causeway to South Padre Island.	• Participate in and promote TxDOT public hearings on project (ongoing).
8. Work with utility service providers to enhance infrastructure for industrial development.	• Coordinate meeting with utility providers and key stakeholders to identify future demand and construction needs (Q2 2025). • Invite utility providers to meet with prospects as needed (ongoing).

GOAL 5: DEVELOP AND EXECUTE A UNIFIED MARKETING PROGRAM TO ELEVATE HARLINGEN LOCALLY, NATIONALLY, AND INTERNATIONALLY

<u>Strategy</u>	<u>Tactic/Key Performance Indicator (KPI)</u>
1. Hire a professional marketing agency to assist in the development of unified brand and messaging for domestic and international markets.	• Completed Year 1 (FY 23-24).
2. Utilize target industry analysis to enhance strategic marketing efforts.	• Completed in FY 2025.

	• Leverage social media platforms for targeted marketing campaigns by end of Q1.
3. Refine marketing placement strategy.	• Continuous collaborative effort with Marketing Alliance to optimize our presence.
4. Establish a collaborative marketing committee with city stakeholders to develop a cohesive message that all stakeholders/partners can promote.	• Continue collaboration with local stakeholders on promoting Harlingen in FY 2026 (ongoing).
5. Develop marketing collateral for tradeshows, recruitment, and retention efforts.	• Ongoing as needed. • Purchase new SWAG by Jan 2026.
6. Incorporate quality of life aspects in our marketing collateral.	• Incorporated in new website in FY 2025. • Updates will be ongoing as needed. • Engage with Social Media influencer by Feb 2026 to promote quality-of-life assets and increase engagement. • Collaborate with STX Market to host at least two annual markets in Harlingen.
7. Leverage social media to increase followers, website visitors, and promote community engagement.	• Evaluate effectiveness of digital marketing campaigns quarterly. • Develop new campaigns as needed. • Hit 10k followers on Facebook by March 2026.
8. Launch quarterly e-newsletter.	• Launch newsletter in Q1 2026.
9. Leverage media outlets to tell our story.	• Promote press releases to local media outlets (ongoing).

	• Take advantage to conduct news interviews with local media (ongoing).
--	---

GOAL 6: ELEVATE ORGANIZATIONAL STRUCTURE TO BE A MODEL FOR ECONOMIC DEVELOPMENT

<u>Strategy</u>	<u>Tactic/Key Performance Indicator (KPI)</u>
1. Ensure HEDC staff and board is compliant with required Sales Tax and other training.	• Based on new board appointments and/or staff hires (ongoing).
2. Be strategic on purchasing professional memberships.	• Ongoing.
3. Evaluate and determine the need for tools such as CRM, BRE, COSTAR, etc. that help us do our job.	• Ongoing.
4. Update staff annual performance review form.	• Complete by Q1 2026.
5. Develop corporate attraction and business retention incentive guidelines.	• Update as needed.
6. Establish an onboarding process for new staff and board members.	• Perform as needed.
7. Encourage staff to participate in formal training programs to expand their educational capacity in economic development.	• Participate in Annual IEDC Conference in September 2026 • Evaluate IEDC and TEDC training programs for potential staff participation (Ongoing).
8. Establish annual meetings with major partners (i.e.: HCISD, Type A, Type B, Airport Board, HWWS, Planning and Development, Port of Harlingen, and Harlingen City Commission) to promote community collaboration.	• Perform as needed.
9. Diversify economic development funding by researching grant opportunities from the federal, state, and private sectors.	• Ongoing.

DEFINITION PAGE

BREP: Business Retention and Expansion Program.

CDI: Community Development Institute.

CODEM: Matamoros Economic Development Committee.

COSTAR: Commercial real estate online information search platform.

CRM: Customer relationship management.

CTE: Career and Technology Education

EDO: Economic Development Organization

Fabtech: Fabrication Technology is North America's largest metal forming, fabricating, welding and finishing trade show.

HCISD: Harlingen Consolidated Independent School District.

HQ: Headquarter.

HWWS: Harlingen Water Works System

IAMC: Industrial Asset Management Council.

ICSC Red River: International Council of Shopping Centers regional tradeshow hosted in Dallas to promote deal-making amongst retailers, brokers, developers, and communities.

IEDC: International Economic Development Council.

INBIA: International Business Innovation Association. Global network of entrepreneurial ecosystem builders.

Index Matamoros: Matamoros maquiladora association.

Kauffman FastTrac Program: Seven-week intense training program for entrepreneurs and small businesses to equip them with business skills and insights, tools, resources, and peer networks necessary to start and grow successful businesses.

MOU: Memorandum of Understanding.

MRO: Maintenance, repair and overhaul aircraft repair operation.

OUEDI: University of Oklahoma Economic Development Institute.

People Fund: Lending company providing entrepreneurs and small businesses access capital and business-focused educational assistance.

Placer.AI: Market intelligence software platform providing up to date data gathered through cell phone users.

Retail Live: National commercial real estate networking event that brings retailers together with the industry's leading landlords, brokers, developers and communities.

RFP: Request for Proposal.

Select USA: Federal program housed within the US Department of Commerce charged to promote and facilitate foreign business investment into the U.S.

Team Texas: member-based state business attraction program through Texas Economic Development Council, the professional association for Texas economic developers.

TEDC: Texas Economic Development Council.

TSTC: Texas State Technical College.

UTRGV: University of Texas Rio Grande Valley.

VIA: Valley International Airport.

WFS Cameron: Workforce Solutions Cameron.

Organizational Chart



10(i)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **October 6, 2025**

Agenda Item:

Consideration and possible action to authorize the City Manager to award a construction contract with SLR Contractors for RFP NO 2025-11 Dixieland Park Basketball Court Improvements

Prepared By: Roberto Hernandez, PE, CFM, MS

Title: City Engineer

Signature: *Roberto Hernandez*

Brief Summary:

1. The Dixieland Park Basketball Court Improvements Project is funded through Community Development Block Grant (CDBG) funds. The scope of work includes the construction of a prefabricated pavilion structure, associated concrete foundation and basketball court, and an owner's allowance for any necessary field adjustments.
 - SLR Building Contractors LLC – Base Bid \$ 279,395.00
 - MTL Construction LLC – Base Bid \$ 355,347.30

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☒ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the award to SLR Building Contractors LLC in the amount of \$279,395.00 and authorization for the City Manager to execute the construction contract.

City Manager's approval: *[Signature]* ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:	☐ Yes	☐ No ☐ N/A

Bid Deadline: 2:00 P.M.

Bid Opening at: 3:00 P.M.	HUB (Y/N)	Respond (Y/N)	Bid Bond (Y/N)	Reference Form (Y/N)	CIQ Form (Y/N)	Addendum (Y/N)	Bid Itemt	Bid Amount
1. 8/A Builders, LLC.	YES						Base Bid	
							Alt.Bid A	
							Total	
2. Araiza General Construction, LLC.	NO						Base Bid	
							Alt.Bid A	
							Total	
3. C & A Builders	YES						Base Bid	
							Alt.Bid A	
							Total	
4. Capitol Electronics, Inc.	NO						Base Bid	
							Alt.Bid A	
							Total	
5. MTL Construction, LLC.	NO	YES	YES	YES	YES	YES	Base Bid	\$355,347.30
							Alt.Bid A	\$151,491.38
							Total	\$506,838.68
6. Premier Courts	NO						Base Bid	
							Alt.Bid A	
							Total	
7. R & M Construction Development, LLC.	NO						Base Bid	
							Alt.Bid A	
							Total	
8. RGV Asphalt, LLC.	NO	LATE 2:03 PM Rejected					Base Bid	
							Alt.Bid A	
							Total	
9. SLR Building Contractors, LLC. 	YES	YES	YES	YES	YES	YES	Base Bid	\$279,395.00
							Alt.Bid A	\$145,409.00
							Total	\$424,804.00
10. Solutions Electric, LLC.	NO						Base Bid	
							Alt.Bid A	
							Total	
11. SpawGlass Contractors, Inc.	NO						Base Bid	
							Alt.Bid A	
							Total	
12. Texas Concrete & Demolition	NO						Base Bid	
							Alt.Bid A	
							Total	



**DIXIELAND PARK
BASKETBALL COURT
IMPROVEMENTS**

RFP No. 2025-11

Bid Due Date

September 23, 2025

@ 2:00 PM



SLR BUILDING CONTRACTORS

**SLR Building Contractors,
LLC**

1803 S Cesar Chavez Rd.

Edinburg, TX 78542

p. 956-383-8194

f. 956-997-9771

1	BID PROPOSAL
2	BID FORM
3	BID BOND & INSURANCE CERTIFICATE
4	BID DEPOSIT
5	BID SCHEDULE & CONSTRUCTION SCHEDULE
6	STATEMENT OF BIDDER'S QUALIFICATIONS W/RESUMES
7	CERTIFICATION REGARDING DEBARMENT AND SUSPENSION
8	BID REFERENCE FORM
9	CONFLICT OF INTEREST QUESTIONNAIRE & FORM 1295
10	
11	
12	

BID PROPOSAL/NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS {}
COUNTY OF CAMERON {}

Stephanie L Renteria



, being first duly sworn, deposes and says that:

(1) He/She is President of SLR Building Contractors, LLC,
Title (Owner/Manager, etc.) Company Name

the Bidder that has submitted the attached Bid;

(2) He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Harlingen or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

The undersigned, as bidder, declares that he/she has carefully examined the form of contract, Notice To Bidders, Specifications & the Plans therein referred to, and agrees that he will provide all the necessary labor, machinery, tool, apparatus, and other items incidental to construction, and will do all the work and furnish all the materials called for in the Contract and Specifications in the manner prescribed therein, and according to the requirements of the Engineer as therein set forth.

It is further agreed that the quantities of work and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the work fully as planned and contemplated, and that all quantities, whether increased or decreased are to be performed at the unit prices set forth in the Base Bid Schedule or as provided for in the specifications.

It is agreed that the items under sections Traffic Safety and Trench Safety (if applicable), are important to both the safety of the workmen and to the public and that the CONTRACTOR shall follow all safety requirements to the satisfaction of the Owner and Owner's representative.

It is understood and agreed that all work is to be completed in full within the time proposed on the Contract Agreement or as specified in any Change Orders that may be directed.

Bidder acknowledges receipt of the following addendum or addenda.

- 1.) Addendum No 1 - 09/16/2025 SL
- 2.) Addendum No 2 - 09/18/2025 SL
- 3.) _____
- 4.) _____
- 5.) _____

Accompanying this bid is a certified or cashier's check or bid bond payable to the City of Harlingen in an amount indicated below:

Dollar (\$ _____), Percent (5%) of the Contract Price Submitted.

It is understood and agreed that the work is to be completed within **Seventy (70) working days** after the date on which the work is to commence. Penalties will amount to **\$1,000.00** per **working** day for failure to complete the project in the specified time* **Please read note below**

It is understood and agreed that the owner may delay awarding the contract and hold the bids for a period not to exceed **sixty (60)** calendar days. ** **Please read note below**

In the event of the award of the contract to the undersigned, the undersigned will furnish a performance bond and a payment bond for the full amount of the contract to insure initiation and completion of the contract until final acceptance, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract. In addition the contractor shall furnish insurance with limits as shown on **Page 11** of these Specifications.

***Note: It has been established that the fabrication of the Metal Building will take about 10-12 weeks after drawings and submittal have been approved by the owner. We will request for an extension to this 70 day period and would expect the City to approve it accordingly.**

****Note: Considering that a large portion of this proposal is the cost of the Pre-Fabricated Metal building and the current market for steel is more than volatile, this cost may need a price adjustment should there be a considerable change in price at contract time.**

It is agreed that all work proposed to be done shall be accepted when fully completed and finished in accordance with the plans and specifications, to the satisfaction of the Owner.

The undersigned certifies that the bid prices contained in the Bid Form and in the Bid Schedule have been carefully checked and are submitted as correct and final.

Signed: [Signature]

Title: President

Company: SLR Building Contrcators, LLC

Street Address: 1803 S Cesar Chavez Rd

City and State: Edinburg, TX 78542

Phone: 956-383-8194

Fax: 956-997-9771

Email Address: s.renteria@slrbc.com

FEDERAL TAX ID: 82-1441463

STATE TAX ID: 3-20636-3849-1

DUNS #: 080765617

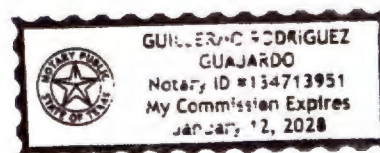
Subscribed and sworn to me this 23 day of September, 2025.

Guillermo Rodriguez Guajardo
Notary Public

01/12/2028

BY: Guillermo Rodriguez G

My commission expires 01/12/2028



BID FORM

We, the undersigned, have completely read the specifications for:

RFP No. 2025-11 Dixieland Park Basketball Court Improvement

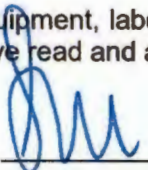
TOTAL BASE BID PRICE: \$ **279,395.00**

In Writing **Two Hundred Seventy Nine Thousand Three Hundred and Ninety Five Dlls 00/100**

This bid price includes all equipment, labor, supervision and material as set forth in the attached specification packet and instructions. I have read and agree to comply with all of these requirements.

FIRM REPRESENTATIVE

PRINTED NAME/TITLE


(Signature)
Stephanie L Renteria - President

NAME OF FIRM

SLR Building Contractors, LLC

MAILING ADDRESS

1803 S Cesar Chavez Rd

Edinburg, TX 78542

PHONE NUMBER

956-383-8194

FAX NUMBER

956-997-9771

EMAIL ADDRESS:

s.renteria@slrbc.com

FEDERAL TAX ID:

82-1441463

STATE TAX ID:

3-20636-3849-1

DUNS #:

080765617

DATE:

09/23/2025

BID BOND

**ORIGINAL BID BOND IS ATTACHED
(TAB #4)**

STATE OF TEXAS {
COUNTY OF CAMERON {

KNOW ALL MEN BY THESE PRESENTS: That SLR Building Contractors, LLC of the City of Edinburg, County of Hidalgo, and State of Texas as principal, and _____ authorized under the law of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto the City of Harlingen, (Owner), in the penal sum of 5% Greatest Amount Bid (\$ _____), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the Accompanying Bid, dated 09/23/2025, for **RFP No. 2025-11 Dixieland Park Basketball Court Improvements.**

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall not withdraw said Bid within the period specified therein after the opening of the same, or, if no period be specified, within thirty (30) days after the said opening, and shall within the period specified therefore, or if no period be specified, within ten (10) days after the prescribed forms are presented to him for signature, enter into a written contract with the Owner in accordance with the Bid as accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract; or in the event of the withdrawal of said Bid within the period specified, or the failure to enter into such Contract and give such bond within the time specified, if the Principal shall pay the Owner the difference between the amount specified in said Bid and the amount for which the local Public Agency may procure the required work or supplies or both, if the latter be in excess of the former, then the above obligation shall be void and of no effect, otherwise to remain in full force and virtue.

IN WITNESS THEREOF, the above-bounded parties have executed this instrument under their several seals this 23rd day of September, 2025, the name and corporate seal of each corporate party being hereto affixed and these present signed by its undersigned representative, pursuant to authority of its governing body.

(SEAL)

(SEAL)

Attest:

By: _____

Affix
Corporate
Seal

Attest:

By: _____

Affix
Corporate

Seal

Attest:

By: _____

Countersigned

By _____

* Attorney-in-Fact, State of _____

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the _____, Secretary of the Corporation named as Principal in the within bond; that _____, who signed the said bond on behalf of the Principal was then _____ of said corporation; that I know his signature, and his signature thereto is genuine; and that said bond was duly signed, sealed, and attested to, for and in behalf of said corporation by authority of this governing body.

Corporate
Seal

Title: _____

* Power-of-attorney for person signing for surety company must be attached to bond.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McAfee Insurance Agency P. O. Box 625 321 Second Street Mercedes TX 78570		CONTACT NAME: Mindy Rivera PHONE (A/C, No, Ext): (956) 565-2481 FAX (A/C, No): (956) 565-2733 E-MAIL ADDRESS: mindy@mcfeeagency.com	
INSURED SLR Building Contractors, LLC 1803 S. Cesar Chavez Rd. Edinburg TX 78542		INSURER(S) AFFORDING COVERAGE INSURER A: Champlain Specialty Ins. Co. INSURER B: Progressive Companies INSURER C: Starstone National Ins. Co. INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 2025-2026

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR			CSARCGL0003245 02	03/20/2025	03/20/2026	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COM/PROP AGG \$ 2,000,000
							Employee Benefits \$ 1,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			969683656	05/17/2025	05/17/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
			BODILY INJURY (Per person) \$				
			BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
							Underinsured motorist \$ 100,000
C	☒ UMBRELLA LIAB ☒ EXCESS LIAB			89592D257ALI	03/20/2025	03/20/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 4,000,000
			EACH OCCURRENCE \$ 4,000,000				
			AGGREGATE \$ 4,000,000				
	DED RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTHER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Dixieland Park Basketball Court Improvements
RFP NO. 2025-11
Dixieland Park
Harlingen, TX 78550

CERTIFICATE HOLDER

CANCELLATION

City of Harlingen Engineering Department 24200 FM 509 Harlingen TX 78550	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	San Juan Ins Agency, Inc Valley Ins Providers&/orTruckers Ins PO Box 3783 McAllen TX 78502-	CONTACT NAME: COMMERCIAL DEPARTMENT/Ruby Hernandez PHONE (A/C, Mo, Ext): (956)685-1936 FAX (A/C, Mo): (956)781-5247 E-MAIL ADDRESS: CERTIFICATE REQUEST INFOCL@VIP-INS.NET
INSURED	SLR BUILDING CONTRACTORS LLC 1803 S CESAR CHAVEZ RD. Edinburg TX 78542-	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Texas Mutual Insurance Co 22945 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
(LTR)		INSO	WOLO		(MM/DD/YYYY)	(MM/DD/YYYY)	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/POP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	X 0002070497-24	11/21/2024	11/21/2025	X PER STATUTE OTH-ER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROJECT 2 DIXIELAND PARK BASKETBALL COURT IMPROVEMENTS
RFP NO 2025-11
DIXIELAND PARK
HARLINGEN, TX 78550

CERTIFICATE HOLDER	CANCELLATION
CITY OF HARLINGEN ENGINEERING DEPARTMENT 24200 FM 509 HARLINEGEN TX 78550-	AI 131349 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE



Gilbert Renteria, III

Project Role: Estimator/Project Manager

Urethane Consultant
Master Roof Installer
Certified Distributor

Gilbert is active in all phases of construction and involved in each project. He is responsible for all projects, client relations, site reviews and oversees all project managers and project superintendents.

One of the reasons SLR Building contractors is able to consistently complete projects on-time and in-budget quality projects is his hands-on approach. He makes regular site visits, meets with Owner's and Owners' representatives, and is able to expedite difficult orders or negotiate changes as needed.

With over a 24-year track record providing management, administrative support and construction experience, Gilbert is a valuable asset for all Owners, End-Users and their projects.

Experience:

2016 - Present Global Polymer Systems
Owner

Develop, manage and achieve objectives in the roofing and insulation industry, oversee vision and mission by setting and maintaining strategies to grow business revenue and profitability.

2012 - Present SLR Building Contractors
Project Executive/Project Manager/Estimator/Superintendent

Optimize site processes to ensure high team performance, outline site policies and safety procedures. Attend industry conferences and trade shows to learn new up and coming systems and networking with manufacturers.

2006 - Present South Texas Urethane
Owner

Provide strategic and operational leadership to improve operations. Effectively direct the performance of sales and marketing of urethane roofing and insulation systems through feedback and performance reviews.

2001 - Present Rio Grande Urethane Roofing Co.
Owner

Plan, execute and finalize roofing and insulation projects within budget and scope objectives. Identify, effectively communicate and resolve project issues or concerns.



SLR BUILDING CONTRACTORS

Guillermo Rodriguez

Project Role: General Manager/ QA-QC Manager

EDUCATION

Instituto Tecnológico y de Estudios Superiores de Monterrey
December 1986 BS, Chemical Engineering Monterrey, N.L., Mexico

EXPERIENCE

Thirty plus years of experience working as a frontline administrator in the Maquiladora Industry, twenty-five of which have been in the areas of Resource Planning, Sourcing & Procurement, Material and Inventory control for a variety of industries including High-tech Electronics, Automotive components, Industrial Refractories, Lighting and Control. Employed with renowned transnational companies such as General Electric, Johnson Controls Inc. and Industrias Peñoles both in the U.S.A. and in Mexico.

March 2020 – Present

SLR Building Contractors, LLC

General Manager/QA-QC Manager

Edinburg, TX

- Primary duties include but not limited to managing day to day operations, purchasing, quality, safety, cost control and continuous improvement within the organization.
- Charged with revamping of current practices to develop, test and incorporate Standardized Operating Procedures throughout the organization and implement lean practices which will allow continuous growth and profitability.
- Report weekly P& L performance and necessary corrective actions
- Analyze & adjust man-power and personnel skill set requirements to meet company objectives. Establish Succession planning providing for coaching, mentoring & training to improve the knowledge base, satisfaction and culture change.
- Oversight of complete estimating and bidding process as well as the daily monitoring of multiple works in progress as well as cost accounting and invoicing.
- Oversight of procurement process and supplier selection.

March 2014 – February 2020 Paulmex International

Operations Manager

Edinburg, TX

- Responsible to evaluate, enhance, and develop policies, procedures, and best practices to support the Company's accelerated growth and continuous changes in regulations. Implemented performance metrics & visual management techniques driving continuous improvement activities and reducing costs.
- Implemented a new Safety program, Lean activities, & currently installing a TPM (preventative maintenance program)
- Primary duties included, but were not limited to, reviewing and updating engineering purchasing specifications for components and supplies and coordinating with field operations the Quality of bot materials and installations and complete adherence to specifications and at the same time applying Engineering expertise to manage, approve and implement changes as they occur to ensure that the correct materials and precise components were matched to specific customer end-use applications.
- Report weekly P& L performance and necessary corrective actions
- Analyze & adjust man-power and personnel skill set requirements to meet company objectives. Establish Succession planning providing for coaching, mentoring & training to improve the knowledge base, satisfaction and culture change.

- Developed & Implemented new inventory model yielding \$700K reduction in the first 20 months. Improved scheduling prioritization and forecasting practices. Improved delivery performance 78-96%, eliminated Customer Past due by more than \$100K and reduced Premium Freight by more than \$75K in the first ten months.

April 1995 – November 2013
Materials and Manufacturing Leader

Johnson Controls Inc.
Reynosa, Tamps., Mexico

- Responsible for implementing and driving the key operating rhythms and metrics for a \$300M operation providing cross-functional leadership throughout the organization. These metrics and indicators ensure the alignment and execution of the Operation Business Plans in the Reynosa-Pharr facilities.
- Also responsible for managing the engineering aspects of procurement and inventory of electronic and mechanical components for the manufacturing facilities in Texas and Mexico.
- Primary duties included, but were not limited to, reviewing and updating engineering purchasing specifications for components and supplies and coordinating with Manufacturing and Materials teams to modify manufacturing and engineering plans when changes occurred, apply engineering expertise to review and approve isometric drawings, dimensioning and metallurgy to ensure that the correct materials and precise components were matched to specific customer end-use applications.
- Also responsible for overseeing the transfer of Raw Materials from different Johnson Controls facilities, the assembly of individual customer orders and timely shipments of said orders while validating and updating forecasted sales to assure proper use of manufacturing capacities and material availability and resource utilization.

CERTIFICATION REGARDING DEBARMENT & SUSPENSION

Certification Regarding Debarment and Suspension

U.S. Department of Housing
and Urban Development

Certification A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions

1. The prospective primary participant certifies to the best of its knowledge and belief that its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal debarment or agency;

b. Have not within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

d. Have not within a three-year period preceding this application proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (A)

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of these regulations.

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines this eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph (6) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

Certification B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (B)

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of these regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a lower covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies including suspension and/or debarment.

Applicant

SLR Building Contractors, LLC by Stephanie L Renteria

Date

09/23/2025

Signature of Authorized Certifying Official

Title

President

BID REFERENCE FORM



The following information shall be required to accompany all bid submittals.

1. Local company's business name and business information.

Company name: SLR Building Contractors, LLC
Address: 1803 S Cesar Chavez Rd
Contact Person: Stephanie L Renteria
Office Phone #: 956-383-8194 Mobile #: 956-821-3313
Email Address: s.renteria@slrbc.com

2. Your Corporate Company's name and business information.

Corporate name: N/A
Address: _____
Office Phone #: _____ Mobile #: _____
Email Address: _____

3. Does your company participate in Cooperative Contract Pricing? YES ☐ NO ☒ (select below)

☐ BuyBoard (TASB) ☐ H-GAC ☐ Choice Partners ☐ GSA ☐ ASC
☐ OMNIA Partners ☐ TXMAS ☐ Sourcewell ☐ TIPS ☐ TCI
☐ TXSmartBuy ☐ TXDIR ☐ Other: _____

CO-OP Contract #: _____ Effective Dates: _____ to _____

4. A minimum of 3 references (local preferred).

<u>Company Name</u>	<u>Contact Name</u>	<u>Phone</u>	<u>Email</u>
1. <u>Badafi Foods</u>	<u>Roy Villarreal</u>	<u>956-975-1628</u>	<u>roy.villarreal@badafifoods.com</u>
2. <u>Alamo System Ind</u>	<u>Brice Wernecke</u>	<u>956-702-4111</u>	<u>bricew@alamosystemllc.com</u>
3. <u>EVG Architects</u>	<u>Eduardo Vela</u>	<u>956-843-2987</u>	<u>egv@egvarch.com</u>

5. Municipal projects (local preferred):

<u>Municipality Name</u>	<u>Project Name</u>	<u>Amount</u>	<u>Completion Date</u>
1. <u>City of Edinburg</u>	<u>Police Department Reno</u>	<u>\$575,000.00</u>	<u>10/15/2024</u>
Contact Name, Phone, Email: <u>Mardoqueo Hinojosa (956)388-8955 mhinojosa@cityofedinburg.com</u>			
2. <u>City of Edinburg</u>	<u>Auditorium Re-Roof</u>	<u>\$98,000.00</u>	<u>02/20/2025</u>
Contact Name, Phone, Email: <u>Sergio Castro (956)388-8953 scastro@cityofedinburg.com</u>			
3. <u>City of Mercedes</u>	<u>City Hall Renovation</u>	<u>\$174,900.00</u>	<u>10/02/2025</u>
Contact Name, Phone, Email: <u>Alberto Perez (956)565-3114 aperez@cityofmercedes.com</u>			
4. <u>City of Harlingen</u>	<u>VIA Exterior Paint</u>	<u>\$380,811.00</u>	<u>06/20/2023</u>
Contact Name, Phone, Email: <u>Bryan J Wren (956)367-2327 bryan@flythevalley.com</u>			
5. _____			
Contact Name, Phone, Email: _____			



December 4, 2024

To Whom It May Concern:

I respectfully submit this letter of recommendation for SLR Building Contractors. They were the Contractor for the two following projects of which I was the Architect of Record.

1. Edinburg C.I.S.D. Gymnasium Addition / Improvements for Canterbury Elementary School
2. Edinburg C.I.S.D. Gymnasium Addition / Improvements for De Escandon Elementary School

I have known Mr. Guillermo Rodriguez for about two years and can attest to his enthusiasm, hard work and attention to details. I was pleased with his company's performance and response to questions.

There is no doubt that SLR Building Contractor, can be an asset should you choose to hire them for your upcoming project.

If you have any questions, please do not hesitate to call at (956) 843-2987.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Vela', is written over a horizontal line.

Eduardo G. Vela, AIA



**La Joya Independent School District
Superintendent of Schools**

200 West Expressway 83
La Joya, Texas 78560
Telephone (956) 323-2006
(956) 323-2008

School Board

*Julian Alvarez III, President
Anita Chavez, Vice-President
Alyssa Peña, Secretary
Celso Gomez Jr., Member
Dr. Rosalva Hernandez, Member
Dr. Carlos Margo, Member
Jessica Ochoa, Member*

To Whom It May Concern,

I'm writing to highly recommend SLR Building Contractors, LLC, who have consistently provided top-quality roofing services over the past several years. We've worked together on numerous projects, listed below, and every experience has been a positive one.

Irene Garcia M.S.	Roof 145,000 sq. ft. approximately
Americo Paredes E.S.	Roof 9,500 sq. ft. approximately
Guillermo Flores E.S.	Roof 46,000 sq. ft. approximately
Henry B. Gonzalez E.S.	Roof 95,000 sq. ft. approximately
Ann Richards M.S.	Roof 140,000 sq. ft. approximately
La Joya High School	Roof 189,000 sq. ft. approximately
Kika de la Garza E.S.	Roof 48,000 sq. ft. approximately

On every project, SLR Building Contractors, LLC has proven to be both professional and easy to work with. They're respectful, keep the job site organized, and always communicate clearly, which makes a big difference in keeping the project on track and stress-free.

For anyone looking for a reliable, skilled, and professional roofer, I'd recommend SLR Building Contractors, LLC.

Sincerely,

Mr. Rogelio Hernandez
Coordinator for Facilities
La Joya Independent School District
(956) 323-2134
r.hernandez9@lajovaisd.net

Rogelio Hernandez, Coordinator for Facilities
Educational Excellence: The Right of Every Student



Badafi Foods LLC

3701 W. Military Hwy, McAllen, TX 78503

November 13, 2024

To Whom It May Concern,

I'm pleased to recommend SLR BUILDING CONTRACTORS, company that has been my go-to roofer for the past 5–6 years. Over multiple projects at the North and South plants with over 178,000 sq. ft. of installed roofs, SLR has consistently impressed me with their high-quality work and reliability.

From small repairs to larger jobs, SLR takes pride in getting the details right, so I've always been confident the work will last without needing follow-up fixes. I also appreciate their dependability—they show up on time, meet deadlines, and keep me in the loop on project progress, which makes the process straightforward and stress-free.

They keep the worksite tidy, are respectful of my property, and put safety first, which makes a big difference. Their professionalism and respectful approach are the reasons I continue to trust them with my roofing needs.

I'm happy to recommend SLR BUILDING CONTRACTORS for any roofing project. Their commitment to quality and dependability is a rare find.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roy Villarreal', written over a horizontal line.

Mr. Roy Villarreal
Facilities Director
Badafi Foods, Inc.
(956) 215-7180
roy.villarreal@badafifoods.com



EDINBURG CISD

411 N. 8th Ave., Edinburg, TX 78541
(956) 289-2300

CARMEN GONZÁLEZ, President
XAVIER SALINAS, Vice-President
LUIS ALAMIA, Secretary
MIGUEL "MIKE" FARIAS, Member
LETTY FLORES, Member
LETICIA "LETTY" GARCIA, Member
DOMINGA "MINGA" VELA, Member
Dr. Mario H. Salinas, Superintendent

November 20, 2024

Gilbert Renteria
SLR Building Contractors, LLC
Owner

To Whom It May Concern

On behalf of the Edinburg C.I.S.D. it is with pleasure that I take this opportunity to express our thoughts and appreciation for the great job provided by SLR Building Contractors, LLC during the last several year. SLR Buidling Contractors has done roofing project for some of our school which are De Zavala Elem., De La Vina Elem. And Memorial Middle School.

SLR attention to detail on their project, headed by Gilbert Renteria has proven how a well-organized project can come to life when the Owner, Architect and Contractor share a common goal to achieve a successful project. They kept us informed, responded diligently when additional information was requested, and were always willing to cooperate and serve our district and campus personnel and most importantly kept the project on schedule for the benefit of students and staff without disrupting the teaching environment.

SLR's quality of work and their relaibility have been more than satisfactory to our district and have handled every obstical in a professional manner and timely manner and always ensure the project gets completed to the satisfaction of the owners.

We look forward to future projects with SLR. Should you have any questions or need additional information do not hesitate to call me at (956) 289-2578.

Sincerely,

Roberto S. Gomez
Director of Facilities Department

Nondiscrimination Statement

Edinburg CISD does not discriminate on the basis of race, color, national origin, sex, disability or age in its programs or activities and provides equal access to the Boy Scouts and other designated youth groups. The following persons have been designated to handle inquiries regarding the nondiscrimination policies: Title IX issues: Robert Vina, r.vina@edcisd.us, Coordinator of Personnel/Legal Issues, ADA/504 issues: Sofia Hinojosa, sofia.hinojosa@edcisd.us, Coordinator of Student & Social Services, 411 N 8th Avenue, Edinburg, TX 78539, (956) 289-2300

Edinburg CISD no discrimina por motivos de raza, color, origen nacional, sexo, discapacidad o edad en sus programas o actividades y brinda igualdad de acceso a los Boy Scouts y otros grupos juveniles designados. Las siguiente personas han sido designadas para manejar consultas sobre las politicas de no discriminación Title IX issues: Robert Vina, r.vina@edcisd.us, Coordinator of

CONFLICT OF INTEREST QUESTIONNAIRE

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Stephanie L Renteria - President

Signature of vendor doing business with the governmental entity

09/23/2025

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1365343

Date Filed:
09/18/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

SLR Building Contractors, LLC
Edinburg, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Harlingen

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RFP No. 2025-11
Dixieland Park Basketball Court Improvement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



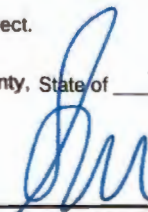
6 UNSWORN DECLARATION

My name is Stephanie L Renteria, and my date of birth is 12/18/1987.

My address is 5314 Falcon Crest Ln, Edinburg, TX, 78542, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 23 day of September, 20 25.
(month) (year)



Stephanie L Renteria - President

Signature of authorized agent of contracting business entity
(Declarant)

Bidder acknowledges receipt of the following addendum or addenda.

- 1) Addendum 1 - Dated 9/16/2025
- 2.) Addendum 2 - Dated 9/18/2025
- 3.) _____
- 4.) _____
- 5.) _____

Accompanying this bid is a certified or cashier's check or bid bond payable to the City of Harlingen in an amount indicated below:

Dollar (\$ _____), Percent (5%) of the Contract Price Submitted.

It is understood and agreed that the work is to be completed within **Seventy (70) working days** after the date on which the work is to commence. Penalties will amount to **\$1,000.00** per **working** day for failure to complete the project in the specified time.

It is understood and agreed that the owner may delay awarding the contract and hold the bids for a period not to exceed **sixty (60)** calendar days.

In the event of the award of the contract to the undersigned, the undersigned will furnish a performance bond and a payment bond for the full amount of the contract to insure initiation and completion of the contract until final acceptance, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract. In addition the contractor shall furnish insurance with limits as shown on **Page 11** of these Specifications.

It is agreed that all work proposed to be done shall be accepted when fully completed and finished in accordance with the plans and specifications, to the satisfaction of the Owner.

The undersigned certifies that the bid prices contained in the Bid Form and in the Bid Schedule have been carefully checked and are submitted as correct and final.

Signed: *Dirkin*

Title: CEO

Company: MTL Construction, LLC

Street Address: 14070 FM 306

City and State: Canyon Lake, Texas 78133

Phone: 830-660-7910

Fax: _____

Email Address: office@MTLConstructionTX.com

FEDERAL TAX ID: 86-3730696

STATE TAX ID: _____

DUNS #: _____

Subscribed and sworn to me this 22nd day of September, 2025.

Notary Public

BY: *Adam Day*

My commission expires 09/05/2029



BID FORM

We, the undersigned, have completely read the specifications for:

RFP No. 2025-11 Dixieland Park Basketball Court Improvement

TOTAL BASE BID PRICE: \$ 355,347.30

In Writing Three hundred fifty five thousand three hundred forty

seven dollars and thirty cents

This bid price includes all equipment, labor, supervision and material as set forth in the attached specification packet and instructions. I have read and agree to comply with all of these requirements.

FIRM REPRESENTATIVE 
PRINTED NAME/TITLE Dillon Bridwell - CEO ^(Signature)

NAME OF FIRM MTL Construction, LLC

MAILING ADDRESS 14070 FM 306
Canyon Lake, Texas 78133

PHONE NUMBER 830-660-7910

FAX NUMBER

EMAIL ADDRESS: office@MTLConstructionTX.com

FEDERAL TAX ID: 86-3730696

STATE TAX ID:

DUNS #:

DATE: 9/22/2025

Bid Bond

Surety Department

KNOW ALL MEN BY THESE PRESENTS,

That we, MTL Construction, LLC, as Principal, hereinafter called the Principal, and the Swiss Re Corporate Solutions Premier Insurance Corporation, a Corporation created and existing under the laws of the State of Missouri, whose principal office is in Kansas City, MO, as Surety, hereinafter called the Surety, are held and firmly bound unto the City of Harlingen, Texas, as Obligee, hereinafter called the Obligee, in the sum of Five Percent (5%) of the Greatest Amount Bid (\$---5%---), for the payment of which sum, well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the Principal has submitted a bid for

Dixieland Park Basketball Court Improvement

NOW THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or contract documents with good and sufficient surety for the faithful performance of such contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 23rd day of September, 2025.

Attest:

MTL Construction, LLC

(Principal)

By:

Cathy Landerlin

By

Dustin

(SEAL)

Witness:

Abby Jones

Swiss Re Corporate Solutions
Premier Insurance Corporation

By

Kevin J. Dunn
Kevin J. Dunn, Attorney-in-Fact

(SEAL)

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

W. LAWRENCE BROWN, TRACY TUCKER, KEVIN J. DUNN, STEVEN TUCKER, ROBERTA H. ERB.

and DOUGLASS A. REED

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY FIVE- MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 6TH day of MARCH, 20 24

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 6TH day of MARCH, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 23rd day of September, 20 25.

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

BID SCHEDULE

RFP No. 2025-11 Dixieland Park Basketball Court Improvement

NOTE: Bidders are to use plans and specifications to determine exact bid quantities, materials, equipment, styles, and design. Descriptions on bid schedules are provided for reference only.

BASE BID

Item No.	Description	Quantity	Unit of Measure	Unit Price	Total Price
1	CONSTRUCTION OF COURT CONCRETE FOUNDATION For the price of <u>One hundred thirty seven thousand nine hundred four</u> Dollars <u>Seventy two</u> Cent	1	LS	\$147,904.71	\$147,904.71
2	CONSTRUCTION AND INSTALLATION OF PREFABRICATED METAL STRUCTURE For the price of <u>one hundred sixty two thousand six hundred twenty five</u> Dollars <u>Eighty three</u> Cent	1	LS	\$162,625.83	\$162,625.83
3	CONCRETE SIDEWALK WITH ADA RAMP CONSTRUCTION For the price of <u>five thousand eight hundred eighty two</u> Dollars <u>forty eight</u> Cent	132	SF	\$52.14	\$6,882.48
4	BASKETBALL COURT POLE AND HOOP [FULL ASSEMBLY AND INSTALLATION] For the price of <u>Twelve thousand nine hundred thirty four</u> Dollars <u>Twenty eight</u> Cent	2	LS	\$6,467.14	\$12,934.28
5	OWNER'S ALLOWANCE For the price of <u>TWENTY-FIVE THOUSAND</u> Dollars <u></u> Cent	1	LS	25,000	25,000

BASE BID TOTAL	\$355,347.30
-----------------------	---------------------

ALTERNATIVE BID A

1	BASKETBALL ACRYLIC COLOR SURFACING For the price of _____ Dollars _____ Cents	1	LS	\$15,904.44	\$15,904.44
2	BASKETBALL COURT STRIPING For the price of _____ Dollars _____ Cent	1	LS	\$2,221.29	\$2,221.29
3	FONROCHE OPERA-4K-T4 SOLAR LIGHT [FULL ASSEMBLY AND DIRECT BURIAL INSTALLATION] For the price of _____ Dollars _____ Cent	12	EA	\$6,036.58	\$72,438.96
4	FONROCHE OPERA-4K-T3 SOLAR LIGHT [FULL ASSEMBLY AND DIRECT BURIAL INSTALLATION] For the price of _____ Dollars _____ Cent	8	EA	\$6,036.58	\$48,292.64
5	Fonroche GATEWAY For the price of _____ Dollars _____ Cent	1	EA	\$1,804.05	\$1,804.05
6	BASKETBALL COURT INTERIOR STRUCTURE ELECTRICAL LIGHTING For the price of _____ Dollars _____ Cent	1	LS	\$10,830.00	\$10,830.00

ALTERNATIVE BID A TOTAL

\$ 151,491.38

NOTES: Bidders are to use plans and specifications to determine exact bid quantities, materials, equipment, styles, and design. Descriptions on bid schedules are provided for reference only.

The above unit prices shall include all necessary labor, materials, well pointing, bailing shoring, removal, overhead, profit, insurance, etc., to cover the finished work of the several kinds called for.

The bidder agrees that the bid shall be good and may not be withdrawn for a period of sixty (60) calendar days.

Unit prices are shown in both words and figures. In cases of discrepancy, the amount shown in words shall govern.

No payments shall be made to contractor and sub-contractor for materials on hand.

Total Base Bid Amount: \$355,347.30

Base Bid Amount in Words: Three hundred fifty five thousand three hundred forty
seven dollars and thirty cents

Total Alternative Bid A Amount: \$ 151,491.38

Total Alternative Bid A Amount in Words: One hundred fifty one thousand four hundred
ninety one dollars and thirty eight cents

Contractor Name: MTL Construction, LLC

Contractor's Representative: Dillon Bridwell

Title: CEO **Date:** 9/22/2025

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he desires.

Name of Bidder: MTL Construction, LLC Date Organized: 04/2021

Address: 14070 FM 306 Canyon Lake, TX 78133 Date Incorporated: _____

Number of Years in contracting business under present name: 4.5

CONTRACTS ON HAND:

Contract	Amount \$	Completion Date
<u>Amber Oaks Credit Union</u>	<u>\$647,000</u>	<u>10/10/2025</u>

Type of work performed by your company: Excavation & Concrete

Have you ever failed to complete any work awarded to you? (Y/N) No

Have you ever defaulted on a contract? (Y/N) No

List the projects most recently completed by your firm (include project of similar importance):

Project	Amount \$	Mo/Yr Completed
<u>See attached</u>		

Major equipment available for this contract: _____

D6 Dozer, Loader, Water Truck, Roller

Attach resume(s) for the principal member(s) of your organization, including the officers as well as the proposed superintendent for the project.

Credit available: \$ _____ Bank reference: PNC Bank

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the City of Harlingen in verification of the recitals comprising this Statement of Bidder's Qualifications.

Executed this 22 day of September, 2025

By:  Title: CEO
(signature)

Dillon Bridwell
(print name)



Relevant Experience & Qualifications

- **Name and location of project:** Moon Valley Nursery - San Antonio
- **Contact:** Jose Mendez - 832-570-7240
- **Description of scope and size and cost:** Excavation, Foundations, & Concrete - \$589,702.00
- **Budgeted and final construction cost (provide reasons for variance, if necessary).**

Provide number of change orders and cost of total changes for each project.

- Budgeted - \$574,324.00
- Final - \$589,702.00
- Change Orders - 2

- **Name and location of project:** Lockhart Prep & Asphalt Paving - Lockhart
- **Contact:** Clarence Martinez - 956-267-3380
- **Description of scope and size and cost:** Prep & install 130,680 SF of asphalt and stripe the parking areas
- **Budgeted and final construction cost (provide reasons for variance, if necessary).**

Provided number of change orders and cost of total changes for each project.

- Budgeted - \$1,277,446.00
- Final - \$1,277,446.00
- Change Orders - 0

- **Name and location of project:** Love's Travel Stop - Big Spring
- **Contact:** Dillon Wilburn - 409-877-8078
- **Description of scope and size and cost:** Mass Excavation - \$1,242,517.92
- **Budgeted and final construction cost (provide reasons for variance, if necessary).**

Provided number of change orders and cost of total changes for each project.

- Budgeted - \$952,865.00
- Final - \$1,242,517.92
- Change Orders - 2

- **Name and location of project:** Wildbird Compressor Station Pad
- **Description of scope and size and cost:** Mass Grading - \$494,131.94
- **Budgeted and final construction cost (provide reasons for variance, if necessary).**

Provided number of change orders and cost of total changes for each project.

- Budgeted - \$494,131.94
- Final - \$668,131.94
- Change Orders - 1

- **Name and location of project:** Rifle Range Compressor Station Pad
- **Description of scope and size and cost:** Mass Grading - \$595,155.40
- **Budgeted and final construction cost (provide reasons for variance, if necessary).**

Provided number of change orders and cost of total changes for each project.

- Budgeted - \$595,155.40
- Final - \$624,508.40
- Change Orders - 1

CERTIFICATION REGARDING DEBARMENT & SUSPENSION

Certification Regarding Debarment and Suspension

U.S. Department of Housing
and Urban Development

Certification A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions:

1. The prospective primary participant certifies to the best of its knowledge and belief that its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal debarment or agency;

b. Have not within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

d. Have not within a three-year period preceding this application proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

2. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (A)

1. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

4. The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms **covered transaction**, **debarred**, **suspended**, **ineligible**, **lower tier covered transaction**, **participant**, **person**, **primary covered transaction**, **principal**, **proposal**, and **voluntarily excluded**, as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of these regulations.

6. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines this eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph (6) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause of default.

Certification B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Certification (B)

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of these regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph (5) of these instructions, if a participant in a lower tier covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies including suspension and/or debarment.

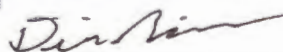
Applicant

MTL Construction, LLC - Dillon Bridwell

Date

9/22/2025

Signature of Authorized Certifying Official



Title

CEO

REFERENCE FORM



The following information shall be required to accompany all bid submittals.

1. Local company's business name and business information.

Company name: MTL Construction, LLC

Address: 14070 FM 306 Canyon Lake, Texas 78133

Contact Person: Dillon Bridwell

Office Phone #: 830-660-7910

Mobile #: _____

Email Address: office@MTLConstructionTX.com

2. Your Corporate Company's name and business information.

Corporate name: _____

Address: _____

Office Phone #: _____

Mobile #: _____

Email Address: _____

3. Does your company participate in Cooperative Contract Pricing? YES / ☒ NO (select below)

☐ BuyBoard (TASB)

☐ H-GAC

☐ Choice Partners

☐ GSA

☐ ASC

☐ OMNIA Partners

☐ TXMAS

☐ Sourcewell

☐ TIPS

☐ TCI

☐ TXSmartBuy

☐ TXDIR

☐ Other: _____

CO-OP Contract #: _____

Effective Dates: _____

to _____

4. A minimum of 3 references (local preferred).

Company Name

Contact Name

Phone

Email

1. Ayva Construction Jose Mendez 832-570-7240 jose@AyvaConstruction.com

2. STI Trucking Clarence Martinez 956-267-3380 cmartinez@STI-Laredo.com

3. J&E Construction Jorge Rodriguez 210-749-7223

5. Municipal projects (local preferred):

Municipality Name

Project Name

Amount

Completion Date

1. City of Georgetown

\$84,000

8/20/2025

Contact Name, Phone, Email: Dustin Clarkson, 512-630-1836, dustin.clarkson@georgetown.org

2. City of Kermit

\$390,000

9/25/2025

Contact Name, Phone, Email: Mike Molter, 325-207-3088, mmolter@parkhill.com

3. _____

Contact Name, Phone, Email: _____

4. _____

Contact Name, Phone, Email: _____

5. _____

Contact Name, Phone, Email: _____

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

MTL Construction, LLC

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Dillon Bridwell

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Dillon Bridwell

Name of signatory



Signature

9/22/2025

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or

- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

DILLON BRIDWELL

CEO | Business Development | Construction & Landscaping

7657 FM 32, Fischer, TX 78623

(281) 630-6263 | dillonbridwell@gmail.com | mtlconstructiontx.com

Professional Summary

Entrepreneurial leader with a proven track record of founding and scaling successful companies in both the construction and landscaping industries. Strategic thinker with hands-on experience in operations, business development, and team leadership. Known for driving growth, building client relationships, and managing complex commercial and civil projects.

Professional Experience

Chief Executive Officer & Co-Founder

MTL Construction – Canyon Lake, TX

May 2021 – Present

- Co-founded and scaled a heavy civil and commercial concrete construction company serving public and private sectors.
- Oversaw operations, budgeting, client acquisition, and strategic growth initiatives.
- Managed multimillion-dollar projects from bid to completion, ensuring compliance with all safety and regulatory standards.
- Built a reputation for quality work and reliable performance in competitive markets.

Chief Executive Officer & Co-Founder

Rockwood Investments – Canyon Lake, TX

December 2021 – Present

- Founded and currently manages a real estate investment company focused on both short-term and long-term rental properties.
- Oversee acquisition, renovation, leasing, and day-to-day operations of a growing property portfolio.
- Perform financial analysis, market research, and risk assessments to guide investment decisions.
- Develop and execute property management strategies to maximize occupancy, guest satisfaction, and return on investment.
- Ensure compliance with local, state, and federal housing regulations across multiple property types.

Chief Executive Officer

Mustang Landscaping – New Braunfels, TX

Jan 2020 – May 2021

- Re-launched and revitalized the company after a prior successful run.
- Expanded service offerings and client base while improving margins and operational efficiency.
- Managed teams, equipment, and contracts across residential and commercial projects.

Chief Executive Officer

Mustang Landscaping – Friendswood, TX

Feb 2015 – Aug 2017

- Founded the business in high school and grew it into a profitable operation.
- Gained early experience in entrepreneurship, client relations, and leadership.
- Built a strong referral-based customer base through quality work and reliability.

Business Development Intern

Associated Credit Union of Texas – League City, TX

May 2018 – Aug 2018

- Supported business development and marketing initiatives during paid internship.
- Conducted market research and assisted in strategic planning for member outreach.
- Learned fundamentals of financial services and professional communication.

Education

Texas State University – San Marcos, TX

Bachelor of Business Administration, Business Management

2017 – 2020 (3.5 years completed, 15 credit hours remaining)

Friendswood High School – Friendswood, TX

High School Diploma, Class of 2017

Key Skills

- Business Development & Sales Strategy
- Construction Project Management
- Commercial Concrete & Civil Sitework
- Leadership & Team Building
- Client Relations and sales
- Operations Management
- Budgeting & Cost Control
- Entrepreneurship

Skylar Beabout

Houston, United States, 2106870061, skylarbeabout1@gmail.com

PROFILE

Highly skilled and safety-focused heavy equipment operator with 5 years of experience in operating and maintaining a wide range of heavy machinery. Proficient in Motor Grader, bulldozers, loaders, and scrapper, with a strong understanding of construction site protocols and regulations. Demonstrated ability to execute projects efficiently and effectively, ensuring optimal productivity and meeting project deadlines.

EMPLOYMENT HISTORY

Nov 2022 — Present

Superintendent, MTL Construction

Canyon Lake, TX

As a heavy equipment operator, my primary responsibility is to operate and maintain heavy machinery such as bulldozers, scrapers, motor graders, and loaders to prepare construction sites for various projects. I was responsible for tasks such as grading land, moving and spreading dirt, operating equipment attachments, and ensuring proper equipment maintenance and safety procedures. Additionally, I will collaborate with construction teams, follow project plans, and communicate effectively to ensure smooth and efficient operations. Attention to detail, precision, and adherence to safety regulations are crucial in this role. My primary machine was a CAT Finsih Grade 140M3 with Tremble GPS.

Jul 2019 — Oct 2022

Heavy Equipment Operator, Yantis Company

San Antonio, TX

As a heavy equipment operator, my primary responsibility is to operate and maintain heavy machinery such as bulldozers, scrapers, motor graders, and loaders to prepare construction sites for various projects. I was responsible for tasks such as grading land, moving and spreading dirt, operating equipment attachments, and ensuring proper equipment maintenance and safety procedures. Additionally, I will collaborate with construction teams, follow project plans, and communicate effectively to ensure smooth and efficient operations. Attention to detail, precision, and adherence to safety regulations are crucial in this role. My primary machine was a CAT Finsih Grade 140M3 with Tremble GPS.

Jan 2019 — Jul 2019

Haul Truck Driver, Pierce Sitework

San Antonio, TX

As a construction haul truck driver, my main role is to operate and maneuver large dump trucks or haul trucks to transport construction materials, equipment, and debris on construction sites. I was responsible for loading and unloading materials, ensuring secure and safe transport, and adhering to traffic and safety regulations. My duties may also include performing routine maintenance checks on the truck, reporting any mechanical issues, and collaborating with other construction personnel to ensure efficient and timely delivery of materials. Strong driving skills, attention to detail, and a commitment to safety are essential for this role.

Sep 2017 — Jan 2019

Route Driver, Southwest Beverage Company

Leesville, LA

My primary responsibility is to operate a delivery truck to transport a variety of beverages to various customers, including bars, restaurants, and retail establishments. I was responsible for loading and unloading products, verifying orders, and ensuring accurate inventory management. Additionally, I needed to interact with customers in a professional and friendly manner, handle cash transactions, and provide excellent customer service. Adherence to traffic regulations, responsible alcohol handling, and timely deliveries are critical in this role. Strong organizational skills, attention to detail, and a valid driver's license are necessary qualifications.

License

CDL Class A

CAST-IN-PLACE CONCRETE NOTES

1. VERIFY ALL DIMENSIONS, COORDINATE WITH PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS, ACI #301-05, OR LATEST EDITION DRILLED PIERS SHALL COMPLY WITH ACI 308.1-01 AND ACI 308.2R-05
3. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, ACCESSORIES UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", ACI #315 LATEST EDITION
4. THE MINIMUM 28 DAYS CYLINDER STRENGTH SHALL BE AS FOLLOWS:
SLAB ON GRADE, 3000 PSI AT 28 DAYS; CONCRETE WEIGHT -NWC, WATER/CEMENT RATIO -0.5, SIZE OF LARGE AGGREGATE - 1 1/2"; MAXIMUM SLUMP -5". ALL MIXES SHALL HAVE A MINIMUM OF 5 SACKS OF CEMENTITIOUS MATERIAL PER YARD REGARDLESS OF STRENGTH OBTAINED.
5. NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN SLABS OR BEAMS.
6. VERTICAL CONSTRUCTION JOINTS IN SLABS ARE TO BE AS SHOWN ON PLANS OR AS APPROVED BY ENGINEER
7. ALL OPENINGS IN SLAB (FOR PIPING, DRAINS, ETC) SHALL BE SEALED WITH 1/2 SEALANT "2A" (SELF-LEVELING 2-PART POLYURETHANE)
8. UTILITIES THAT PROJECT THROUGH SLAB FLOORS SHOULD BE DESIGNED WITH EITHER SOME DEGREE OF FLEXIBILITY OR WITH SLEEVES IN ORDER TO PREVENT DAMAGE TO THESE LINES SHOULD VERTICAL MOVEMENT OCCUR.
9. BACKFILL AROUND PERIMETER TO PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
10. ANCHOR BOLTS, DOWELS, INSERTS, ETC SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING CONCRETE.
11. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED.
12. CONCRETE TESTING SHALL BE ONE SET OF CYLINDERS FOR EVERY 50 CUBIC YARDS OR PORTION THEREOF FOR EACH TYPE OF CONCRETE POURED ON ANY GIVEN DAY. ONE SET CONSISTS OF 2 CYLINDERS TESTED FOR COMPRESSION AT 7 DAYS AND 2 CYLINDERS AT 28 DAYS.
15. NO CONCRETE PLACEMENT IS PERMITTED WHEN AMBIENT TEMPERATURE IS BELOW 50° F.
16. NO CONCRETE PLACEMENT IS PERMITTED DURING RAIN FALL.
17. ALL EXPOSED CONCRETE BEAMS AND COLUMNS SHALL BE FREE OF HONEYCOMBS AND DISCOLORATION. CONCRETE SHALL HAVE A SMOOTH SURFACE.
18. EARTH FORMS: FORMS FOR FOOTINGS MAY BE CUT INTO EARTH PROVIDED THAT EARTH IS STABLE, LEVEL AND SOUND PROVIDE A 2x12 VERTICAL BOARD FORM MINIMUM BELOW BRICK LUG ELEVATION AT ALL PERIMETER GRADE BEAMS AND FOOTINGS
19. VAPOR BARRIER
A. VAPOR BARRIER (UNDER SLAB) SHALL CONFORM TO ASTM E1745, CLASS A OR BETTER AND SHALL HAVE A MINIMUM VAPOR PERMEANCE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E96. VAPOR RETARDANT SHALL BE NOT LESS THAN 15 MILS THICK.
APPROVED PRODUCTS
A. STEGO WRAP (15 MIL) BY STEGO INDUSTRIES LLC (887) 464-7834
INSTALLATION
A. LAY SHEETS SMOOTHLY, STRETCH AND WEIGHT EDGES, LAP JOINTS TWELVE (12) INCHES AND SEAL WITH TAPE AS SPECIFIED BY VAPOR BARRIER MANUFACTURER
TURN BARRIER UP SIX (6) INCHES AT WALLS AND AT ALL PIPES, ABUTMENTS, ETC
TAPE AND SEAL AT PENETRATIONS AND AT EDGES
B. AT GRADE BEAMS EXTEND VAPOR RETARDANT DOWN SIDES OF BEAM TRENCHES (AND FOOTING EXCAVATIONS) TO WITHIN 4" OF TRENCH BOTTOM AND SECURE TO SIDES OF TRENCH EXTEND BARRIER ACROSS BOTTOM OF BEAM TRENCH.
PATCHING
A. PATCH ALL PUNCTURES WITH A MINIMUM OVERLAP OF 6" IN ALL DIRECTIONS AND TAPE AROUND ENTIRE PERIMETER OF REPAIR.
A. PREINSTALLATION CONFERENCE
1. AT LEAST 30 DAYS PRIOR TO THE START OF THE CONCRETE SLAB CONSTRUCTION SCHEDULE, THE CONTRACTOR SHALL CONDUCT A MEETING TO REVIEW THE PROPOSED MIX DESIGNS AND TO DISCUSS THE REQUIRED METHODS AND PROCEDURES TO ACHIEVE THE REQUIRED CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SEND A PRE-CONCRETE CONFERENCE AGENDA TO ALL ATTENDEES 20 DAYS PRIOR TO THE SCHEDULED DATE OF THE CONFERENCE.
2. THE CONTRACTOR SHALL REQUIRE RESPONSIBLE REPRESENTATIVES OF EVERY PARTY CONCERNED WITH THE CONCRETE WORK TO ATTEND THE CONFERENCE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
A) CONTRACTOR'S SUPERINTENDENT
B) LABORATORY RESPONSIBLE FOR CONCRETE MIXES AND/OR FIELD QUALITY CONTROL
C) READY-MIX CONCRETE PRODUCER
D) CONCRETE SUBCONTRACTOR
E) ADMIXTURE MANUFACTURER(S)
F) LIQUID DENSIFIER AND SEALER MANUFACTURER
G) LIQUID DENSIFIER AND SEALER APPLICATOR
H) JOINT FILLING APPLICATOR
3. MINUTES OF THE MEETING SHALL BE RECORDED, TYPED AND PRINTED BY THE CONTRACTOR AND DISTRIBUTED BY HIM TO ALL CONCERNED PARTIES, INCLUDING THE OWNER'S REPRESENTATIVE, THE ARCHITECT, AND THE STRUCTURAL ENGINEER WITHIN FIVE DAYS OF THE MEETING.
B. CONCRETE MATERIAL
1. PORTLAND CEMENT ASTM C 150, TYPE I USE ONE BRAND OF CEMENT THROUGHOUT THE PROJECT
2. COARSE AND FINE AGGREGATES ASTM C33 COMBINED AGGREGATE GRADATION FOR SLABS ON GRADE AND OTHER DESIGNATED CONCRETE SHALL BE 8% - 18% FOR LARGE TOP AGGREGATES (1 1/2") OR 83 - 22% FOR SMALLER TOP SIZE AGGREGATES (1" OR 3/4") RETAINED ON EACH SIEVE BELOW THE TOP SIZE AND ABOVE THE NO 100 SIEVE SLABS ON GRADE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1-1/2" FOOTINGS AND PIERS 1" AND BEAMS 3/4"
3. WATER: COMPLYING WITH ASTM C 84
4. ALL CONCRETE SHALL CONTAIN "POZZOLITH" ADMIX AS PER MANUFACTURER'S SPECIFICATIONS, IN ACCORDANCE WITH ASTM C494

- C. ADMIXTURES:
1. AIR-ENTRAINING ADMIXTURES: SHALL CONFORM TO ASTM C-260 ADMIXTURE MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE AIR-ENTRAINING ADMIXTURE IS COMPATIBLE WITH OTHER REQUIRED ADMIXTURES ALL EXTERIOR SLABS SHALL BE AIR-ENTRAINED (4% - 6%) ACCEPTABLE PRODUCTS EUCLID CHEMICAL, AEA-92 AND ARMX-200, MASTER BUILDERS MICROAIR W.R. GRACE DARAVAIR 1000 AND DAREX-11
NOTE AIR-ENTRAINING ADMIXTURE SHALL NOT BE USED ON INTERIOR CONCRETE
2. WATER-REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494 TYPE A AND CONTAIN NOT MORE THAN 0.05% CHLORIDE IONS ACCEPTABLE PRODUCTS EUCLID CHEMICAL, WR-89 AND WR-91, MASTER BUILDERS 200N AND 322N, WR GRACE WRDA 36 AND WRDA 64
3. WATER REDUCING, RETARDING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE D, AND CONTAIN NOT MORE THAN 0.05% CHLORIDE IONS, ACCEPTABLE PRODUCTS: EUCLID CHEMICAL RETARDER 75, MASTER BUILDERS POZZOLITH R, WR GRACE DARATARD 17
4. HIGH RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), SHALL CONFORM TO ASTM C494, TYPE F OR TYPE G AND CONTAIN NOT MORE THAN 0.05% CHLORIDE IONS ACCEPTABLE PRODUCTS EUCLID CHEMICAL EUCON 37, MASTER BUILDERS REOBUILD 1000 WR GRACE DARACEM - 1000
5. WATER-REDUCING, NON-CORROSIVE ACCELERATING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE G OR E, AND CONTAIN NOT MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER THE ADMIXTURE MANUFACTURER MUST HAVE LONG-TERM, NON-CORROSIVE TEST DATA FROM AN INDEPENDENT TESTING LABORATORY (OF AT LEAST A YEAR'S DURATION) USING AN ACCEPTABLE ACCELERATED CORROSION TEST METHOD SUCH AS THAT USING ELECTRICAL POTENTIAL MEASURES, ACCEPTABLE PRODUCTS EUCLID CHEMICAL, ACCELGUARD 8090 AND ACCELGUARD NCA, MASTER BUILDERS NC534 AND POZZUTEC 20, W.R. GRACE POLARSET.
6. PROHIBITED ADMIXTURES:
a. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS ARE NOT PERMITTED
D. EVAPORATION RETARDER:
1. WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE
b.) ACCEPTABLE PRODUCTS:
"EUCOBAR" BY THE EUCLID CHEMICAL COMPANY - CONTACT PHIL BRANDT 887-438-3826
E. CURING MATERIALS:
1. EXTERIOR CURING: ALL EXTERIOR CONCRETE SLABS SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND THE LIQUID MEMBRANE-FORMING CURING COMPOUND SHALL MEET THE REQUIREMENTS OF ASTM C 1315 WITH A MAXIMUM V.O.C. CONTENT OF 700 G/L
b.) ACCEPTABLE PRODUCTS:
"SUPER REZ SEAL" BY EUCLID CHEMICAL COMPANY - CONTACT PHIL BRANDT 887-438-3826
2. INTERIOR CURING: ALL INTERIOR CONCRETE SLABS SHALL BE CURED USING A REDUCED ODOR, DISSIPATING LIQUID MEMBRANE FORMING CURING COMPOUND THAT IS FORMULATED FROM HYDROCARBON RESINS THE DISSIPATING LIQUID MEMBRANE FORMING CURING COMPOUND SHALL MEET THE REQUIREMENTS OF ASTM C-309 AND V.O.C. CONTENTS IN ACCORDANCE TO EPA 40 CFR, PART 59, TABLE I.
SUBPART D FOR CONCRETE CURING COMPOUNDS WITH A MAXIMUM V.O.C. CONTENT OF 390 G/L, APPLY AT 400 SF /GALLON.
b.) ACCEPTABLE PRODUCTS:
"KUREZ OR VOX" BY THE EUCLID CHEMICAL COMPANY - CONTACT PHIL BRANDT 887-438-3826
ALL CONCRETE SLABS SHALL ALSO BE MAINTAINED MOIST FOR 7 DAYS.
F. CONCRETE MIXES:
1. COMPLY WITH ACI 301 REQUIREMENTS FOR CONCRETE MIXTURE, U.N.O.
2. PREPARE DESIGN MIXES SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, PROPORTIONED ACCORDING TO ACI 301, FOR NORMAL WEIGHT CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA AS FOLLOWS:
CONCRETE MATERIALS INCLUDED IN THE MIX DESIGN SHALL BE THE SAME MATERIALS PROVIDED TO THE PROJECT, AND SHALL BE PREPARED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER. THE LABORATORY MIX DESIGN SHALL NOT EXCEED THE DESIRED JOB STRENGTH OF CONCRETE BY 1,200 PSI. FOUR COPIES OF THE MIX DESIGN SHALL BE SUBMITTED TO THE OWNER BEFORE CONCRETE WORK BEGINS.
3. SLUMP: CONCRETE CONTAINING HWYR SHALL HAVE A MAXIMUM SLUMP OF 6" (200MM). ALL OTHER CONCRETE SHALL NOT EXCEED 4 INCHES (100 MM) UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
4. ADJUSTMENT TO CONCRETE MIXES: MIX DESIGN ADJUSTMENTS MAY BE REQUESTED BY CONTRACTOR WHEN CHARACTERISTICS OF MATERIALS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT, AT NO ADDITIONAL COST TO OWNER AND AS ACCEPTED BY OWNER. LABORATORY TEST DATA FOR REVISED MIX DESIGN AND STRENGTH RESULTS MUST BE SUBMITTED TO AND ACCEPTED BY OWNER BEFORE USING IN WORK. BOTH THE CONCRETE TESTING AND INSPECTION AGENCY AND THE CONCRETE CONTRACTOR SHALL SATISFY THEMSELVES THAT THE CONCRETE MIX DESIGN WILL PRODUCE A CONCRETE WHICH WILL MEET THE SPECIFICATIONS FOR THIS PROJECT. IN ADDITION, THE CONTRACTOR AND CONCRETE FINISHER SHALL VERIFY THAT THE WORKABILITY, FINISHABILITY AND SETTING TIMES ARE APPROPRIATE FOR SLAB INSTALLATIONS. PLACEMENT SHALL BE MADE BY CHUTE DIRECTLY FROM THE CONCRETE TRUCKS IF PUMPING OF THE CONCRETE IS CONTEMPLATED FOR ANY SPECIAL LOCATIONS, THE PROPORTIONS ESTABLISHED ABOVE SHALL NOT BE ALTERED TO SUIT THE CAPABILITIES OF THE PUMPING EQUIPMENT.
5. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94. WHEN AIR TEMPERATURE IS BETWEEN 80° AND 90° F, REDUCE MIXING AND DELIVERY TIME FROM 90 MINUTES TO 75 MINUTES, WHEN AIR TEMPERATURE IS ABOVE 90° F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.
6. WATER CEMENT RATIO SHALL BE BASED ON SURFACE DRY MATERIAL.

- G. CONTRACTION JOINTS IN SLABS-ON-GRADE:
FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS, AS FOLLOWS
SAWED JOINTS: ALL SAW CUTTING SHALL BE ACCOMPLISHED WITH A SOFT-CUT SAW AS SOON AS THE SLAB WILL SUPPORT THE WEIGHT OF THE SAW AND OPERATOR.
NOTE: CONCRETE DUST SHALL BE REMOVED COMPLETELY AND IMMEDIATELY, IF CHALK LINES ARE USED FOR SAW CUTS, ALL CHALK REMAINING ON SLAB SHALL BE REMOVED COMPLETELY AND IMMEDIATELY AFTER SAWING.
- H. FLOOR SLAB TOLERANCES:
COMPLY WITH ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS." ALL INTERIOR FLOOR SLABS SHALL MEET THE REQUIREMENTS OF A TYPE 5, SINGLE COURSE, HARD STEEL - TROWELED FINISH AS DESCRIBED IN ACI 302 IR- LATEST EDITION
I. CONCRETE CURING AND PROTECTION
1. EXTERIOR SLAB - CURING:
a) FIRST, ALL EXTERIOR CONCRETE SLABS SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND TO BE APPLIED EVENLY AND UNIFORMLY PER MANUFACTURER'S INSTRUCTIONS AS SOON AS POSSIBLE AFTER FINAL FINISHING. SURFACE SHALL BE DAMP, BUT NOT WET AND CAN NO LONGER BE MARRED BY A WALKING WORKMAN. ALL APPLICATIONS SHALL BE MADE BY AN APPLICATOR CERTIFIED BY THE MANUFACTURER, AND WHEN SURFACE AND AIR TEMPERATURE IS ABOVE 50° F, BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE. CURING COMPOUND SHALL BE PLACED WITHIN FOUR (4) HOURS AFTER CONCRETE HAS BEEN PLACED.
b) SECOND, CONCRETE SHALL BE MAINTAINED ABOVE 50° F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN (7) DAYS AFTER PLACEMENT.
2. INTERIOR SLABS - CURING:
a) FIRST, ALL INTERIOR CONCRETE SLABS SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND TO BE APPLIED EVENLY AND UNIFORMLY PER MANUFACTURER'S INSTRUCTIONS AS SOON AS POSSIBLE AFTER FINAL FINISHING. SURFACE SHALL BE DAMP, BUT NOT WET AND CAN NO LONGER BE MARRED BY A WALKING WORKMAN. ALL APPLICATIONS SHALL BE MADE BY AN APPLICATOR CERTIFIED BY THE MANUFACTURER, AND WHEN SURFACE AND AIR TEMPERATURE IS ABOVE 50° F, BEGIN CURING AFTER FINISHING CONCRETE, BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE. CURING COMPOUND SHALL BE PLACED WITHIN FOUR (4) HOURS AFTER CONCRETE HAS BEEN PLACED.
b) SECOND, CONCRETE SHALL BE MAINTAINED ABOVE 50° F AND PONDED WITH WATER FOR SEVEN (7) DAYS AFTER CONCRETE PLACEMENT.
c) THIRD, CONCRETE SLABS SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND TO BE APPLIED EVENLY AND UNIFORMLY PER MANUFACTURER'S INSTRUCTIONS. SURFACE SHALL BE DAMP, BUT NOT WET AND CAN NO LONGER BE MARRED BY A WALKING WORKMAN. ALL APPLICATIONS SHALL BE MADE BY AN APPLICATOR CERTIFIED BY THE MANUFACTURER, AND WHEN SURFACE AND AIR TEMPERATURE IS ABOVE 50° F, d) AT CONCRETE WHERE FINISH OF SLAB IS TO BE POLISHED, PROVIDE BURLAP MEMBRANE DURING ENTIRE CONSTRUCTION OF THE BUILDING, (DO NOT PROVIDE CURING COMPOUND)
3. INTERIOR SLAB PROTECTION:
TAKE THE FOLLOWING MEASURES TO PROTECT FLOOR SLAB:
A. WRAP OR "DAPER" ALL MOTORIZED AND HYDRAULIC EQUIPMENT TO PREVENT FLUID LEAKS.
B. PROVIDE NON-MARKING TIRES ON RUBBER TIERED VEHICLES OR EQUIP RUBBER TIRES WITH TIRE BOOTS MADE OF NYLON FABRIC.
C. SOURCE FOR DIAPERS AND BOOTS: R&R TIRE SURFACE PROTECTORS, INC. FORT COLLINS CO 80525, (970) 296-4082
D. PROVIDE MATS AT ALL ENTRANCES TO PREVENT MUD STAINS
E. COVER SLAB PRIOR TO PAINTING, ALL SPILLS TO BE CLEANED WITH SOAP AND WATER. LACQUER THINNER WILL NOT BE ACCEPTABLE.



Roberto Hernandez
7/31/2025


CITY OF HARLINGEN, TEXAS
ENGINEERING DEPARTMENT

DIXIELAND PARK BASKETBALL COURT NOTES

PROJECT NO.		FILE NO.		SHEET 1 OF 3	
Dixieland Park Court		Dixieland Basketball Ct Found.dwg		2	
STATE	COUNTY	MONTH	YEAR		
TEXAS	CAMERON	JULY	2025		

GENERAL NOTES

1. THESE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING SAFETY NETS, SUPPORT AND BRACING FOR CRANES, POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEER DO NOT INCLUDE INSPECTION OF THE ABOVE AND BELOW ITEMS.
2. ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL COMPLY WITH THE GOVERNING BUILDING CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, TOLERANCES AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT AND ENGINEER IN WRITING BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS ON THE BALANCE OF THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS. IN CASE OF A CONFLICT ON THE SAME ITEM, THE MORE STRINGENT OR MORE EXPENSIVE ITEM GOVERNS.
5. WHERE CONSTRUCTION DETAILS ARE NOT SPECIFICALLY SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN FOR SIMILAR CONDITIONS AND MATERIALS. WHERE SUFFICIENTLY SIMILAR WORK IS NOT SHOWN, THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION.
6. EACH SUBCONTRACTOR IS CONSIDERED AN EXPERT IN THEIR RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF A BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR, ARCHITECT, ENGINEER OR OWNER, IN WRITING OF ANY WORK CALLED OUT ON THE DRAWINGS IN THEIR TRADE THAT CANNOT BE GUARANTEED OR PERFORMED AS INDICATED.
7. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT, AS TO WEIGHTS AND EXACT LOCATIONS, WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATES IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE ARCHITECT AND ENGINEER MUST BE NOTIFIED AND APPROVAL OBTAINED PRIOR TO INSTALLATION.
8. THIS STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE, OR ANY PORTION THEREOF, DURING CONSTRUCTION.
9. NEITHER THE OWNER NOR THE ARCHITECT NOR THE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
10. TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ENGINEER.
11. ANY OPTIONS OR APPROVED SUBSTITUTIONS ARE FOR CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES, ADDITIONAL COSTS (INCLUDING REDESIGN BY THE ENGINEER), AND COORDINATION WITH ALL ITEMS THAT THE SUBSTITUTIONS MAY IMPACT.
12. THE ARCHITECT AND ENGINEER ARE TO BE NOTIFIED IN WRITING WHEN CONSTRUCTION AT THE SITE BEGINS.
13. ANY QUESTIONS RELATED TO INTERPRETATION OR INTENT OF THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY EXISTING UNDERGROUND OR CONCEALED CONDUIT, PLUMBING, OR OTHER UTILITIES PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS TO PROTECT EXISTING STRUCTURES ADJACENT, NEAR, OR WITHIN THE AREA OF CONSTRUCTION.
15. PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL NOT BE PLACED IN BEAMS OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. UNLESS NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.

REINFORCING STEEL NOTES

1. BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A615, INCLUDING SUPPLEMENT S1, GRADE 40 - #3 AND SMALLER, GRADE 60 - #4 AND LARGER.
2. DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CHAPTER 25 OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318, UNLESS OTHERWISE NOTED.
3. VERTICAL REINFORCEMENT SHALL BE TIED AND FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOT GREATER THAN 48 INCHES O.C.
4. WELDED STEEL WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185.
5. LAPS OF WELDED STEEL WIRE FABRIC AT SPICES SHALL BE NOT LESS THAN 12 INCHES.
6. WALLS, PILASTERS, COLUMNS SHALL BE DOWELED TO THE SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND AT THE SAME SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS.
7. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI), EXCEPT AT SLABS; THE REINFORCING SHALL BE SUPPORTED BY CHAIRS SPACED AT 36 INCHES O.C. FOR #3 REBARS AND 48 INCHES ON CENTER FOR LARGER REBARS. CHAIRS FOR SLAB ON GRADE SHALL BE CONCRETE BLOCKS.
8. REINFORCING STEEL DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
9. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.
10. PROVIDE CORNER BARS TOP AND BOTTOM AT ALL BEAM CORNERS AND DEAD END BEAM INTERSECTIONS. BARS TO EQUAL SIZE AND QUANTITY OF THE NOTED BEAM STEEL BARS SHALL LAP BEAM REINFORCEMENTS.
11. BARS DETAILED AS CONTINUOUS SHALL BE LAPPED AT SPICES.
12. EXTEND THE SLAB REINFORCING STEEL, PERPENDICULAR TO BEAM, TO THE TOP OUTSIDE REINFORCING BAR OF PERIMETER BEAMS. START THE SLAB REINFORCING STEEL, PARALLEL TO BEAM, NOT MORE THAN 3" FROM THE TOP INSIDE REINFORCING BAR OF PERIMETER BEAMS.
13. PROVIDE #4 "Z" BARS AT 12" ON CENTER WHERE THE SLAB STEPS DOWN MORE THAN 2" THE "Z" BARS SHALL LAP THE MAIN SLAB REINFORCING STEEL.
14. ALL CONDUIT OR PLUMBING LINES IN SLAB SHALL BE PLACED BELOW SLAB THICKNESS AREA. ALL CONDUIT NO GREATER THAN 1" DIAMETER MAY BE PLACED IN CENTER OF SLAB. NO CONDUITS OR PLUMBING LINES GREATER THAN 1 INCH ALLOWED IN THE SLAB THICKNESS AREA.
15. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.
16. WELDING OF REINFORCING STEEL IS NOT PERMITTED.
17. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.
18. LAPS AT BAR SPICES, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
MASONRY - GRADE 60: LAP 50 DIA. (30" MIN.)
GRADE 40: LAP 48 DIA. (24" MIN.)
CONCRETE - LAP PER SCHEDULE BELOW
BAR SPICE LAP LENGTH IN CONCRETE

BAR	f _{cu}	f _{cu}	f _{cu}	f _{cu}
SIZE	2000 PSI	3000 PSI	4000 PSI	5000 PSI
#3	22	22	22	22
#4	29	29	29	29
#5	40	40	40	40
#6	57	57	57	57
#7	77	63	54	54
#8	100	82	71	71

FOR WELDED WIRE FABRIC: SPACING OF WIRE PLUS 12".

19. CONCRETE COVER FOR REINFORCING AS FOLLOWS:

EXPOSURE CONDITION	MINIMUM COVER	TOLERANCE
A) DRILLED PIERS, FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS DEPOSITED AGAINST GROUND:	3"	3/8"
B) WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS ARE EXPOSED TO WEATHER OR GROUND: 1. FOR BARS GREATER THAN 5/8" IN DIAMETER 2. FOR BARS 5/8" OR LESS IN DIAMETER	3" 3"	1/4" 1/4"
C) WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR GROUND: 1. FOR SLAB ON GRADE (FROM TOP OF SLAB) 2. FOR BEAMS, COLUMNS 3. FOR JOISTS AND SLABS	1 1/2" 2" 2 1/2"	1/4" 1/4" 1/4"



Roberto Hernandez
7/31/2025



ENGINEERING DEPARTMENT

DIXIELAND PARK BASKETBALL COURT NOTES

N.T.S.		SHEET 2 OF 3	
PROJECT NO.	FILE NO.	DATE	NO.
Dixieland Park Court	Dixieland Basketball Ct Found.dwg		3
STATE	COUNTY	MONTH	YEAR
TEXAS	CAMERON	JULY	2025

INSPECTION AND MATERIALS TESTING

1. RESPONSIBILITIES OF THE OWNER
 - A. EMPLOY AND PAY THE SPECIAL INSPECTION AGENCY TO PERFORM INSPECTIONS SPECIFIED IN THIS SECTION AND THOSE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - B. EMPLOY AND PAY THE MATERIALS TESTING LABORATORY TO PERFORM TESTS SPECIFIED IN THIS SECTION AND THOSE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - 1) RETESTING - THE CONTRACTOR SHALL REIMBURSE THE OWNER FOR RE-TESTING WHERE RESULTS OF INSPECTIONS AND TESTS PROVE UNSATISFACTORY AND INDICATE NONCOMPLIANCE WITH REQUIREMENTS.
 - C. EMPLOY THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE (DPR) TO PERFORM STRUCTURAL OBSERVATION. (REF 1702)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TEST AND/OR INSPECTION FIRM WITH A CONSTRUCTION SCHEDULE TO FACILITATE THE PROPER COORDINATION. ANY WORK PERFORMED WITHOUT SPECIAL INSPECTION IS SUBJECT TO REMOVAL AT CONTRACTORS EXPENSE.
3. THE SPECIAL INSPECTOR SHALL FURNISH DAILY INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT, AND THE ENGINEER AT A MINIMUM PER WEEK FREQUENCY. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT, SIGNED BY BOTH HE AND HIS SUPERVISOR, STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE WORKMANSHIP PROVISIONS OF THE CBC.
4. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
5. TESTS REPORTS:
LABORATORY TESTS AND MILL CERTIFICATIONS ARE REQUIRED TO BE SUBMITTED TO THE ENGINEER OF RECORD. THESE REPORTS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - 1 CONCRETE CYLINDERS
 - 2 REINFORCING STEEL
 - 3 STRUCTURAL STEEL
 - 4 CONCRETE MIXES
 - 5 CONCRETE ANCHORS

GENERAL NOTES 2

THE CONTRACT WORK TO BE PERFORMED UNDER THIS SPECIFICATION CONSISTS OF FURNISHING ALL OF THE REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS, AND SUPPLIES NECESSARY FOR, OR APPURTENANT TO THE CONSTRUCTION OF A CONCRETE SLAB BASKETBALL COURT AND SURFACING

THE WORK SHALL BE PERFORMED IN A THOROUGH, WORKMANLIKE MANNER BY EXPERIENCED COURT CONTRACTORS. CONTRACTOR WILL PROVIDE PROOF OF INSURANCE AND BONDS.

THE CONTRACTOR GUARANTEES HIS RESPECTIVE WORK AGAINST DEFECTIVE MATERIALS AND FAULTY WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR OR GREATER.

CONCRETE FORMS WILL BE PLACED TO WITHIN NOT MORE OR LESS THAN ONE-FOURTH INCH (1/4") OF THE FINISHED GRADE, RESULTING IN A 8" THICK FINISHED SLAB. COURT DIMENSION SHALL BE 96' LONG X 62' WIDE.

THE ACRYLIC COLOR SURFACING SHALL BE WORLD CLASS ATHLETIC SURFACES, INC., OR APPROVED EQUAL, APPLIED AS PER THE MANUFACTURER'S SPECIFICATIONS FOR CONCRETE TENNIS COURTS. (COLOR SELECTION TO BE AT A LATER TIME)

TWO INCH (2") WIDE PLAYING LINES WILL BE ACCURATELY LOCATED FOR A COURT SIZE 90 X 54. LINES TO INCLUDE: FREE-THROW, 3-POINT, OUT-OF-BOUNDS AND CENTER CIRCLE AND ALSO VOLLEYBALL COURT LINES.

INSTALLATION OF GOALS SHALL BE PER MANUFACTURER'S INSTRUCTIONS. (BASKETBALL GOALS TO BE PROVIDED BY OWNER)

FOUNDATION SUBGRADE NOTES

1. PREPARATION OF EXISTING GROUND
 - A) ALL AREAS TO SUPPORT SELECT FILL SHALL BE STRIPPED OF ALL CONCRETE, ASPHALT, VEGETATION AND/OR ORGANIC TOPSOIL. REMOVE ALL TREES AND ROOT UNDER SLAB FOOT PRINT.
 - B) MINIMUM DEPTH OF REMOVAL. 12 INCHES
 - C) EXTEND BEYOND BUILDING FOOT PRINT. 8 FEET
 - D) REMOVE THE EXISTING SUBGRADE SOIL DOWN TO A MINIMUM ELEVATION OF 12 INCHES BELOW EXISTING NATIVE GROUND
 - E) EXTEND BEYOND BUILDING FOOT PRINT 5 FEET
 - F) THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED IN ACCORDANCE WITH ITEM 218 OF TxDOT'S 2014 STANDARD SPECIFICATIONS. WEAK OR SOFT AREAS IDENTIFIED SHOULD BE REMOVED AND REPLACED WITH SELECT FILL IN THE PROPOSED BUILDING AREAS. REFER TO GEOTECH REPORT FOR CHEMICAL TREATMENT IF NEEDED.
 - G) THE EXPOSED SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND MOISTURE CONDITIONED TO WITHIN 0% TO +4% PERCENT OF THE OPTIMUM MOISTURE CONTENT.
 - H) THE SUBGRADE SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD MOISTURE-DENSITY RELATION (ASTM D-698), FOLLOWING COMPLETE CLEARING AND PREPARATION OF THE SITE FOR CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE SITE TO DETERMINE THAT SATISFACTORY PREPARATION HAS BEEN ACCOMPLISHED.
2. SELECT FILL MATERIAL
 - A) THE FOLLOWING SOILS, AS CLASSIFIED ACCORDING TO THE USCS, MAY BE CONSIDERED SATISFACTORY FOR USE AS SELECT FILL MATERIALS AT THIS SITE: CL AND/OR SC.
 - B) THE FOLLOWING SOILS, AS CLASSIFIED ACCORDING TO THE USCS, ARE NOT CONSIDERED SATISFACTORY FOR USE AS SELECT FILL MATERIALS AT THIS SITE: AS CH, MH, OH, OL, AND PI. THE NATIVE SOILS AT THIS SITE ARE NOT CONSIDERED SUITABLE FOR USE AS SELECT FILL MATERIAL.
 - C) FINISH FLOOR SHALL BE 24" MINIMUM ABOVE NATURAL GROUND OR 24" ABOVE TOP OF CURB ELEVATION OR WHICHEVER IS GREATER. INCREASE INDICATED AMOUNT OF FILL AS REQUIRED TO ACHIEVE MOST STRINGENT REQUIREMENT. PLASTICITY INDEX: BETWEEN 7 & 17% MAXIMUM LIQUID LIMIT: 40% NO ORGANIC OR OTHER PERISHABLE MATERIAL NO CLAY BALLS LARGER THAN TWO (2) INCHES
3. PLACING SELECT FILL
FILL LIFTS: NOT EXCEEDING 6 INCHES, COMPACTED LIFTS
(LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS)
4. COMPACTION OF SELECT FILL
MOISTURE: -2% TO +2%
COMPACTION: 95%
5. COMPACTION TESTING
ATTERBERG LIMITS: ONE AT A RATE OF 1,000 CUBIC YARDS.
COMPACTION: ONE TEST PER 1,500 SQUARE FEET PER LIFT
(MINIMUM OF 3 PER LIFT)
6. THE SOILS ENGINEER SHALL BE THE OWNERS REPRESENTATIVE TO CONTROL THE PLACEMENT OF COMPACTED FILL. THE SOILS ENGINEER SHALL APPROVE THE SUB-GRADE PREPARATION, THE FILL MATERIALS, THE METHOD OF PLACEMENT AND COMPACTION AND SHALL GIVE WRITTEN APPROVAL OF THE COMPLETED FILL.
7. THE SOILS REPORT/FOUNDATION INVESTIGATION IS TO BE CONSIDERED A PART OF THESE PLANS AND SHALL BE COMPLIED WITH BY THE CONTRACTOR. ALL EARTHWORK AND GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE FOUNDATION INVESTIGATION OR PER NOTES 1 THRU 4 ABOVE WHICHEVER HAS THE MOST STRINGENT REQUIREMENTS.
8. IN THE EVENT FOUNDATION EXCAVATIONS ARE CARRIED TO A DEPTH GREATER THAN REQUIRED, THE ADDITIONAL DEPTH SHALL BE FILLED WITH THE SAME CONCRETE AS THAT USED FOR FOOTING AT NO ADDITIONAL EXPENSE TO THE OWNER. NO UNCONTROLLED FILL WILL BE PERMITTED.
9. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER.
10. THE FOUNDATION EXCAVATIONS SHOULD BE OBSERVED BY THE SOILS ENGINEER PRIOR TO STEEL OR CONCRETE PLACEMENT TO ASSESS THAT THE FOUNDATION MATERIALS ARE CAPABLE OF SUPPORTING THE DESIGN LOADS AND ARE CONSISTENT WITH THE MATERIALS DISCUSSED IN THE REPORT. THIS IS ESPECIALLY IMPORTANT TO IDENTIFY THE ACCEPTABILITY OF THE SUBGRADE OR FILL MATERIAL UNDER THE FOOTING. SOFT OR LOOSE SOIL ZONES ENCOUNTERED AT THE BOTTOM OF THE FOOTING OR BEAM EXCAVATIONS SHOULD BE REMOVED TO THE LEVEL OF COMPETENT SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. CAVITIES FORMED AS A RESULT OF EXCAVATION OF SOFT OR LOOSE SOIL ZONES SHOULD BE BACKFILLED WITH LEAN CONCRETE OR SELECT FILL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
11. CARE SHOULD BE TAKEN TO SHAPE THE BUILDING AREAS SUCH THAT WATER WILL NOT POND AROUND THE STRUCTURE DURING CONSTRUCTION AND CAUSE THE NEAR SURFACE CLAYS TO REPORT. THE PROPOSED STRUCTURE SHALL BE ISOLATED FROM ANY MOISTURE SOURCE WHICH MIGHT ALSO CAUSE SWELLING OF THE CLAYS AFTER COMPLETION OF THE CONSTRUCTION.
12. WHEN THE STRUCTURE IS COMPLETE, THE GROUND SURFACE SHOULD SLOPE AWAY FROM THE STRUCTURE AND DOWN SPOUTS SHOULD CARRY RUNOFF WATER SEVERAL FEET FROM THE BUILDING. PREFERABLY INTO PAVED AREAS OR BEWERS. BEFORE DISCHARGING.
13. DO NOT PLANT OR LEAVE IN PLACE DEEP ROOTED TREES WITHIN PROXIMITY TO THE PERIMETER OF THE STRUCTURE. DEEP ROOTED TREES HAVE POTENTIAL TO REMOVE MOISTURE FROM BENEATH THE BUILDING IF PLANTED CLOSE ENOUGH TO ALLOW THE ROOT BULB EXTEND NEAR OR BENEATH THE BUILDING.
14. AIR CONDITIONING CONDENSER DRAIN LINES TO DISCHARGE WATER A MINIMUM OF 5 FEET FROM THE PERIMETER OF THE STRUCTURE. THE DISCHARGE AREA SHALL HAVE SUFFICIENT SLOPE AWAY FROM THE STRUCTURE TO PREVENT STANDING WATER.
15. THE FINAL ONE (1) FOOT OF FILL OUTSIDE THE BUILDING AREA SHOULD CONSIST OF A COHESIVE CLAYEY (CL) SOIL. FILL CAN NOT BE ALLOWED TO DRY OUT DURING OR AFTER COMPACTION. (PI BETWEEN 15 AND 20)
16. NOTE THAT SOME LEVELS OF RISK ARE ASSOCIATED WITH ALL FOUNDATION SYSTEMS AND THERE IS NO SUCH THING AS A "ZERO RISK" FOUNDATION. IT ALSO SHOULD BE NOTED THAT THE FOUNDATION PROVIDED IS NOT DESIGNED TO RESIST SOIL MOVEMENT AS A RESULT OF SEWER/PLUMBING LEAKS, EXCESSIVE IRRIGATION, NON UNIFORM IRRIGATION, POOR DRAINAGE, AND WATER PONDING NEAR THE FOUNDATION SYSTEM.



Roberto Hernandez
7/31/2025



ENGINEERING DEPARTMENT

DIXIELAND PARK BASKETBALL COURT NOTES

N.T.S.		SHEET 3 OF 3	
PROJECT NO.	FILE NO.	SHEET NO.	
Dixieland Park Court	Dixieland Basketball Ct Found.dwg	4	
STATE	COUNTY	MONTH	YEAR
TEXAS	CAMERON	JULY	2025



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS AND GRADES OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO DAMAGED LINES AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE JOBSITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND CONSTRUCTION INSPECTIONS WITH THE PROPER REGULATORY AGENCIES, PRIOR TO BEGINNING CONSTRUCTION. COPIES OF ALL PERMITS SHALL BE SENT TO THE ENGINEER.
5. THE DRAWINGS SHOW AS MUCH INFORMATION AS CAN BE REASONABLY OBTAINED FROM ON THE GROUND OBSERVATION AND EXISTING CONSTRUCTION DRAWINGS REGARDING THE ENTIRE TOPOGRAPHY, CONTOURS, SUB-SURFACE SOILS, AS WELL AS THE LOCATION AND NATURE OF PIPELINES, STORM SEWERS, WATERLINES, NATURAL GAS LINES, UNDERGROUND CABLES, ETC. HOWEVER, THE ACCURACY OF OR COMPLETENESS OF SUCH INFORMATION IS NOT GUARANTEED.
6. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.) REGULATIONS.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE, MUNICIPAL, AND LOCAL CODES.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPERVISE AND COORDINATE ALL WORK TO INSURE THE PROPER EXECUTION. ALL WORK IS TO BE ACCOMPLISHED IN A NEAT, WORKMAN LIKE MANNER, AND ALL EXCESS MATERIALS, TRASH AND DEBRIS, ETC. SHALL BE REMOVED FROM THE JOB BY THE CONTRACTOR, AT HIS EXPENSE.
9. THE CONTRACTOR SHALL KEEP ALL STREETS FREE OF DIRT, MUD, ETC. DURING THE COURSE OF CONSTRUCTION.
10. EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY STANDARDS BY THE CONTRACTOR AT HIS EXPENSE.
11. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS/OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK.
12. BACKFILL TO TOP OF NEW PAVEMENT OR CURBS WITH CLEAN SOIL FREE OF CLODS. ALL DISTURBED AREAS AND AREAS REQUIRING GRADING SHALL BE FINE GRADED REMOVE ALL TRASH/DEBRIS AND PROVIDE A SMOOTH SURFACE FOR PROPER TURF MANAGEMENT. HYDROMULCH DISTURBED AREAS NOT NOTED TO BE SOLID SOD OR AS DIRECTED BY THE ENGINEER.
13. CONTRACTOR SHALL EXERCISE CARE IN REMOVING/TRANSPORTING ANY ITEMS DEEMED SALVAGEABLE BY OWNER.
14. ANY ITEM DAMAGED OR UNSUITABLE FOR USE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. INSTALLATION OF GOALS SHALL BE PER MANUFACTURERS RECOMMENDATIONS. BASKETBALL GOALS TO BE PROVIDED BY OWNER.



Roberto Hernandez
7/31/2025



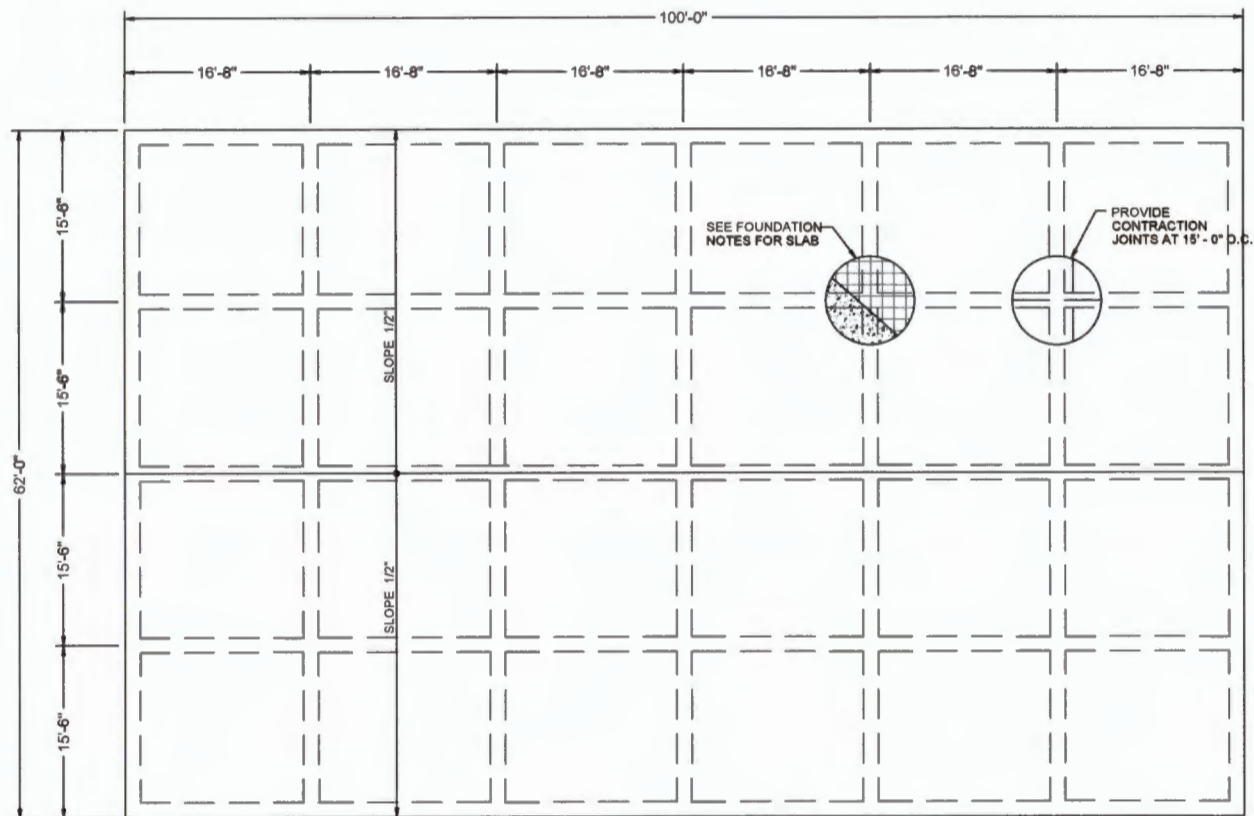
ENGINEERING DEPARTMENT

DIXIELAND PARK BASKETBALL COURT PROJECT LAYOUT

SCALE: 1" = 100'

SHEET 1 OF 1

PROJECT NO.		FILE NO.		SHEET NO.	
Dixieland Park Court		Dixieland Basketball Prj Layout.dwg		5	
STATE	COUNTY	MONTH	YEAR		
TEXAS	CAMERON	JULY	2025		



FOUNDATION NOTES

1. FOR GENERAL NOTES SEE SHEETS 2-4
2. CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING ANY WORK.
THE CONTRACTOR/SUBCONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER BEFORE THE WORK HAS BEGUN.
3. REFER TO PLANS FOR ADDITIONAL DIMENSIONS.
4. 5" THICK SLAB ON GRADE W/ NO. 6 GAUGE 6" X 6" WIRE MESH AT MID-DEPTH OF SLAB OVER 15 MIL STEGO WRAP OVER APPROVED COMPACTED FILL.
5. 3000 PSI CONCRETE WITH 1.5 POUNDS OF FIBER MESH PER CUBIC YARD.
(FIBER MESH TO BE APPROVED BY ENGINEER)



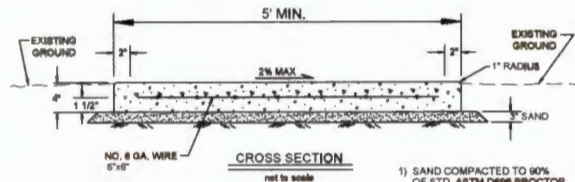
Roberto Hernandez
7/31/2025



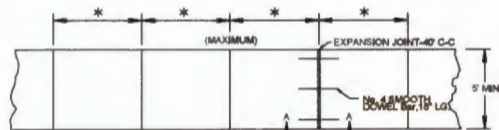
ENGINEERING DEPARTMENT

DIXIELAND PARK
BASKETBALL COURT
FOUNDATION LAYOUT

SCALE 3/32" = 1'-0"		SHEET 1 OF 1	
PROJECT NO.	FILE NO.	REVISION	NO.
Dixieland Park Court	Dixieland Basketball Ct Found.dwg	6	
STATE	COUNTY	MONTH	YEAR
TEXAS	CAMERON	JULY	2025

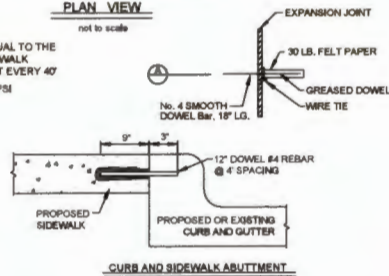


- 1) SAND COMPACTED TO 90% OF STD. ASTM D698 PROCTOR
- 2) HEIGHT TO MATCH EXISTING CURB OR AS DIRECTED BY CITY REPRESENTATIVE.



PLAN VIEW
not to scale

- ★ CONTROL JOINTS SHALL BE EQUAL TO THE WIDTH OF PROPOSED THE SIDEWALK
EXPANSION JOINTS SHALL BE AT EVERY 40'
ALL CONCRETE SHALL BE 3000 PSI



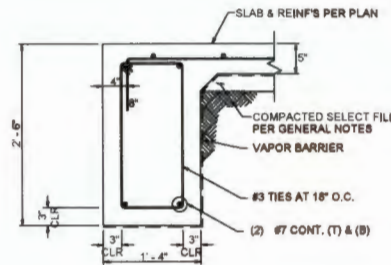
CURB AND SIDEWALK ABUTMENT

TYPICAL SIDEWALK DETAIL

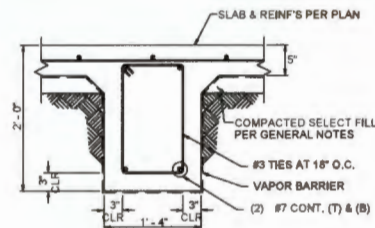
NOTE:
ALL SIDEWALKS AND WHEELCHAIR
RAMPS SHALL CONFORM TO THE
AMERICANS WITH DISABILITIES
ACT (ADA) GUIDELINES.

FOUNDATION NOTES

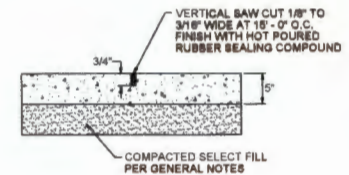
1. FOR GENERAL NOTES SEE SHEETS 2-4
2. CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE COMMENCING ANY WORK.
THE CONTRACTOR/SUBCONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER BEFORE THE WORK HAS BEGUN.
3. REFER TO PLANS FOR ADDITIONAL DIMENSIONS.
4. 5" THICK SLAB ON GRADE W/ NO. 8 GAUGE 6" X 6" WIRE MESH AT MID-DEPTH OF SLAB OVER 15 MIL STEGO WRAP OVER APPROVED COMPACTED FILL.
5. 3000 PSI CONCRETE WITH 1.5 POUNDS OF FIBER MESH PER CUBIC YARD. (FIBER MESH TO BE APPROVED BY ENGINEER)



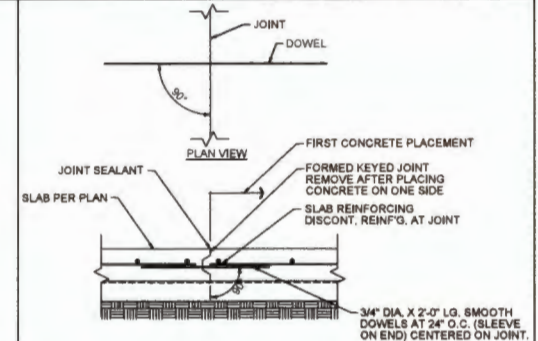
EXTERIOR GRADE BEAM



INTERIOR GRADE BEAM



SAWED CONTRACTION JOINT DETAIL



SLAB CONSTRUCTION JOINT



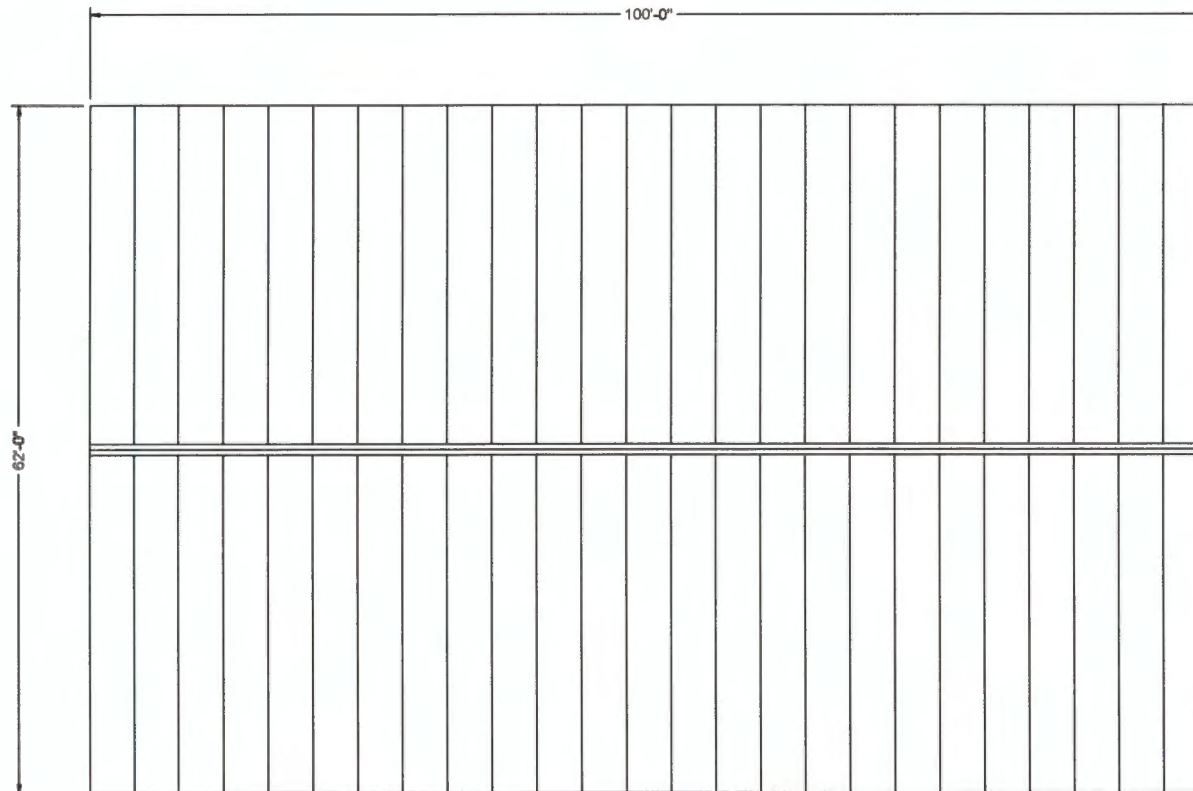
Roberto Hernandez
7/31/2025



ENGINEERING DEPARTMENT

DIXIELAND PARK BASKETBALL COURT FOUNDATION DETAILS

N.T.S.		SHEET 1 OF 1	
PROJECT NO.	FILE NO.	SHEET NO.	7
Dixieland Park Court	Dixieland Basketball Ct Found.dwg		
STATE	COUNTY	MONTH	YEAR
TEXAS	CAMERON	JULY	2025



100.0' X 62.0' CANOPY
(DONE BY OTHERS)

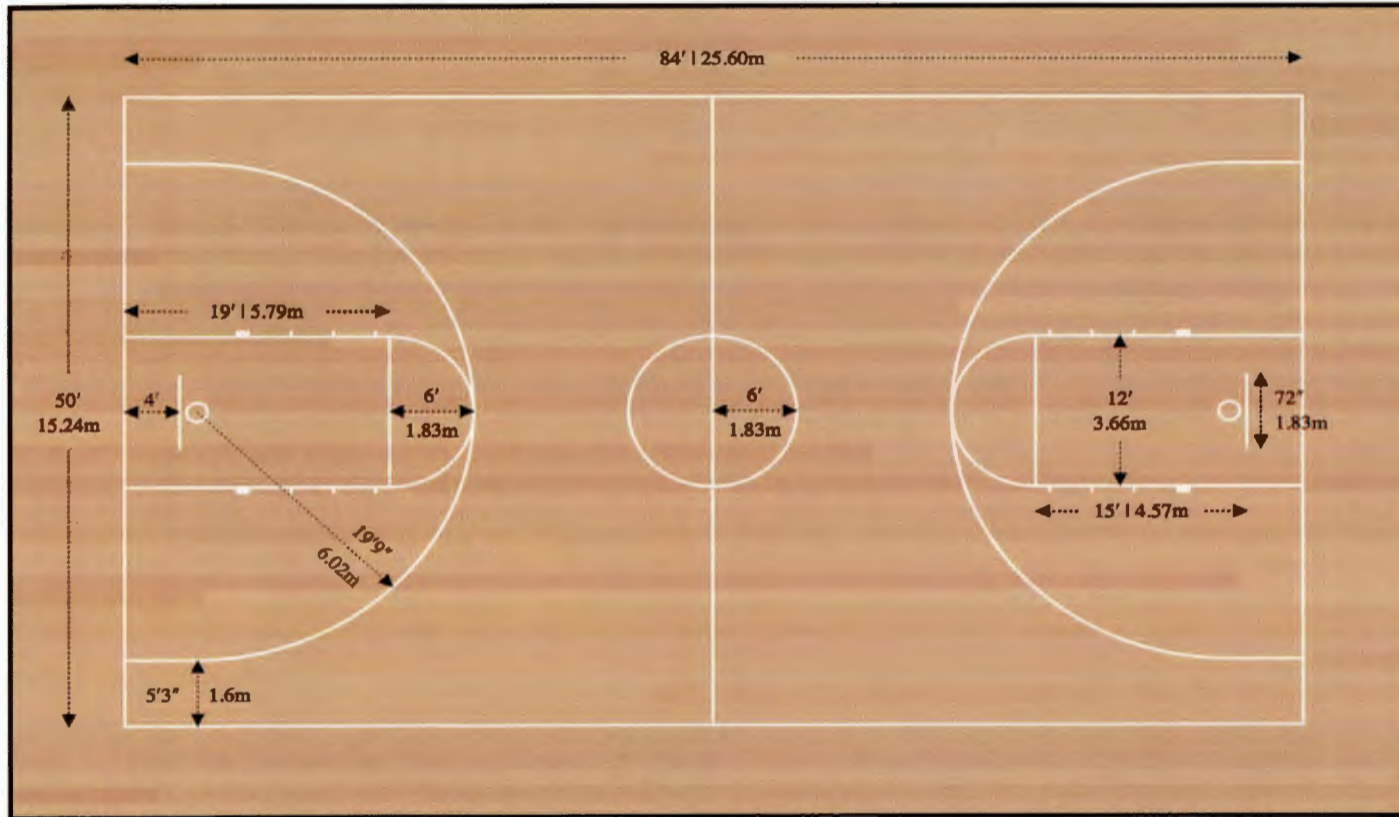


ENGINEERING DEPARTMENT

DIXIELAND PARK
BASKETBALL COURT
CANOPY LAYOUT

SCALE: 3/32" = 1'-0" SHEET 1 OF 1

PROJECT NO.		FILE NO.		SHEET NO.
Dixieland Park Court		Dixieland Basketball Ct Found.dwg		6
STATE	COUNTY	MONTH	YEAR	
TEXAS	CAMERON	JULY	2025	



*Acrylic basketball court surface paint from Seal Masters - COLORS AND LAYOUT TO BE APPROVE BY OWNER



ENGINEERING DEPARTMENT

DIXIELAND PARK BASKETBALL COURT STRIPING LAYOUT

PROJECT NO.		FILE NO.		SHEET NO.
Dixieland Park Court		Dixieland Basketball Ct Found.dwg		8
STATE	COUNTY	MONTH	YEAR	
TEXAS	CAMERON	JULY	2025	

[illegible]

THESE PLANS AND GENERAL NOTES HAVE BEEN PREPARED WITH
ENGINEERING REPORT. THE FOLLOWING FOUNDATION DESIGN CRITERIA
FOUNDATION DESIGN:

MINIMUM GRADE BEAM WIDTH	12 INCHES
MINIMUM WIDENED SECTION WIDTH	34 INCHES
ALLOWABLE SOIL BEARING CAPACITY	1.5K PSF (CONTINUOUS FOOTING) 1.35K PSF (SPREAD FOOTING)

THE FOLLOWING SITE PREPARATION IS REQUIRED PRIOR TO CONSTRUCTION:

5. EXCAVATE AND REMOVE ALL VEGETATION AND DELETERIOUS MATTER.

- [illegible]

8. VERIFY ALL DIMENSIONS, COORDINATE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES.

- [illegible]

1. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, AND ALL ACCESSORIES

1. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, AND ALL ACCESSORIES TO THESE OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH THE MAXIMUM STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE, © 1984 LATEST EDITION.
2. ALL DETAILING BARS SHALL BE NEW MILD STEEL, SHALL CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS.
3. PROVIDE CORNER BARS TOP AND BOTTOM AT ALL BEAM CORNERS AND DEAD END BEAM INTERSECTIONS. BARS SHALL BE IN EQUAL AND QUANTITY OF THE NOTED BEAM STEEL. BARS SHALL LAP BEAM REINFORCEMENT @ 50 BAR DIAMETERS.
4. BARS DETAILING AS CONTINUOUS SHALL BE LAPPED @ 50 BAR DIAMETERS AT SPICE L.
5. EXTEND THE SLAB REINFORCING STEEL, PERPENDICULAR TO THE BEAM TO THE TOP OUTSIDE REINFORCING BAR OF PERIMETER BEAM. TOP THE SLAB REINFORCING STEEL, PARALLEL TO THE BEAM, NOT MORE THAN 10" FROM THE TOP OF THE REINFORCING BAR OF PERIMETER BEAM.
6. PROVIDE 3" @ 2" BARS AT 1' OF CENTER BEAM FROM THE SLAB STEPS DOWN MORE THAN 4". BARS SHALL BE LAPPED @ 50 BAR DIAMETERS. BARS LAPPED MORE THAN 2" @ 2" BARS SHALL LAP THE SLAB REINFORCING STEEL, 40 BAR DIAMETERS.

5. PRE-ENGINEERED METAL BUILDING SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.

1. PRE-ENGINEERED METAL BUILDING SHALL BE DESIGNED AND BUILT BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
2. THE METAL BUILDING AND COMPONENTS SHALL BE DESIGNED TO CARRY THE FULL WIND LOADS SPECIFIED IN THE METAL BUILDING MANUFACTURER'S LITERATURE FROM ALL DIRECTIONS AND INCLUDING ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL LOADS. VERIFY ALL LOADS WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS.
3. VERIFY ALL DIMENSIONS AND RISE CONDITIONS FROM DESIGN. PARALLEL OR RECTANGULAR BUILDINGS.
4. PRE-ENGINEERED BUILDING FRAMES AND THE CONNECTION OF FRAME TO THE FOUNDATION IS TO BE DESIGNED BY OTHERS AND IS NOT THE RESPONSIBILITY OF ATLAS ENGINEERING CONSULTANTS LLC. ATLAS THE CONTRACTOR SHALL DOCUMENT THE CONNECTION OF FRAME TO THE FOUNDATION.
5. THIS FOUNDATION HAS BEEN DESIGNED USING ASSUMED RADIATION FROM THE PRE-ENGINEERED BUILDING COMPONENTS AND IS FOR 80 PERIODS ONLY. THE CONTRACTOR SHALL SUBMIT DETAILED CONNECTION DETAILS (SIZE AND THICKNESS BASE PLATE, BOLTS, AND WELDING) TO THE ENGINEER FOR REVIEW. THE BUILDING FRAMES TO THE ENGINEER PRIOR TO CONSTRUCTION TO THE DESIGN APPROVALS CAN BE VERIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT CRACK, SINK, OR SLIP OF THE CONNECTION FOUNDATION.
6. PRE-ENGINEERED METAL BUILDING ANCHOR BOLTS SHALL BE DESIGNED AND BUILT BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
7. METAL BUILDING SUPPLIER SHALL PROVIDE AND SUBMIT FOR REVIEW ALL DESIGN CALCULATIONS AND DRAWINGS. ALLOW 2 (TWO) WEEKS FOR REVIEW OF SHOP DRAWINGS.
8. ANY ADDITIONAL COST OF FOUNDATION WORK REQUIRED BY REVISIONS OF THE FOUNDATION DESIGN SHALL BE PRE-ENGINEERED BUILDING MANUFACTURER'S AND SUBMITTER'S SHARE OF THE CONTRACTOR.
9. METAL ROOF DOES NOT PROVIDE LATERAL BRACING FOR THE WALLS. BRACING SHALL BE DESIGNED AND SUPPLIED BY THE FURNISH MANUFACTURER.
10. AVAILABLE MECHANICAL DRAWING FOR ROOF SUPPORTED HANGERS BOLTS AND PROVIDE ALL INFORMATION FOR PRE-ENGINEERED BUILDING MANUFACTURER'S AND SUBMITTER'S SHARE OF THE CONTRACTOR.
11. AVAILABLE PNEUMATIC SPINCH SHALL BE 5/8 O.D. WITH A MINIMUM ALLOWABLE TENSION TONNAGE OF 1000 TONS.
12. PRE-ENGINEERED BUILDING MANUFACTURER SHALL PROVIDE ADDITIONAL PLANNING REQUIRED TO SUPPORT THE WEIGHT OF MECHANICAL LOADS AND PROVIDE PROPER SEMI-RIGIDITY OF THE BUILDING FRAME. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, LIFT, LIFT, AND ALL OTHER SUPPORTED ITEM AND ITEMS SUPPORTED ON TOP OF ROOF.
13. DETAILS SHALL BE INCLUDED WHEN CLEARLY DETAIL, FROD FRAME BASE, HANGERS, HIDE PLATE CONNECTIONS AND OTHER MEMBER-TO-MEMBER CONNECTIONS.
14. WIND LOAD DESIGN SHALL INDICATE METHOD OF TRANSMISSION FORCES TO THE FOUNDATION. WIND LOAD SHALL BE GIVEN BY THE FOLLOWING:
- AT 100 MPH WIND LOAD TO BE 100 LBS/FT.
- AT 120 MPH WIND LOAD TO BE 120 LBS/FT.
- AT 140 MPH WIND LOAD TO BE 140 LBS/FT.
- AT 160 MPH WIND LOAD TO BE 160 LBS/FT.
- AT 180 MPH WIND LOAD TO BE 180 LBS/FT.
- AT 200 MPH WIND LOAD TO BE 200 LBS/FT.
- AT 220 MPH WIND LOAD TO BE 220 LBS/FT.
- AT 240 MPH WIND LOAD TO BE 240 LBS/FT.
- AT 260 MPH WIND LOAD TO BE 260 LBS/FT.
- AT 280 MPH WIND LOAD TO BE 280 LBS/FT.
- AT 300 MPH WIND LOAD TO BE 300 LBS/FT.
- AT 320 MPH WIND LOAD TO BE 320 LBS/FT.
- AT 340 MPH WIND LOAD TO BE 340 LBS/FT.
- AT 360 MPH WIND LOAD TO BE 360 LBS/FT.
- AT 380 MPH WIND LOAD TO BE 380 LBS/FT.
- AT 400 MPH WIND LOAD TO BE 400 LBS/FT.
- AT 420 MPH WIND LOAD TO BE 420 LBS/FT.
- AT 440 MPH WIND LOAD TO BE 440 LBS/FT.
- AT 460 MPH WIND LOAD TO BE 460 LBS/FT.
- AT 480 MPH WIND LOAD TO BE 480 LBS/FT.
- AT 500 MPH WIND LOAD TO BE 500 LBS/FT.
- AT 520 MPH WIND LOAD TO BE 520 LBS/FT.
- AT 540 MPH WIND LOAD TO BE 540 LBS/FT.
- AT 560 MPH WIND LOAD TO BE 560 LBS/FT.
- AT 580 MPH WIND LOAD TO BE 580 LBS/FT.
- AT 600 MPH WIND LOAD TO BE 600 LBS/FT.
- AT 620 MPH WIND LOAD TO BE 620 LBS/FT.
- AT 640 MPH WIND LOAD TO BE 640 LBS/FT.
- AT 660 MPH WIND LOAD TO BE 660 LBS/FT.
- AT 680 MPH WIND LOAD TO BE 680 LBS/FT.
- AT 700 MPH WIND LOAD TO BE 700 LBS/FT.
- AT 720 MPH WIND LOAD TO BE 720 LBS/FT.
- AT 740 MPH WIND LOAD TO BE 740 LBS/FT.
- AT 760 MPH WIND LOAD TO BE 760 LBS/FT.
- AT 780 MPH WIND LOAD TO BE 780 LBS/FT.
- AT 800 MPH WIND LOAD TO BE 800 LBS/FT.
- AT 820 MPH WIND LOAD TO BE 820 LBS/FT.
- AT 840 MPH WIND LOAD TO BE 840 LBS/FT.
- AT 860 MPH WIND LOAD TO BE 860 LBS/FT.
- AT 880 MPH WIND LOAD TO BE 880 LBS/FT.
- AT 900 MPH WIND LOAD TO BE 900 LBS/FT.
- AT 920 MPH WIND LOAD TO BE 920 LBS/FT.
- AT 940 MPH WIND LOAD TO BE 940 LBS/FT.
- AT 960 MPH WIND LOAD TO BE 960 LBS/FT.
- AT 980 MPH WIND LOAD TO BE 980 LBS/FT.
- AT 1000 MPH WIND LOAD TO BE 1000 LBS/FT.
15. PORTAL BRIDGE FRAMES SHALL BE USED TO RESIST HORIZONTAL WIND FORCES. DESIGN OF ALL CONNECTIONS SHALL BE GIVEN BY THE FOLLOWING:
- AT 100 MPH WIND LOAD TO BE 100 LBS/FT.
- AT 120 MPH WIND LOAD TO BE 120 LBS/FT.
- AT 140 MPH WIND LOAD TO BE 140 LBS/FT.
- AT 160 MPH WIND LOAD TO BE 160 LBS/FT.
- AT 180 MPH WIND LOAD TO BE 180 LBS/FT.
- AT 200 MPH WIND LOAD TO BE 200 LBS/FT.
- AT 220 MPH WIND LOAD TO BE 220 LBS/FT.
- AT 240 MPH WIND LOAD TO BE 240 LBS/FT.
- AT 260 MPH WIND LOAD TO BE 260 LBS/FT.
- AT 280 MPH WIND LOAD TO BE 280 LBS/FT.
- AT 300 MPH WIND LOAD TO BE 300 LBS/FT.
- AT 320 MPH WIND LOAD TO BE 320 LBS/FT.
- AT 340 MPH WIND LOAD TO BE 340 LBS/FT.
- AT 360 MPH WIND LOAD TO BE 360 LBS/FT.
- AT 380 MPH WIND LOAD TO BE 380 LBS/FT.
- AT 400 MPH WIND LOAD TO BE 400 LBS/FT.
- AT 420 MPH WIND LOAD TO BE 420 LBS/FT.
- AT 440 MPH WIND LOAD TO BE 440 LBS/FT.
- AT 460 MPH WIND LOAD TO BE 460 LBS/FT.
- AT 480 MPH WIND LOAD TO BE 480 LBS/FT.
- AT 500 MPH WIND LOAD TO BE 500 LBS/FT.
- AT 520 MPH WIND LOAD TO BE 520 LBS/FT.
- AT 540 MPH WIND LOAD TO BE 540 LBS/FT.
- AT 560 MPH WIND LOAD TO BE 560 LBS/FT.
- AT 580 MPH WIND LOAD TO BE 580 LBS/FT.
- AT 600 MPH WIND LOAD TO BE 600 LBS/FT.
- AT 620 MPH WIND LOAD TO BE 620 LBS/FT.
- AT 640 MPH WIND LOAD TO BE 640 LBS/FT.
- AT 660 MPH WIND LOAD TO BE 660 LBS/FT.
- AT 680 MPH WIND LOAD TO BE 680 LBS/FT.
- AT 700 MPH WIND LOAD TO BE 700 LBS/FT.
- AT 720 MPH WIND LOAD TO BE 720 LBS/FT.
- AT 740 MPH WIND LOAD TO BE 740 LBS/FT.
- AT 760 MPH WIND LOAD TO BE 760 LBS/FT.
- AT 780 MPH WIND LOAD TO BE 780 LBS/FT.
- AT 800 MPH WIND LOAD TO BE 800 LBS/FT.
- AT 820 MPH WIND LOAD TO BE 820 LBS/FT.
- AT 840 MPH WIND LOAD TO BE 840 LBS/FT.
- AT 860 MPH WIND LOAD TO BE 860 LBS/FT.
- AT 880 MPH WIND LOAD TO BE 880 LBS/FT.
- AT 900 MPH WIND LOAD TO BE 900 LBS/FT.
- AT 920 MPH WIND LOAD TO BE 920 LBS/FT.
- AT 940 MPH WIND LOAD TO BE 940 LBS/FT.
- AT 960 MPH WIND LOAD TO BE 960 LBS/FT.
- AT 980 MPH WIND LOAD TO BE 980 LBS/FT.
- AT 1000 MPH WIND LOAD TO BE 1000 LBS/FT.
16. DESIGN OF HORIZONTAL CROSS-BRACING IN PLANE OF ROOF FRAMES TO BE COMPLETED AND SHALL INDICATE METHOD OF TRANSMISSION THROUGH WIND LOAD TO HIDE FRAMES OF THE SIDE WALL, PORTAL FRAMES.
17. ALL COLLAR BASE PLATES SHALL BE SET AND BRACKETED UNDER FOR PORTAL FRAMES BEARING.
18. ALL GAGES FOR THE COLLARS SHALL BE "THIN" AND NOT ASSIGNED A FLUX. NO MOMENT FORCES SHALL BE TRANSMITTED TO THE BUILDING FOUNDATION.
19. PROVIDE CLASHING CROSS SECTIONS AND ELEVATIONS WHEN CLEARLY SHOW THE PRIMARY STRUCTURE AND MEMBER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, LIFT, LIFT, AND ALL OTHER SUPPORTED ITEM AND ITEMS SUPPORTED ON TOP OF ROOF.
20. DESIGN OF HORIZONTAL CROSS-BRACING IN PLANE OF ROOF FRAMES TO BE COMPLETED AND SHALL INDICATE METHOD OF TRANSMISSION THROUGH WIND LOAD TO HIDE FRAMES OF THE SIDE WALL, PORTAL FRAMES.
21. ALL COLLAR BASE PLATES SHALL BE SET AND BRACKETED UNDER FOR PORTAL FRAMES BEARING.
22. ALL GAGES FOR THE COLLARS SHALL BE "THIN" AND NOT ASSIGNED A FLUX. NO MOMENT FORCES SHALL BE TRANSMITTED TO THE BUILDING FOUNDATION.
23. PROVIDE CLASHING CROSS SECTIONS AND ELEVATIONS WHEN CLEARLY SHOW THE PRIMARY STRUCTURE AND MEMBER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, LIFT, LIFT, AND ALL OTHER SUPPORTED ITEM AND ITEMS SUPPORTED ON TOP OF ROOF.
24. DESIGN OF HORIZONTAL CROSS-BRACING IN PLANE OF ROOF FRAMES TO BE COMPLETED AND SHALL INDICATE METHOD OF TRANSMISSION THROUGH WIND LOAD TO HIDE FRAMES OF THE SIDE WALL, PORTAL FRAMES.
25. ALL COLLAR BASE PLATES SHALL BE SET AND BRACKETED UNDER FOR PORTAL FRAMES BEARING.
26. ALL GAGES FOR THE COLLARS SHALL BE "THIN" AND NOT ASSIGNED A FLUX. NO MOMENT FORCES SHALL BE TRANSMITTED TO THE BUILDING FOUNDATION.
27. PROVIDE CLASHING CROSS SECTIONS AND ELEVATIONS WHEN CLEARLY SHOW THE PRIMARY STRUCTURE AND MEMBER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, LIFT, LIFT, AND ALL OTHER SUPPORTED ITEM AND ITEMS SUPPORTED ON TOP OF ROOF.
28. DESIGN OF HORIZONTAL CROSS-BRACING IN PLANE OF ROOF FRAMES TO BE COMPLETED AND SHALL INDICATE METHOD OF TRANSMISSION THROUGH WIND LOAD TO HIDE FRAMES OF THE SIDE WALL, PORTAL FRAMES.
29. ALL COLLAR BASE PLATES SHALL BE SET AND BRACKETED UNDER FOR PORTAL FRAMES BEARING.
30. ALL GAGES FOR THE COLLARS SHALL BE "THIN" AND NOT ASSIGNED A FLUX. NO MOMENT FORCES SHALL BE TRANSMITTED TO THE BUILDING FOUNDATION.
31. PROVIDE CLASHING CROSS SECTIONS AND ELEVATIONS WHEN CLEARLY SHOW THE PRIMARY STRUCTURE AND MEMBER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, LIFT, LIFT, AND ALL OTHER SUPPORTED ITEM AND ITEMS SUPPORTED ON TOP OF ROOF.
32. DESIGN OF HORIZONTAL CROSS-BRACING IN PLANE OF ROOF FRAMES TO BE COMPLETED AND SHALL INDICATE METHOD OF TRANSMISSION THROUGH WIND LOAD TO HIDE FRAMES OF THE SIDE WALL, PORTAL FRAMES.
33. ALL COLLAR BASE PLATES SHALL BE SET AND BRACKETED UNDER FOR PORTAL FRAMES BEARING.
34. ALL GAGES FOR THE COLLARS SHALL BE "THIN" AND NOT ASSIGNED A FLUX. NO MOMENT FORCES SHALL BE TRANSMITTED TO THE BUILDING FOUNDATION.
35. PROVIDE CLASHING CROSS SECTIONS AND ELEVATIONS WHEN CLEARLY SHOW THE PRIMARY STRUCTURE AND MEMBER OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, LIFT, LIFT, AND ALL OTHER SUPPORTED ITEM AND ITEMS SUPPORTED ON TOP OF ROOF.
36. DESIGN OF HORIZONTAL CROSS-BRACING IN PLANE OF ROOF FRAMES TO BE COMPLETED AND SHALL INDICATE METHOD OF TRANSMISSION THROUGH WIND LOAD TO HIDE FRAMES OF THE SIDE WALL, PORTAL FRAMES.
37. ALL COLLAR BASE PLATES

1. DESIGN LOADS, STRUCTURAL ANALYSES AND PREPARATIONS OF STRUCTURAL MEMBER ARE BASED ON THE FOLLOWING:

- | DESIGN LOADS, STRUCTURAL ANALYSIS AND PREPARATION OF STRUCTURAL MEMBERS ARE BASED ON THE FOLLOWING: | |
|---|---------------------|
| + CODE : | 2019-BIS |
| + WIND DESIGN : | ASCE 47 - 15 |
| + ROOF LIVE LOAD : | 30 PSF (STRUCTURAL) |
| + ROOF DEAD LOAD : | 5 PSF |
| + WIND LOAD : | +10 MPa |
| + FLOOR CATEGORY : | B |
| + SITE CLASS : | E |
| + S1 : | 0.60 |
| + S1 : | 0.53 |
| + S2 : | 0.38 |
| + R1 : | 0.38 |
| + IMPORTANCE FACTOR : | 1.5 |
| + WIND EXPOSURE : | 0 |
| + DRY FILL COEFFICIENT (Cp) : | +0.5 |
| + K : | 1.0 |
| + K : | 0.85 |

ZONE	GROSS WIND UPLIFT	GROSS WIND DOWNWARD	GROSS WIND UPLIFT	GROSS WIND DOWNWARD
	210 SF Psf	210 SF Psf	2100 SF Psf	2100 SF Psf
1	-68.66	42.33	-64.63	34.27
	-65.71	42.33	-76.86	34.27
3	-138.69	42.33	-166.86	34.27
4	-42.33	98.46	-68.66	62.69
6	-72.87	98.46	-68.66	62.69

ROOF COMPONENT AND CLADDING
a = 6.2 ft

--	--	--

WALL COMPONENT AND CLADDING

 $a = 0.2 R.$ 

THE GENE APPROVED ON 2-28-2008 BY THE AUTHORIZED PERSONNEL OF THE FBI.

PROPOSED DIXIELAND PARK
BASKETBALL COURT
HARLINGEN, TEXAS

PRESCRIPTION		ST25-204	
07/24/2026		10/20/2025	L.C.

GENERAL NOTES
\$1.0

STRUCTURAL STEEL

1. MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
1. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING AISC DESIGNATIONS:

WIDE FLANGE SHAPES	AISC A992 (50 ksi)
BOLTS	AISC A307 (50 ksi)
ANCHOR BOLTS	AISC A307 (50 ksi)
PLATES	AISC A572 (50 ksi)
WELDS	AISC A572 (50 ksi)
ANCHORS	AISC A572 (50 ksi)
ROCKERS AND ROLLERS	AISC A572 (50 ksi)

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED, SHIPPED AND PAINTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS PRESENTED IN THE CODE OF STANDARD PRACTICE, LATEST EDITION AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

1. WELDING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AS PUBLISHED BY THE AMERICAN WELDING SOCIETY. EXCEPT THAT ALL WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO AMERICAN A5.1.

1. DETAILS AND OR SCHEDULED CONNECTIONS HAVE BEEN DESIGNED BY A STRUCTURAL ENGINEER. ANY CONNECTION NOT DETAILED OR SCHEDULED OR ALTERED FOR FABRICATION PURPOSES SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR AND SHALL BE SUBMITTED FOR THE ENGINEER'S VERIFICATION. FABRICATOR (E) AND DETAILED CONNECTIONS SHALL SUPPORT ONLY THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE TABLE OF UNIFORM CONNECTIONS, PART 1 OF THE AISC MANUAL OF STEEL CONSTRUCTION FOR THE GIVEN BEAM SPAN AND GRADE OF STEEL SPECIFIED. THE EFFECT OF ANY CONCENTRATION LOADS MUST BE TAKEN INTO ACCOUNT.

1. SEE ARCHITECTURAL PLANS FOR MISCELLANEOUS STEEL ITEMS NOT INDICATED ON STRUCTURAL DRAWINGS. STEEL ITEMS SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY THE STEEL FABRICATOR. SEE DESIGN OFFICE FOR DETAILS.

1. ALL WELDED CONNECTIONS SHALL BE MADE USING 1/4" FILLET WELD, UNLESS OTHERWISE NOTED ON THE PLANS.

1. ALL BOLTED CONNECTIONS SHALL BE MADE USING 3/4" DIAMETER HIGH STRENGTH BOLTS. AUTOMATIC BEARING TYPE CONNECTIONS OF WELDED STEEL SHALL BE DESIGNED BY THE FABRICATOR. INSPECTION REQUIRED FOR ALL HIGH STRENGTH BOLTS. ALL BOLTS SHALL BE PER AISC 308.

1. ALL CONNECTION PLATES AND STIFFENERS SHALL BE MADE WITH 1/4" THICK PLATES, UNLESS OTHERWISE NOTED ON THE PLANS.

1. ALL STEEL, INCLUDING BOLTS EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED. (INCLUDES STEEL THAT IS ONLY COVERED WITH PLASTER OR STUCCO).

1. ALL EXPOSED STEEL SHALL FOLLOW SECTION 16 OF THE CODE OF STANDARD PRACTICE OF AISC. SECTION 16 OF THE CODE ADDRESSES ARCHITECTURALLY EXPOSED STRUCTURAL STEEL. (AISC).

1. CONNECTIONS SHALL BE PER FOLLOW STRUCTURAL SECTIONS, CONNECTION MANUAL, BY AISC.
1. WHERE STEEL JOINTS PASS THROUGH CMU WALLS, PROVIDE HALF BAY SHIP BETWEEN THE CMU AND THE STEEL JOINT. PROVIDE ELASTOMERIC MATERIAL BETWEEN THE STEEL JOINT AND CMU WALL.

1. ALL BEAMS NOT SHOWN SHALL BE WELDED. ALL COLUMNS NOT SHOWN SHALL BE HEAVY WELDED.

1. PROVIDE 300 LBS OF RED IRON ALLOWANCE. ALLOWANCE SHALL INCLUDE LABOR COSTS.

1. ALL STEEL MEMBERS, UNLESS NOTED OTHERWISE, SHALL BE PAINTED BY THE COAT OF SHOP PRIMER. DO NOT PRIME ITEMS TO BE EMBEDDED IN CONCRETE OR FINE PROPOSED IN BRICK OR MASONRY. WITHOUT COORDINATION BY THE ARCHITECT.

1. AFTER ERECTION, PRIME WELDS, BRACES AND SURFACES NOT PRIME. USE PRIMER CONSISTENT WITH SHOP COAT. GALVANIZED SURFACES NOT OXYDIZED ON COLO. SHALL BE CLEANED AND PAINTED WITH 120C.

1. FIELD WELDS AND BOLTED CONNECTIONS SHALL BE VISUALLY INSPECTED BY A QUALIFIED INSPECTION INSPECTOR. THE INSPECTOR SHALL PROVIDE A WRITTEN REPORT TO THE STRUCTURAL DIVISION.

1. THE CONTRACTOR SHALL REVIEW AND ANNOTATE SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT/ENGINEER. FOR REVIEW, THE CONTRACTOR SHALL ALLOW ARCHITECT/ENGINEER 11 WORKING DAYS FOR REVIEW OF SHOP DRAWINGS.

STRUCTURAL FIELD OBSERVATIONS

1. JOB SITE OBSERVATIONS BY THE PROFESSIONAL ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONSIST OF VISUAL OBSERVATION OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE DESIGN INTENT. SUCH OBSERVATIONS SHALL NOT BE RELIED UPON BY OTHERS AS ACCEPTANCE OF THE WORK. NEAR SHALL IT BE CONSIDERED TO RELEASE THE CONTRACTOR IN ANY WAY FROM HIS OBLIGATIONS AND RESPONSIBILITIES UNDER THE CONSTRUCTION CONTRACT, SPECIFICALLY BUT WITHOUT LIMITATION, OBSERVATIONS BY THE DESIGN PROFESSIONAL SHALL NOT REDUCE THE DESIGN PROFESSIONAL TO ADEQUATE RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION NOR FOR SAFETY ON THE JOB SITE.
1. NOTIFY ENGINEER IN WRITING IN ADVANCE WHEN A STRUCTURAL OBSERVATION IS REQUIRED. SPECIAL INSPECTIONS INDEPENDENT OF THE CONTRACTOR THE ARCHITECT OR THE ENGINEER, SHALL BE PROVIDED BY A SPECIAL INSPECTOR EMPLOYED BY THE OWNER. ACCORDING TO CHAPTER 17 OF THE AISC 308. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SEND WRITTEN REPORTS TO THE OWNER, THE ARCHITECT, THE ENGINEER, AND THE CONTRACTOR. THE REPORTS SHALL INDICATE IF WORK INSPECTED WAS DONE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE SPECIAL INSPECTOR SHALL BRING THE DISCREPANCIES TO THE ATTENTION OF THE REGISTERED DESIGN PROFESSIONAL. NO RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. THE SPECIAL INSPECTOR WORK SHALL TO THE BEST OF THEIR KNOWLEDGE, IN OR NOT IN CONFORMANCE WITH THE APPLICABLE INFORMATION AND APPLICABLE WORKMANSHIP PROVISIONS OF THE AISC 308.

CONTINUOUS OR PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

TABLE 1704.2

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK PERIOD	PERIODICALLY DURING TASK PERIOD
1. VERIFY MATERIALS BELOW SHALL ON FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN CAPACITY.	—	X
1. VERIFY EXISTING CONDITIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
1. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIAL.	—	X
1. VERIFY USE OF PROPER MATERIALS, DIMENSIONS AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF SELECT FILL.	X	—
1. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

TABLE 1704.4

REQUIRED VERIFICATION & INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	—	X
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT IN ACCORDANCE WITH TABLE 1704.1, ITEM 1B.	—	—
1. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	X	—
1. INSPECTION OF ANCHORS INSTALLED IN HYPODENSE CONCRETE.	—	X
1. VERIFYING USE OF REQUIRED DESIGN MIX.	—	X
1. AT THE TIME FRESH CONCRETE IS SAMPLED TO FURNISH SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	—
1. INSPECTION OF CONCRETE AND IN-SITU CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	—
1. INSPECTION FOR IMPAIRMENT OF SPECIFIED DURING TEMPERATURE AND TECHNIQUES.	—	X
1. INSPECTION OF PRESTRESSED CONCRETE.	—	—
1. APPLICATION OF PRESTRESSING FORCES	X	—
1. GROUPING OF BONDED PRESTRESSING TENDONS IN THE BEARING FORCE RESISTING SYSTEM.	X	—
1. ERECTION OF PRECAST CONCRETE MEMBERS.	—	X
1. VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO ERECTION OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF FORMS AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	—	X
1. INSPECT FORMWORK FOR SHAPES, LOCATIONS AND DIMENSIONS OF THE CONCRETE MEMBERS BEING FORMED.	—	X

TABLE 1704.3

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS	—	—
1. IDENTIFICATION OF MEMBERS TO CONFORM TO AISC STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	—
1. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	—	X
1. INSPECTION OF HIGH-STRENGTH BOLTING	—	—
1. A. BOLT-TIGHT JOINTS.	—	X
1. B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MECHANICAL TURN-OFF BOLT OR DIRECT TENSION INDICATION METHOD OF INSTALLATION.	X	—
1. C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OFF BOLT WITHOUT MECHANICAL TURN-OFF OR CALIBRATED WRENCH METHOD OF INSTALLATION.	X	—
1. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK	—	—
1. A. FOR STRUCTURAL STEEL, IDENTIFICATION OF MEMBERS TO CONFORM TO AISC 360.	X	—
1. B. FOR OTHER STEEL, IDENTIFICATION OF MEMBERS TO CONFORM TO AISC STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	X	—
1. C. MANUFACTURER'S CERTIFIED TEST REPORTS.	—	X
1. MATERIAL VERIFICATION OF WELD FILLER MATERIALS	—	—
1. IDENTIFICATION OF MEMBERS TO CONFORM TO AISC SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	—	X
1. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	—	X
1. INSPECTION OF WELDING	—	—
1. A. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK	—	—
1. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	X	—
1. MULTIPASS FILLET WELDS.	X	—
1. SINGLE-PASS FILLET WELDS - 1/4" MIN.	X	—
1. PLATE AND SLOT WELDS.	X	—
1. SINGLE-PASS FILLET WELDS - 1/4" MIN.	—	X
1. FLOOR AND ROOF DECK WELDS.	—	X
1. REINFORCING STEEL	—	—
1. VERIFICATION OF WELDABILITY OF REINFORCING STEEL, OTHER THAN A501-11B.	—	X
1. REINFORCING STEEL EMBEDDED IN FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAME AND BEARING CAPACITY OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND OTHER REINFORCEMENT.	X	—
1. SHOWN REINFORCEMENT.	X	—
1. OTHER REINFORCING STEEL.	—	X
1. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE	—	—
1. A. DETAILS SUCH AS BRACING AND STOPPINGS.	—	X
1. B. MEMBER LOCATIONS.	—	X
1. C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	—	X

ATLAS ENGINEERING
TYPE FORM NO. 1704.3
540 SOUTH 17TH STREET, SUITE 100, TEXAS 75201
119990
11/20/2020



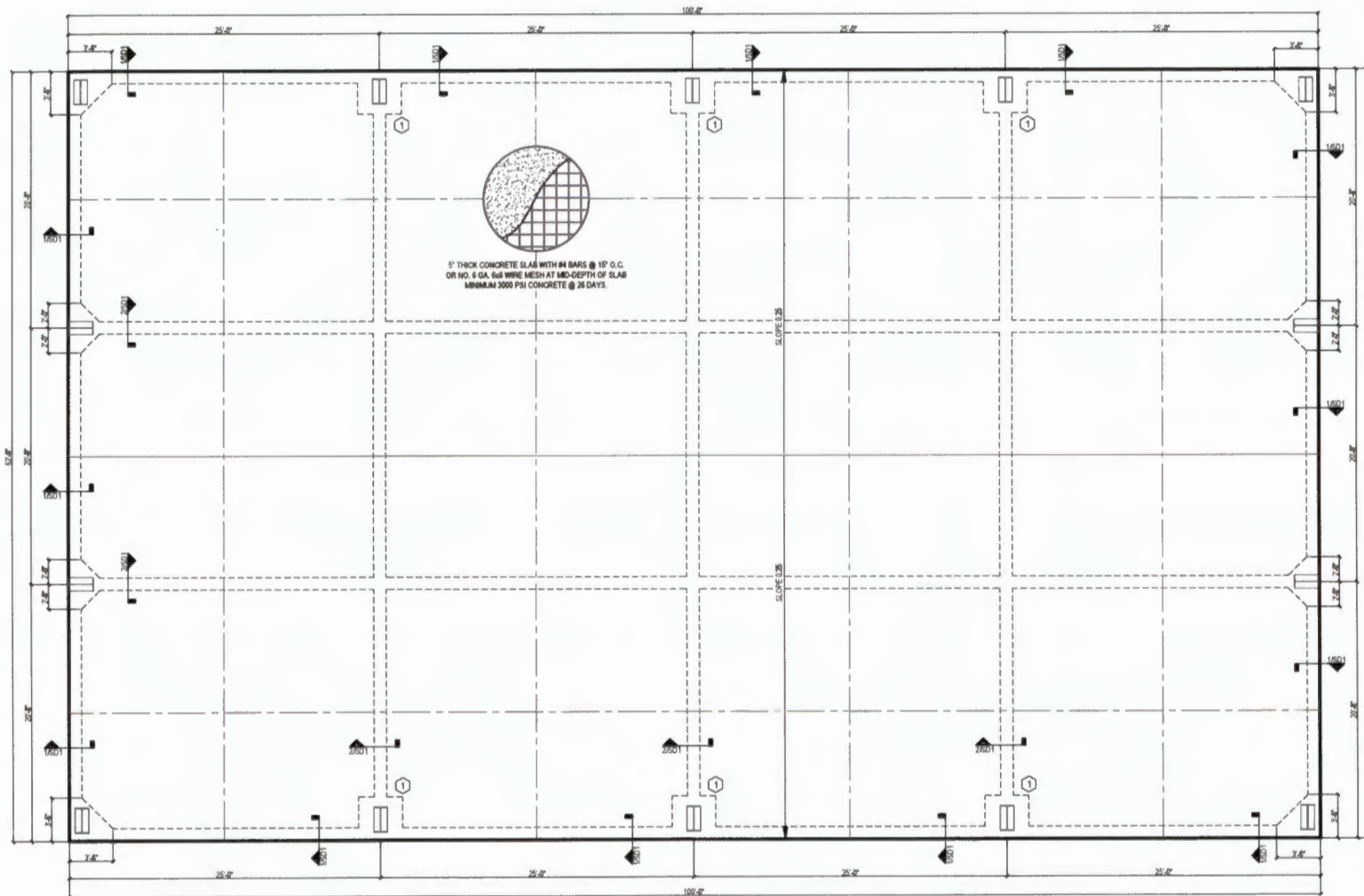
PROJECT
PROPOSED DIXIELAND PARK
BASKETBALL COURT
HARLINGEN, TEXAS

PROJECT NO.
ST25-204

DATE
07/24/2025

DESIGNED BY
L.C.

GENERAL NOTES
S1.1



PLAN NOTES:

1. FOUNDATION SLAB 5' THICK WITH #4 BARS @ 18" O.C. EACH WAY MID SPAN.
2. CONCRETE MINIMUM 3000 PSI @ 28 DAYS w/ 5' SLUMP.
3. CONTRACTION JOINT

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOOTING SCHEDULE				
TYPE	SIZE (FT-#)	REINFORCEMENT	DEPTH (FT)	DETAIL
1	7'-0" x 3'-0"	#6 @ 8" O.C. E.W. BOT.	3.0	4801
PLAN	AS NOTED	#6 @ 8" O.C. E.W. BOT.	3.0	4801

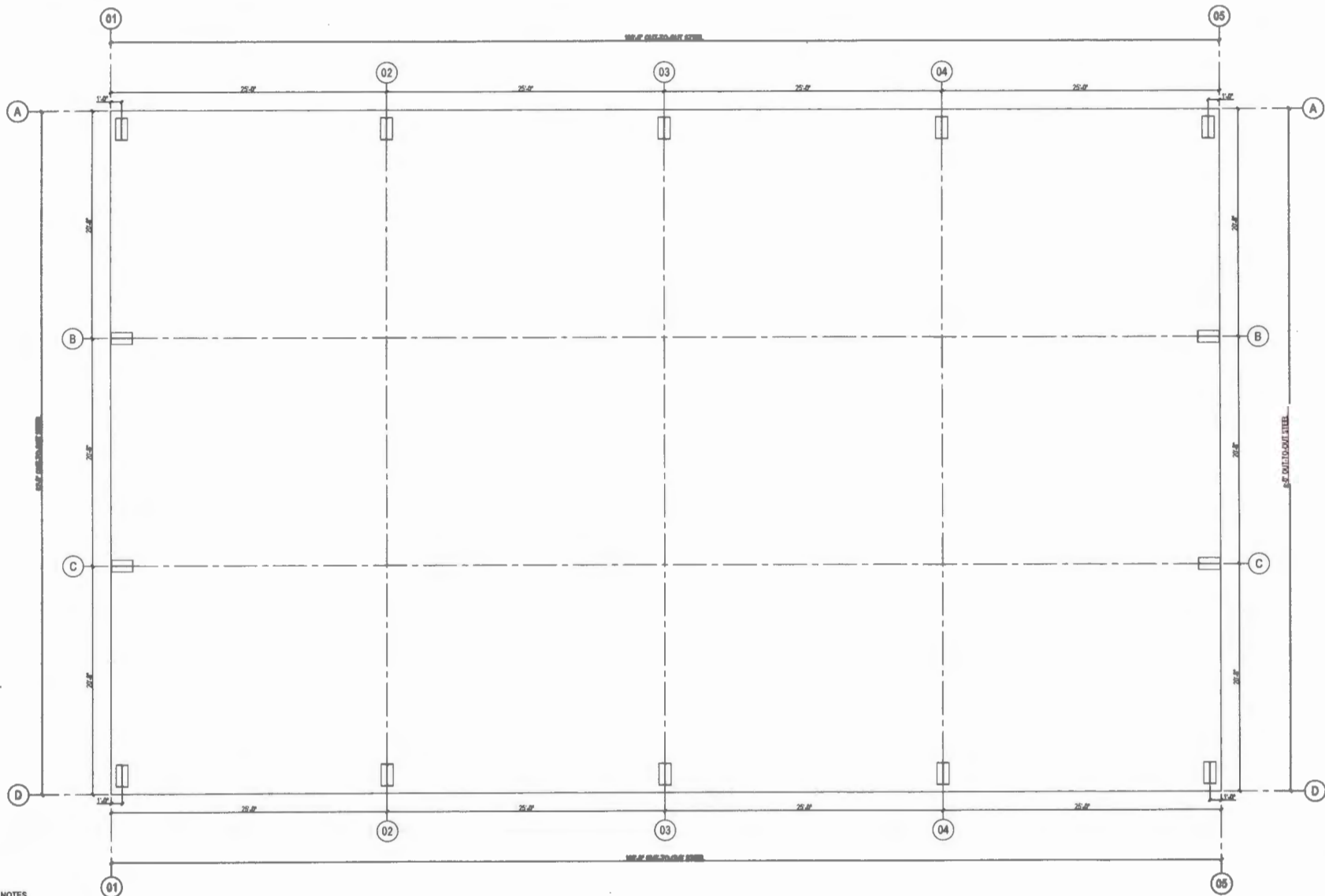
ATLAS ENGINEERING
TYLER, TEXAS 75797
800 SOUTH 11TH STREET, SUITE 100, HARLINGEN, TEXAS 79301
TEL: 361-200-1000
WWW.ATLAS-ENG.COM



PROJECT:
PROPOSED DODELAND PARK
BASKETBALL COURT
HARLINGEN, TEXAS

PROJECT NO.: ST23-04
DATE: 07/24/2023
DRAWN BY: L.C.
CHECKED BY:

FOUNDATION PLAN
S1.2



PLAN NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MEASURED FIRST PRIOR TO CONSTRUCTION. ANY VARIATIONS MUST BE BROUGHT TO ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS REFERENCED HEREIN ARE FROM THE BUILDING FINISH FLOOR ELEVATION OF 100'-0".
3. REFER TO ARCHITECTURAL PLANS FOR EXISTING / REMOVALS NOT SHOWN.

BASE PLATE PLAN

SCALE: 1/4"=1'-0"

ATLAS ENGINEERING
TYPE: FIRM NO. 1787
300 SOUTH TERRY STREET, SUITE 100, TEXAS 75001
TEL: 972.440.0000
WWW.ATLAS-ENGINEERING.COM

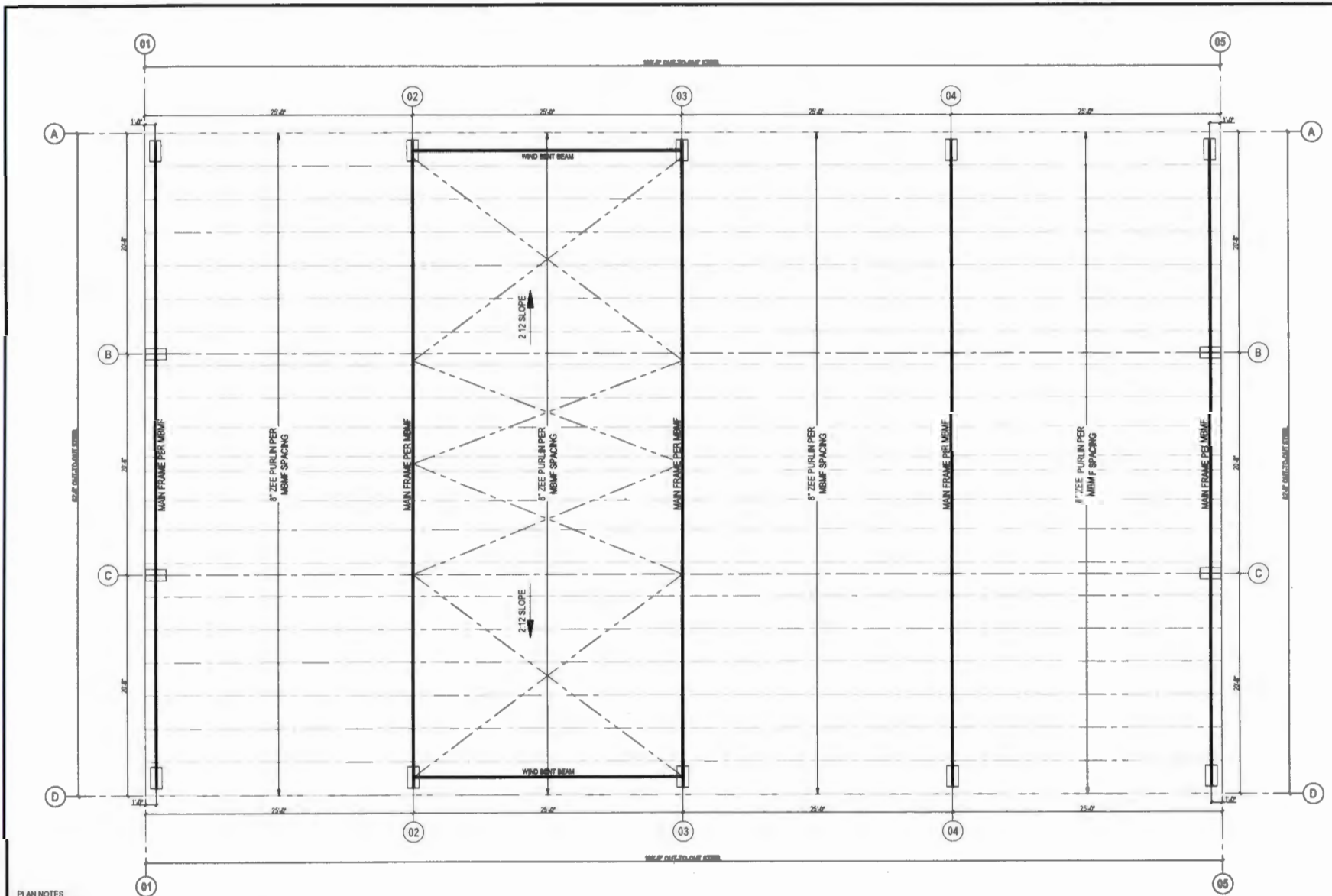


PROJECT: PROPOSED DIXIELAND PARK BASKETBALL COURT
HARLINGEN, TEXAS

DATE: 5/25/2024
DRAWN BY: T. GARCIA
CHECKED BY: L.C.

MINI FRAME COLUMN PLAN

31.3



PLAN NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION AND VARIATIONS MUST BE BROUGHT TO ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
2. ALL ELEVATIONS REFERENCED HEREIN ARE FROM THE BUILDING FINISH FLOOR ELEVATION: 3'0".
3. REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS NOT SHOWN.

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

ATLAS ENGINEERING
TYPE FORM NO. 17007
500 SOUTH 17TH STREET, SUITE 100, DALLAS, TEXAS 75201
214-343-8800

17/06/2025

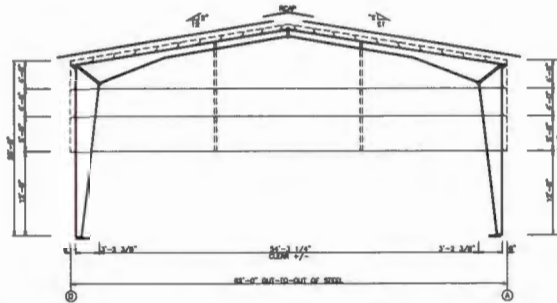


PROJECT:
PROPOSED DIXIELAND PARK
BASKETBALL COURT
DALLAS, TEXAS

REVISION: 01/24/2025
BY: L.C.

ROOF FRAMING PLAN

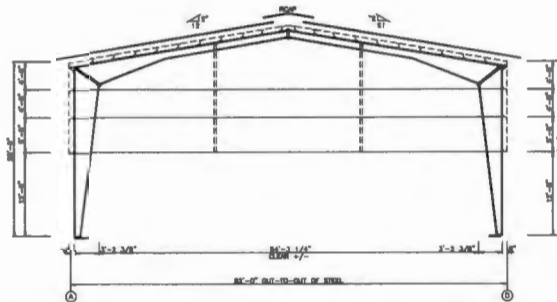
S1.4



NOTES

1. FRAME PRELIMINARY PLANS AND SPECIFICATIONS PROVIDED BY THE METAL BUILDING MANUFACTURER.

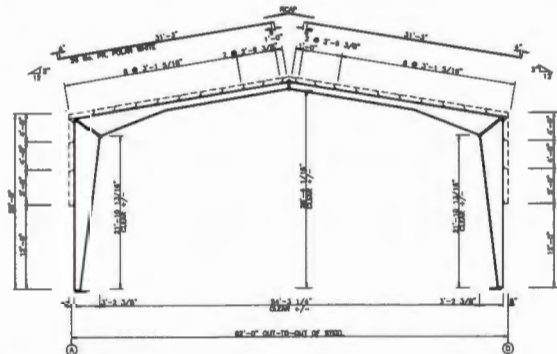
ENDWALL FRAME - FRAME LINE 05
SCALE 1/8"=1'



NOTES

1. FRAME PRELIMINARY PLANS AND SPECIFICATIONS PROVIDED BY THE METAL BUILDING MANUFACTURER.

ENDWALL FRAME - FRAME LINE 01
SCALE 1/8"=1'



NOTES

1. FRAME PRELIMINARY PLANS AND SPECIFICATIONS PROVIDED BY THE METAL BUILDING MANUFACTURER.

MAIN FRAME - TYP.
SCALE 1/8"=1'

ATLAS ENGINEERING
TYPE: FIRM NO. 11990
800 SOUTH 17TH AVE., SUITE 100, DALLAS, TEXAS 75215
TEL: 214-343-8888 FAX: 214-343-8889
www.atlas-engineering.com



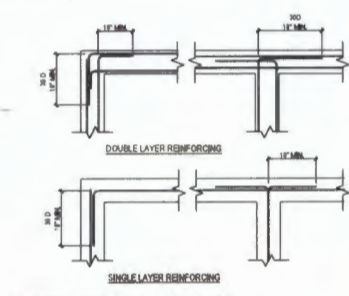
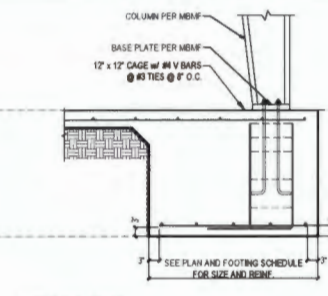
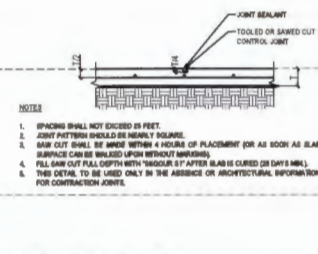
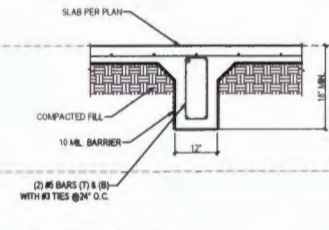
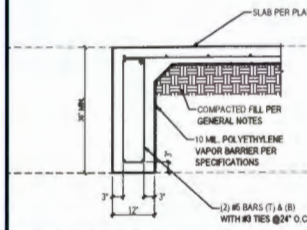
PROJECT:
PROPOSED DIXIELAND PARK
BASKETBALL COURT
HARLINGEN, TEXAS

DATE: 07/24/2025
DRAWN BY: L.G.
CHECKED BY:

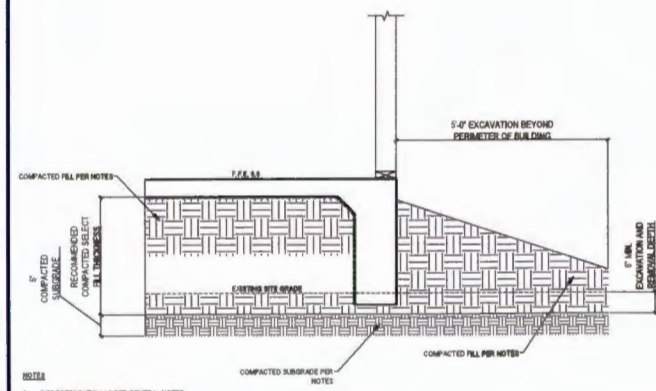
MAIN / ENDWALL FRAMING
\$1.5

NOTES

1. SEE ARCHITECTURAL PLANS FOR LOCATION OF WALL TYPE



- NOTES
1. SPACING SHALL NOT EXCEED 18 INCHES.
 2. JOINT PATTERN SHOULD BE NEARLY SQUARE.
 3. SAW CUT SHALL BE MADE WITHIN 4 HOURS OF PLACEMENT (OR AS SOON AS SLAB SURFACE CAN BE WALKED UPON WITHOUT DAMAGING).
 4. FILL SAW CUT FULL DEPTH WITH "BROUKE 5.7" AFTER SLAB IS CURED (28 DAYS MIN).
 5. THIS DETAIL TO BE USED ONLY IN THE ABSENCE OF ARCHITECTURAL INFORMATION FOR CONTRACTION JOINTS.



- NOTES
1. SITE PREPARATION AS PER GENERAL NOTES.
 2. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL EXCAVATION AND BACKFILL REQUIREMENTS.

ATLAS ENGINEERING
7008 PINE HILL STREET
800 SOUTH 11TH STREET, WICKLIFF, TEXAS 75092
TEL: 972-382-1000
FAX: 972-382-1001
WWW.ATLAS-ENGINEERING.COM

07/06/2025

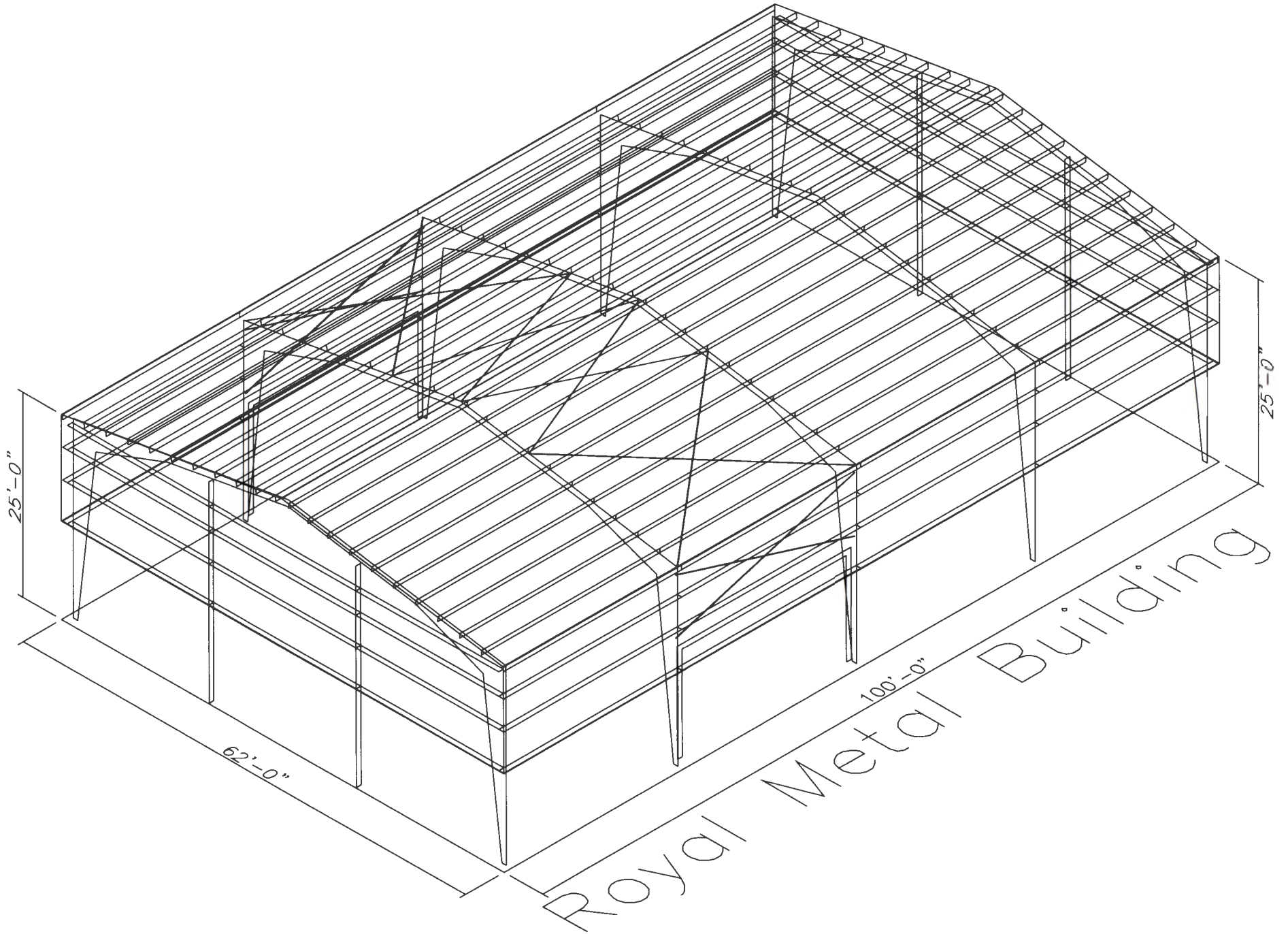
STATE OF TEXAS
LUCAS CASTILLO JR.
110900
LICENSED PROFESSIONAL ENGINEER

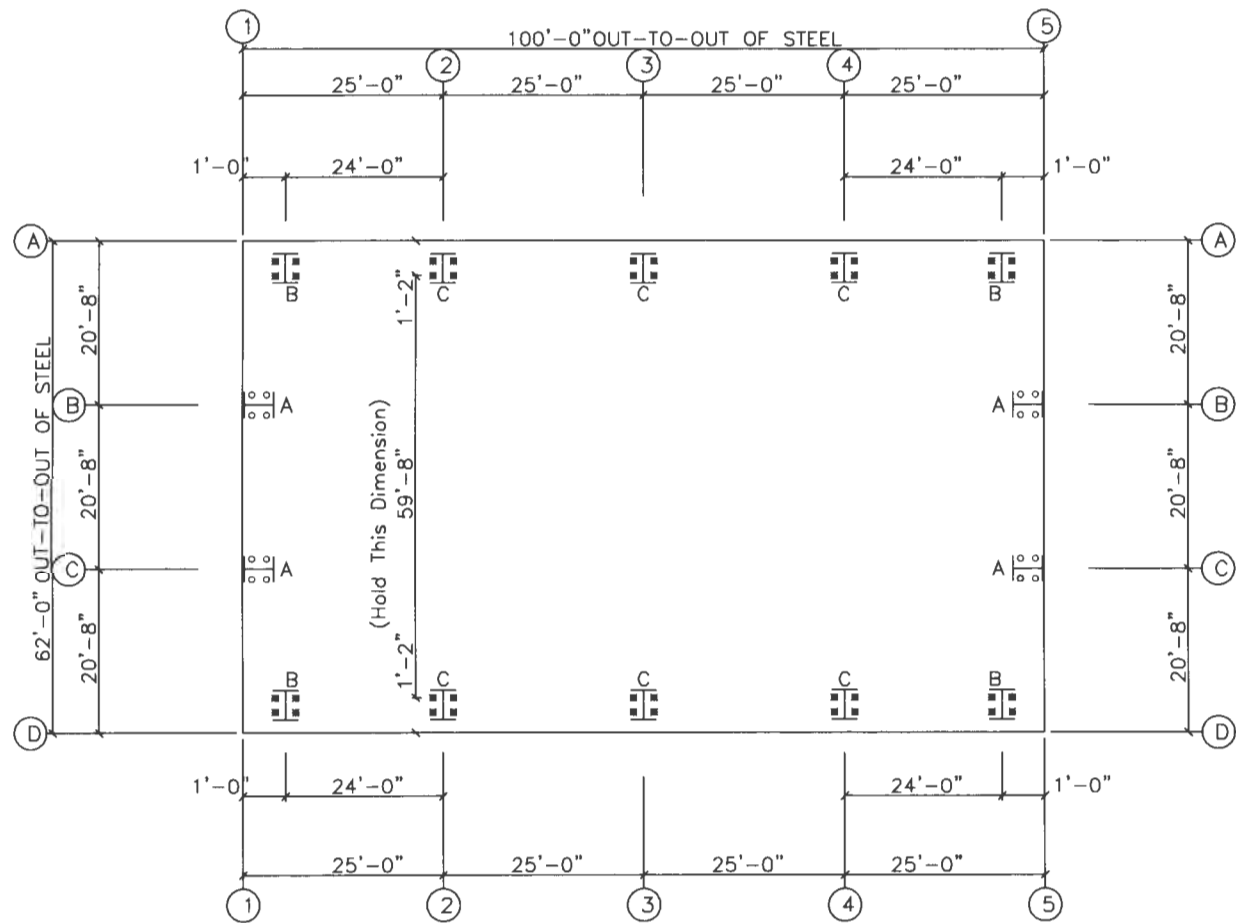
ATLAS
THE REALITY OF YOUR DREAMS

PROJECT
PROPOSED DIXIELAND PARK
BASKETBALL COURT
HARLINGEN, TEXAS

DATE: 07/24/2025
DRAWN BY: L.C.
CHECKED BY:

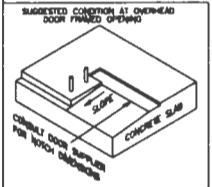
FOUNDATION DETAILS
SD1



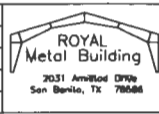


- Dia= 5/8"
- Dia= 3/4"

ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.N.)

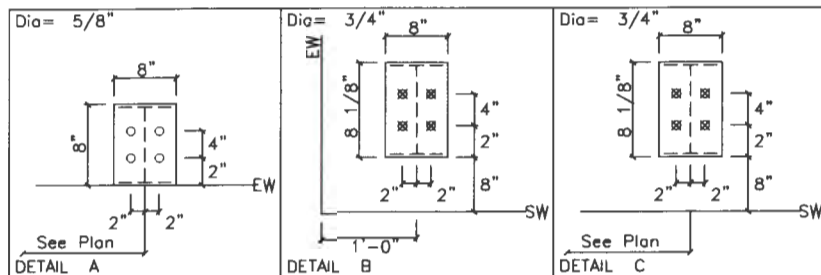


DATE	REVISION	BY



CUSTOMER: Customer 1	
DRAWN:	CHKD:
DATE: 7/17/25	DATE:

JOB NO. OR5013338
DWG. NO.



ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Proj (in)
16	Endwall	5/8"	A307	3.00
40	Frame	3/4"	A307	3.00

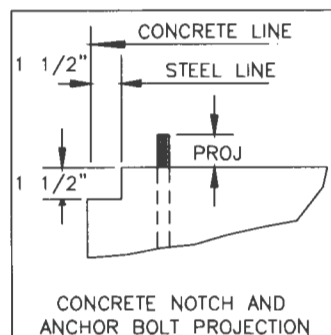
GENERAL NOTES

FOUNDATION DESIGN AND CONSTRUCTION ARE NOT THE RESPONSIBILITY OF S&S STEEL BUILDINGS.

THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATION.

ANCHOR BOLTS SHALL BE ACCURATELY SET TO A TOLERANCE OF $\pm 1/8"$ IN BOTH ELEVATION AND LOCATION. ANCHOR BOLTS ARE TO BE TYPE A36.

COLUMN BASE PLATES ARE DESIGNED NOT TO EXCEED A BEARING PRESSURE OF 1125 POUNDS PER SQUARE INCH.



DATE	REVISION	BY	CUSTOMER:		JOB NO.
			Customer 1		CJR508363B
			DRAWN:	CHKD:	DWG. NO.
			DATE: 7/17/25	DATE:	

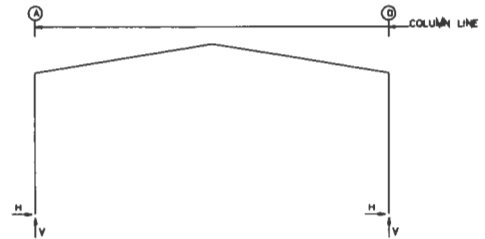


NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width	(ft)	=	63.0
Length	(ft)	=	100.0
Eave Height	(ft)	=	25.0
Roof Slope	(rise/run)	=	2.00/2.00
Roof Dead Load	(psf)	=	2.5
Wall Dead Load	(psf)	=	2.0
Left Endwall	(psf)	=	2.0
Right Endwall	(psf)	=	2.0
Front Sideload	(psf)	=	2.0
Back Sideload	(psf)	=	2.0
Roof Live Load	(psf)	=	20.0
Frame Live Load	(psf)	=	12.0
Collateral Load	(psf)	=	3.0
Wind Speed	(mph)	=	141.0
Wind Code		=	IBC 18
Exposure		=	C
Closure		=	Partially Enclosed
Internal Wind Coeff		=	-0.55, +0.55
Risk Category		=	II - Normal
Importance - Wind		=	1.00
Importance - Seismic		=	1.00
Seismic Design Category		=	A
Seismic Coeff	(Sms)	=	0.07
5. Loading conditions are:
 - 1 Dead+Collateral+Live
 - 2 Dead+Collateral+0.75Live+0.45Wind_Left12
 - 3 Dead+Collateral+0.75Live+0.45Wind_Right12
 - 4 0.6Dead+0.6Wind_Left1
 - 5 0.6Dead+0.6Wind_Right1
 - 6 0.6Dead+0.6Wind_Long1L
 - 7 0.6Dead+0.6Wind_Long2L
 - 8 1.0Dead+1.0Collateral+0.75Seismic_Right
 - 9 0.6Dead+0.6Wind_Right2+0.6Wind_Suction
 - 10 0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L

FRAME LINES: 1 2 3 4 5



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt Qty	Dia	Base Plate(in)			Grout (in)
		Load Id	Hmax	V	Hmin	V	Hmin			Width	Length	Thick	
1*	A	1	5.2	12.1	4	-11.8	-23.3	4	0.750	8.000	8.125	0.625	0.0
1*	D	5	11.8	-23.3	1	-5.2	12.1	4	0.750	8.000	8.125	0.625	0.0
1*				-5.2	12.1	5	-11.8	-23.3					

1* Frame lines: 1 5

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt Qty	Dia	Base Plate(in)			Grout (in)
		Load Id	Hmax	V	Hmin	V	Hmin			Width	Length	Thick	
2*	A	1	6.3	14.7	4	-9.8	-22.2	4	0.750	8.000	8.125	0.750	0.0
2*	D	5	9.6	-22.2	1	-6.3	14.7	4	0.750	8.000	8.125	0.750	0.0
2*		2	-5.7	15.1	7	-0.5	-26.8						

2* Frame lines: 2 3 4

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Wind_Left1		Wind_Right1		Wind_Left2	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	A	1.1	3.1	1.0	2.4	4.1	9.3	-17.1	-40.1	0.9	-28.7	-17.1	-5.5
2*	D	-1.1	3.1	-1.0	2.4	-4.1	9.3	-0.9	-28.7	17.1	-40.1	-0.9	5.5
1*	A	1.0	2.7	0.8	1.9	3.3	7.4	-20.7	-41.7	0.6	-27.4	-20.5	-14.0
1*	D	-1.0	2.7	-0.8	1.9	-3.3	7.4	-0.6	-27.4	20.7	-41.7	-0.6	0.3
Frame Line	Column Line	Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right		Seismic_Long	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	A	0.9	8.0	-0.2	-47.8	-1.8	-44.1	-0.1	-0.1	0.1	0.1	0.0	-0.4
2*	D	17.1	-9.5	1.9	-44.1	0.2	-47.8	-0.1	0.1	0.1	-0.1	0.0	-0.4
1*	A	0.8	0.3	-2.5	-36.5	-4.8	-31.5	-0.1	-0.1	0.1	0.1	0.0	0.0
1*	D	20.5	-14.0	4.8	-31.5	2.5	-36.5	-0.1	0.1	0.1	-0.1	0.0	0.0

2* Frame lines: 2 3 4

1* Frame lines: 1 5

DATE	REVISION	BY		CUSTOMER: Customer 1		JOB NO. OR5083638
				DRAWN:	CHKD:	DWG. NO.
				DATE: 7/17/25	DATE:	

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Seis Long Vert
1	B	0.9	-14.4	15.4	0.0
1	C	0.9	-14.4	15.4	0.0
5	C	0.9	-14.4	15.4	0.0
5	B	0.9	-14.4	15.4	0.0

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Column_Reactions(k)				V	Bolt(in) Qty	Dia	Base_Plate(in)			Grout (in)
			Hmax	V	Load Id	Hmin	Vmin			Width	Length	Thick	
1	B	9	9.3	0.5	10	-8.6	0.5	4	0.625	8.000	8.000	0.500	0.0
		8	0.0	0.9									
1	C	9	9.3	0.5	10	-8.6	0.5	4	0.625	8.000	8.000	0.500	0.0
		8	0.0	0.9									
5	C	9	9.3	0.5	10	-8.6	0.5	4	0.625	8.000	8.000	0.500	0.0
		8	0.0	0.9									
5	B	9	9.3	0.5	10	-8.6	0.5	4	0.625	8.000	8.000	0.500	0.0
		8	0.0	0.9									

BUILDING BRACING REACTIONS

Wall Loc	Col Line	± Reactions(k)				Panel_Shear (lb/ft)	Note
		Wind Horz	Wind Vert	Seismic Horz	Seismic Vert		
L_EW	1						(h)
F_SW	D	2,3	6.6 11.9	0.2	0.4		(a)
R_EW	5						(h)
B_SW	A	3,2	6.6 11.9	0.2	0.4		(a)

(d)X-Bracing above wind bent, base above finish floor
(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:
 - Width (ft) = 62.0
 - Length (ft) = 100.0
 - Eave Height (ft) = 25.0/ 25.0
 - Roof Slope (rise/run) = 2.00/ 2.00
 - Roof Dead Load (psf) = 2.5
 - Wall Dead Load (psf) = 2.0
 - Left Endwall (psf) = 2.0
 - Right Endwall (psf) = 2.0
 - Front Sidelwall (psf) = 2.0
 - Back Sidelwall (psf) = 2.0
 - Roof Live Load (psf) = 20.0
 - Frame Live Load (psf) = 12.0
 - Collateral Load (psf) = 3.0
 - Wind Speed (mph) = 141.0
 - Wind Code = IBC 18
 - Exposure = C
 - Closure = Partially Enclosed
 - Internal Wind Coeff = -0.55, +0.55
 - Risk Category = II - Normal
 - Importance - Wind = 1.00
 - Importance - Seismic = 1.00
 - Seismic Design Category = A
 - Seismic Coeff (Sms) = 0.07
- Loading conditions are:
 - Dead+Collateral+Live
 - Dead+Collateral+0.75Live+0.45Wind_Left2
 - Dead+Collateral+0.75Live+0.45Wind_Right2
 - 0.6Dead+0.6Wind_Left1
 - 0.6Dead+0.6Wind_Right1
 - 0.6Dead+0.6Wind_Long1L
 - 0.6Dead+0.6Wind_Long2L
 - 1.01Dead+1.01Collateral+0.7Seismic_Right
 - 0.6Dead+0.6Wind_Right2+0.6Wind_Suction
 - 0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L

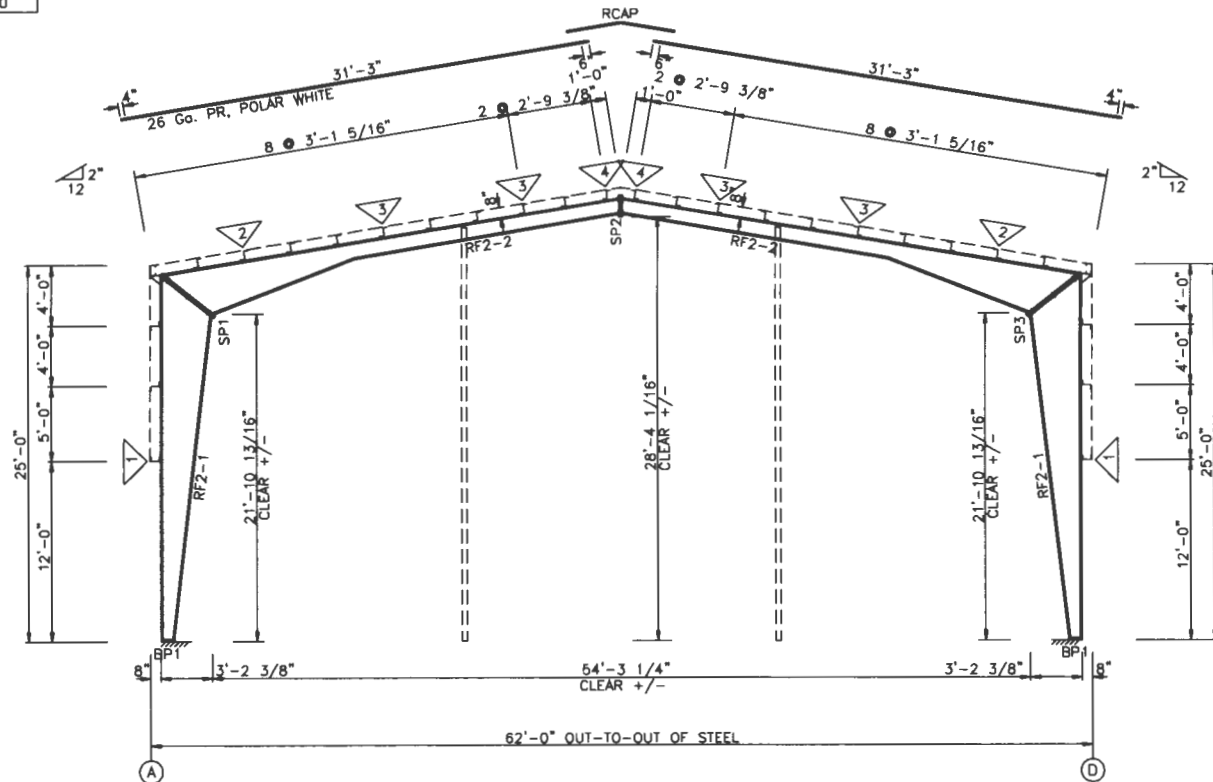
DATE	REVISION	BY	 2031 Arroyo Drive San Benito, TX 78682	CUSTOMER:		JOB NO.
				Customer 1		OR508363B
				DRAWN:	CHKD:	DWG. NO.
				DATE:	DATE:	
				7/17/25		

FLANGE BRACE TABLE FRAME LINE 1 5						
VID	SIDES	MARK	LENGTH	OFFSET	DETAIL	CLIP
1	1	FB45.8	3'-9 3/4"	2'-10"		
2	1	FB48.6	4'-0 1/2"	2'-10"		
3	1	FB40	3'-4"	2'-10"		
4	1	FB39.8	3'-3 3/4"	2'-10"		

SPLICE BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia Length
SP3	4	4	2		A325	0.750 2.75
SP2	4	4	0		A325	0.750 2.00

BASE PLATE TABLE				
Col	Plate Size		Length	
Mark	Width	Thick		
BP1	8"	5/8"	8	1/8"

MEMBER TABLE						Outside Flange		Inside Flange		
Mark	Web	Depth	Thick	Length		W	x Thk x Length	W	x Thk x Length	
RF2-1	Start/End									
	7.6/24.1	0.135	142.0			6 x 1/4" x 291.4		6 x 1/4" x 262.9		
	24.1/25.4	0.188	12.0							
	25.4/37.9	0.188	137.4							
RF2-2	35.8/13.5	0.188	139.8			6 x 1/4" x 151.8		6 x 3/8" x 121.7		
	13.5/11.0	0.188	12.0			6 x 5/16" x 142.0		6 x 5/16" x 142.0		
	11.0/10.3	0.135	142.0			6 x 1/4" x 73.4		6 x 1/4" x 71.7		
	10.3/10.0	0.135	73.4							



RIGID FRAME ELEVATION: FRAME LINE 1 5

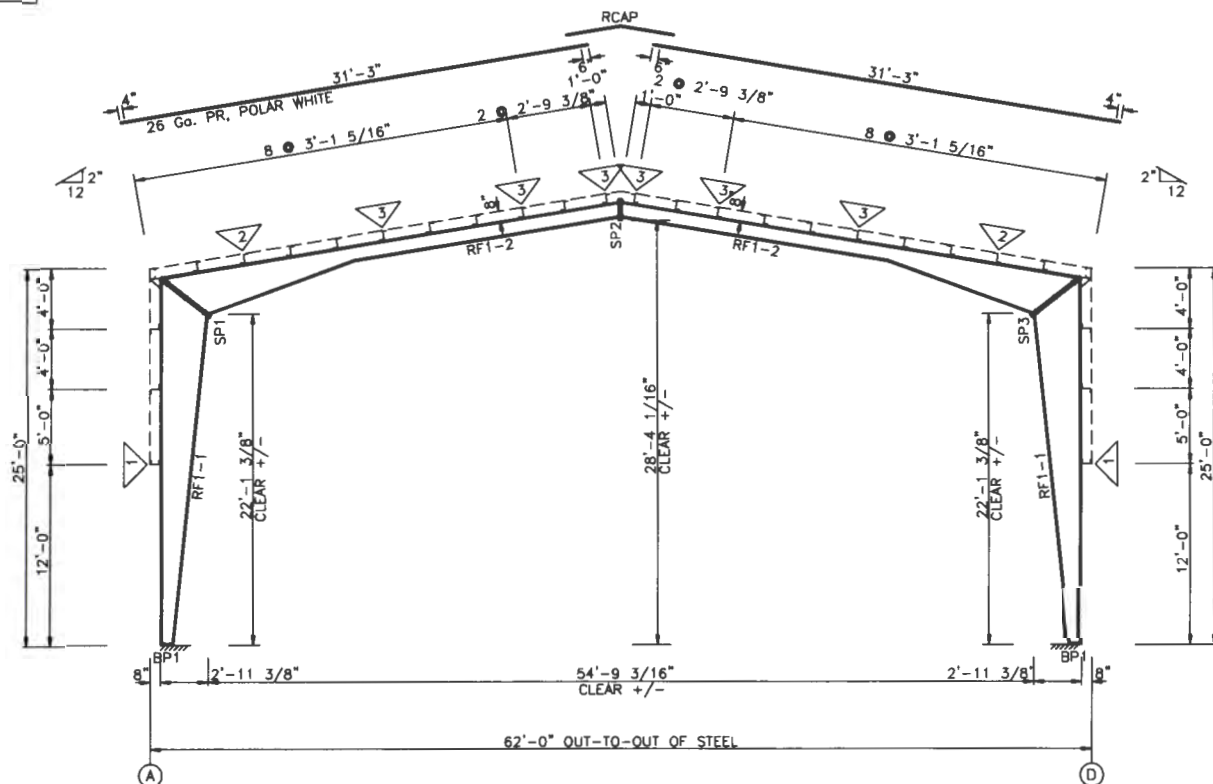
DATE	REVISION	BY	 ROYAL Metal Building 2031 Arredondo Office San Antonio, TX 78208	CUSTOMER:		JOB NO.
				Customer 1		C/R508363B
				DRAWN:	CHKD:	DWG. NO.
				DATE: 7/17/25	DATE:	

FLANGE BRACE TABLE						
FRAME LINE 2 3 4						
▽ ID	SIDES	MARK	LENGTH	OFFSET	DETAIL	CLIP
1	1	FB44.8	3'-8 3/4"	2'-10"		
2	2	FB46.8	3'-10 3/4"	2'-10"		
3	1	FB39.8	3'-3 3/4"	2'-10"		

SPLICE BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia Length
SP3	4	4	4	2	A325	0.750 2.75
SP2	4	4	4	0	A325	0.750 2.00

BASE PLATE TABLE				
Col Mark	Plate Width	Plate Thick	Plate Length	
BP1	8"	3/4"	8 1/8"	

MEMBER TABLE					
Mark	Web Depth	Web Thick	Web Length	Outside Flange	Inside Flange
RF1-1	Start/End			W x Thk x Length	W x Thk x Length
	7.6/22.3	0.135	142.0	6 x 1/4" x 291.2	6 x 1/4" x 264.9
	22.3/23.5	0.188	12.0		
	23.5/34.9	0.188	137.2		
RF1-2	32.8/12.2	0.135	139.8	6 x 5/16" x 293.8	6 x 5/16" x 123.9
	12.2/10.0	0.135	12.0	6 x 1/4" x 73.4	6 x 3/8" x 142.0
	10.0/10.0	0.135	142.0		6 x 1/4" x 71.7
	10.0/10.0	0.135	73.4		



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

DATE	REVISION	BY	CUSTOMER: Customer 1		JOB NO.
			DRAWN: DATE: 7/17/25		OR508363B
			CHKD: DATE:		DWG. NO.



SPECIAL BOLTS						
ROOF PLAN						
ID	QUAN	TYPE	DIA	LENGTH	WASH	
1	4	A325	1/2"	1 1/4"	0	
2	2	A325	5/8"	1 3/4"	0	
3	4	A307	1/2"	1 1/4"	0	

MEMBER TABLE		
ROOF PLAN		
MARK	PART	LENGTH
P-1	8X25Z14	26'-11" 1/2"
P-2	8X25Z14	27'-11" 1/2"
P-3	8X25Z14	27'-11" 1/2"
P-4	8X25Z14	26'-11" 1/2"
E-1	8E12	24'-11" 1/2"
CB-2	0.50_CBL	32'-10"
CB-3	0.25_CBL	26'-9"

TRIM TABLE		
ROOF PLAN		
ID	PART	LENGTH
1	TRCAP	3'-0"

31'-3"
(34)

31'-3"
(34)

(33)

ROOF

SHEETING

PANELS: 26 Gd. PR
POLAR WHITE

JOB NO.

QR508363B

DWG. NO.

CUSTOMER:

Customer 1

DRAWN:

CHKD:

DATE: 7/17/25

DATE:



DATE	REVISION	BY

ROOF FRAMING PLAN

