



Agenda of Regular Meeting

The Board of Trustees McAllen Independent School District

VISION	The McAllen Independent School District is a multicultural community in which students are enthusiastically and actively engaged in the learning process. Students demonstrate academic excellence in a safe, nurturing and challenging environment enhanced by technology and the contributions of the total community.
MISSION	The mission of the McAllen Independent School District is to educate all students to become lifelong learners and productive citizens in a global society through a program of educational excellence utilizing technology and actively involving parents and the community.
GOALS	<ol style="list-style-type: none">1. Student Achievement/Student Focus2. People Development3. Facility Priorities4. Financial Priorities
STRATEGIES	<ol style="list-style-type: none">1. Branding2. Attract/Retain High Quality Staff3. Engaging Learning Environment4. Rigorous/World Class Standards to Customize for Every Learner5. Partnerships with Business/Civic/Education/Organizations6. Future Ready Students7. Financial Priorities

A Regular Meeting of the Board of Trustees of the McAllen Independent School District will be held Monday, February 14, 2022, beginning at 5:00 PM Texas Our Texas room/Staff Development Building, Achieve Early College High School, 1601 North 27th Street, McAllen, TX 78501.

Items listed on this agenda may be taken in an order other than as shown on this agenda. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

At this meeting there may be discussion and action by the Board on the item(s) and subject(s) listed as follows:

1. **CALL MEETING TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT(S)**
5. **RECESS TO CLOSED SESSION: Board of Trustees may go into Closed Session pursuant to Section(s) 551.071, 551.072, and 551.074 Texas Government Code, to discuss the following:**
 - A) Human Resources Recommendation(s) for School Year 2021-2022
 - B) Human Resources Employee Resignation(s) for School Year 2021-2022
 - C) Pending and/or Potential Litigation¹

- D) Possible Real Estate Acquisition
6. **RECONVENE IN OPEN SESSION**
7. **PUBLIC HEARING REGARDING ADOPTION OF RESOLUTION OF THE BOARD OF TRUSTEES OF THE MCALLEN INDEPENDENT SCHOOL DISTRICT GRANTING ACCELERATING PAYMENT SCHEDULE FOR RETENTION STIPENDS** 6
- Item Submitted: Todd Miller, Assistant Superintendent Human Resources
- Presenter:** Dr. J. A. Gonzalez, Superintendent
8. **ACTION ON ITEM(S) IN CLOSED SESSION**
- A) Approval of Human Resources Recommendation(s) for School Year 2021-2022 7
- Item Submitted: Todd Miller, Assistant Superintendent Human Resources
- Presenter:** Dr. J. A. Gonzalez, Superintendent
- B) Human Resources Employee Resignation(s) for School Year 2021-2022 8
- Item Submitted: Todd Miller, Assistant Superintendent Human Resources
- Presenter:** Dr. J. A. Gonzalez, Superintendent
- C) Pending and/or Potential Litigation
- D) Possible Real Estate Acquisition
9. **SUPERINTENDENT'S REPORT(S) - Student Ambassadors use Technology to Voice Ideas**
- Presenter:** Dr. J. A. Gonzalez, Superintendent
10. **RECOGNITION(S)**
- A) Recognition of McAllen Independent School District Board of Trustees for School Board Recognition Month 9
- Item Submitted: Jacob Berry, Director Community Information
- Presenter:** Dr. J. A. Gonzalez, Superintendent
11. **PROCLAMATION(S)**
- A) Approval of Proclamation Regarding Career Technical Education Month (February 2022) 10
- Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services
- Presenter:** Dr. J. A. Gonzalez, Superintendent
12. **DONATION(S)**
13. **BOARD MEMBER(S), BOARD COMMITTEE(S) AND DISTRICT REPORT(S)**
- A) Board Committee Reports
1. Instructional Services Briefing - Chair - Tony Forina
 2. Human Resources Briefing - Chair - Marco Suarez
 3. District Operations Briefing - Chair - Daniel Vela
 4. Business Operations Briefing - Chair - Debbie Crane Aliseda

5. Board Officers Briefing - Sam Saldivar, Jr.

B) District Reports

1. Report Regarding the Delinquent Tax Collections for the Period of October 1, 2021 to December 31, 2021 12
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations
Presenter: Dr. J. A. Gonzalez, Superintendent
2. Report Regarding Career Technical Education 21
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services
Presenter: Dr. J. A. Gonzalez, Superintendent
3. Report Regarding Intention to Apply for the Dyslexia Grant Award Program 22
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services
Presenter: Dr. J. A. Gonzalez, Superintendent
4. Report Regarding Request for Cooperative Quotes (RFCQ) #2022-1026 Cybersecurity Risk Assessment 24
Item Submitted: Adel Felix, Interim Assistant Superintendent District Operations
Presenter: Dr. J. A. Gonzalez, Superintendent
5. Report Regarding the Monthly Financial and Quarterly Investment Report for December 2021 25
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations
Presenter: Dr. J. A. Gonzalez, Superintendent
6. Report Regarding Taxes Collected for December 2021 86
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations
Presenter: Dr. J. A. Gonzalez, Superintendent

14. **CONSENT AGENDA ITEMS**

15. **INSTRUCTIONAL SERVICES, INSTRUCTIONAL LEADERSHIP, HUMAN RESOURCES, DISTRICT OPERATIONS, BUSINESS OPERATIONS, AND BOARD OF TRUSTEES ITEMS**

A) **Instructional Services Item(s)** (Dr. Rosalba De Hoyos) **Instructional Leadership Item(s)** (Bridgette Vieh)

1. Approval of Request for Maximum Class Size Waiver Application for 2021-2022 88
Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services
Presenter: Dr. J. A. Gonzalez, Superintendent

B) **Human Resources Item(s)** (Todd Miller)

1. Approval of Resolution of the Board of Trustees of the McAllen Independent School District Granting Accelerating Payment 90

Schedule for Retention Stipends
Item Submitted: Todd Miller, Assistant Superintendent Human Resources

Presenter: Dr. J. A. Gonzalez, Superintendent

2. Discussion of Updates to Board Policy DEC (LOCAL) - Compensation and Benefits, Leaves and Absences (First Reading) 93
Item Submitted: Todd Miller, Assistant Superintendent Human Resources

Presenter: Dr. J. A. Gonzalez, Superintendent

C) District Operations Item(s) (Adel Felix)

1. Approval of Final Payment to Facility Solutions Group, Inc. on RFCQ No. 2021-1013 - James Nikki Rowe High School Softball Field Lighting Improvements 94
Item Submitted: Adel Felix, Interim Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

2. Approval of Final Payment to Calence Physical Security Solutions, LLC on CSP No. 2020-069 - Dorothea Brown Middle School and William B. Travis Middle School New Surveillance Camera System 98
Item Submitted: Adel Felix, Interim Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

3. Rejection of Bid No. 2022-1028 Sale of Real Property (South 17 Street) RE-BID 104
Item Submitted: Adel Felix, Interim Assistant Superintendent District Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

D) Business Operations Item(s) (Cynthia Medrano Richards)

1. Approval of the McAllen Independent School District January Budget Amendment for Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022 130
Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Presenter: Dr. J. A. Gonzalez, Superintendent

E) Board of Trustees Item(s)

1. Approval of Board of Education Meeting Minutes 136
a) Special Board Meeting - January 17, 2022
b) Regular Board Meeting - January 24, 2022 137

16. SCHEDULE OF FUTURE MEETINGS

- A) Regular Board Meeting - Monday, February 28, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School
B) Board Workshop - March 7, 2022 5:30 P.M. Texas Our Texas Room/Staff Development Building at Achieve Early College High School

- C) Regular Board Meeting - Monday, March 21, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School
- D) Special Board Meeting - Monday, March 28, 2022 - 5:30 P.M. - TBD
- 17. **CLOSED SESSION: The Board of Trustees may reconvene in Closed Session for further discussion regarding the agenda item(s) listed.**
- 18. **OPEN SESSION: The Board of Trustees may reconvene into Open Session for discussion regarding the agenda item(s) listed.**
- 19. **ADJOURNMENT**

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

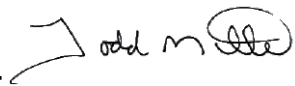
The notice for this meeting was posted in compliance with the Texas Open Meeting Act on February 11, 2022 at 3:00 P.M.

*Natalia Goza
on behalf of the Board of Trustees*

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: _____

SUPERVISOR: 

Approved for presentation to the Board of Education:



6 _____
Superintendent of Schools Feb 10, 2022

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBJECT: Approval of Human Resources Recommendation(s) for School Year 2021-2022

REFERENCE: Goal 2: People Development; Strategy 2: Attract/Retain High Quality Staff

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

McAllen Independent School District utilizes a comprehensive hiring system that screens, evaluates and recommends the "best" candidates with the skill sets to maximize student learning. All recommended candidates meet compliance with State Law requirements, that is to increase the academic achievement of all students by helping campuses and district improve teacher quality.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS:

Considerations are made in accordance with Board Policy DC (LEGAL) and District Staffing Guidelines. Individual(s) to be identified under separate cover.

LEGAL REVIEW: Not Applicable

BUDGETARY CONSIDERATIONS:

Provided with individuals identified under separate cover.

RECOMMENDED BOARD ACTION:

That the Board of Trustees approve Human Resources recommendations for School Year 2021-2022.

SUBMITTED BY: _____

SUPERVISOR:  _____

For further information contact:
Name: Todd Miller
Office: Human Resources (956) 618-6009
eMail: Todd.Miller@mcalleisd.net

Approved for presentation to the Board of Education:



7

Superintendent of Schools

Jan 19, 2022

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBJECT: Human Resources Employee Resignation(s) for School Year 2021-2022

REFERENCE: Goal 2: People Development; Strategy 2: Attract/Retain High Quality Staff

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

Employees desiring to voluntarily separate from the school district for reasons such as retirement, relocation or other such reasons provide written notice to their immediate supervisor and the Human Resources Department. All resignations include current position, work site and date resignation is to be effective.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS:

Human Resources Department shall notify all appropriate personnel of the resignation, including the Payroll Department. All vacant positions will be closely reviewed by corresponding department administration, along with aligning to staffing guidelines and addressing staffing needs in determining position status.

LEGAL REVIEW: Not Applicable

BUDGETARY CONSIDERATIONS: Not Applicable

RECOMMENDED BOARD ACTION:

This item is for information only. No Board action required.

SUBMITTED BY: _____

SUPERVISOR:  _____

For further information contact:
Name: Todd Miller
Office: Human Resources (956) 618-6009
eMail: todd.miller@mcallenisd.net

Approved for presentation to the Board of Education:



**BOARD RECOGNITION FORM
McALLEN INDEPENDENT SCHOOL DISTRICT**

Meeting Date (Recommended): February 14, 2022

Title of Recognition: Recognition of McAllen Independent School District Board of Trustees for School Board Recognition Month

Person(s) Being Recognized (include names & description i.e student at X High School):
McAllen ISD Board of Trustees

Reason for Recognition: South Texas College, a higher education partner of McAllen ISD, will make a special presentation to the Board of Trustees to honor them for School Board Recognition Month.

Please note any items that will be presented: None

Photographer Requested: Yes

AV needs: None

Name of Presenter: Jacob Berry
Phone: (956)618-6023
Email: jacob.berry@mcallenisd.net

Approved for Recognition: _____



Superintendent

Feb 10, 2022

PROCEDURE FOR BOARD RECOGNITION

1. Fill out "Board Recognition Form" in its entirety at least 12 working days before the recommended date for presentation.
2. Submit completed form to Community Information Office with a cc to immediate supervisor and the Secretary to the Board of Trustees

Following the superintendent's executive team approval, confirmation of recognitions (year-at-a-glance) will be done via e-mail each week. Honorees are instructed to report to the Community Information office at 5:15 p.m. on their designated Board Meeting date.

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: *Lilia Sandoval Silva*

SUPERVISOR: *Rosalba De Hoyos*

Approved for presentation to the Board of Education:

J. X. O'Connell

10 _____
Superintendent of Schools Feb 8, 2022



Proclamation

State of Texas
County of Hidalgo
McAllen Independent School District

Whereas, February 2022, has been designated Career Technical Education Month® by the Association for Career and Technical Education; and the McAllen Independent School District; and

Whereas, students in career technical education programs participate in authentic, meaningful experiences that improve the quality of their education and increase student engagement and achievement while gaining the academic, technical and employability skills necessary for true career readiness; and

Whereas, ensuring that employers have access to a qualified workforce which is a crucial step in ensuring continued economic growth and global competitiveness;

Now Therefore, I, Tony Forina, Vice-President, Board of Trustees of the McAllen Independent School District, do hereby proclaim that the month of February 2022 be observed as

“Career and Technical Education Month”

McAllen ISD encourages all students, staff and community members to become familiar with the services and benefits offered by the career technical education programs at McAllen ISD and to support and participate in these programs to enhance their individual skills and productivity.

IN WITNESS WHERE OF, I have hereunto set my hand and caused the seal of the McAllen Independent School District to be affixed on this 14th day of February 2022.

Tony Forina, Vice-President, Board of Trustees
McAllen Independent School District

Attest:

Debbie Crane Aliseda, Secretary, Board of Trustees
McAllen Independent School District

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:


Superintendent of Schools

**McALLEN
INDEPENDENT SCHOOL DISTRICT**



**DELINQUENT TAX COLLECTION REPORT
FEBRUARY 14, 2022**



LAW OFFICES
OF
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
1512 S. Lone Star Way
EDINBURG, TEXAS 78539

Telephone: (956) 383-4500
Facsimile: (956) 383-7820

January 25, 2022

Mr. Sam Saldivar Jr., President
Mr. Tony Forina, Vice-President
Ms. Debbie Crane Aliseda, Secretary
Mr. Conrado Alvarado, Trustee
Mrs. Sofia M. Peña, Trustee
Mr. Marco Suarez, Trustee
Mr. Daniel D. Vela, Trustee
Dr. José A. Gonzalez Ed. D, Superintendent
McAllen Independent School District
2000 North 23rd Street
McAllen, Texas 78501

RE: Delinquent Tax Collection for October 1, 2021 through December 31, 2021

Dear Dr. Gonzalez and Board of Trustees:

The Linebarger Goggan Blair & Sampson, LLP Report highlights our delinquent ad valorem tax collection program on behalf of McAllen Independent School District. Our collection results, as noted herein, indicate our efforts continue to be successful for the McAllen Independent School District.

Please know that we truly appreciate the opportunity to represent McAllen Independent School District on all delinquent ad valorem tax matters. As always, we will continue to provide McAllen Independent School District with quality representation, consistent results, and an ample experienced staff of attorneys, legal assistants and a certified tax assessor collector dedicated to servicing your account. We are available to address any questions you may have or to discuss any concerns that interest you at your convenience.

Sincerely,



Kelly R. Salazar
Capital Partner



Our delinquent tax collection program for McAllen Independent School District continues to emphasize two basic premises: to work with individual taxpayers to collect taxes owed to McAllen Independent School District and to only use the tool of litigation as a final option. We listen and continually adapt to your changing needs to ensure that we are providing the best possible service and deliver customized collection programs that yield the best possible results. The following information is an overview of our collections efforts during this reporting period.


MAILINGS


Our extensive mailing program is designed to advise people who have not paid their delinquent taxes to McAllen Independent School District. During the course of the fiscal year, we send delinquent notices, with varying degrees of intensity to every delinquent taxpayer. The intensity of the notice varies on factors such as: time of year, type of property and the particular needs of the jurisdiction.


1 Demand Mailing – 1,250 Statements Mailed - \$1,193,443 in Base Tax, P&I

CONTACTS

Our comprehensive collection services provide a wide scope of exceptional assistance to McAllen Independent School District and its taxpayers. Equipped with multi-skilled representatives, we create and manage flexible payment plans for taxpayers experiencing any financial hardship.

 2,248
Phone Calls

 186
Payoff Request

 24
Payment Agreements



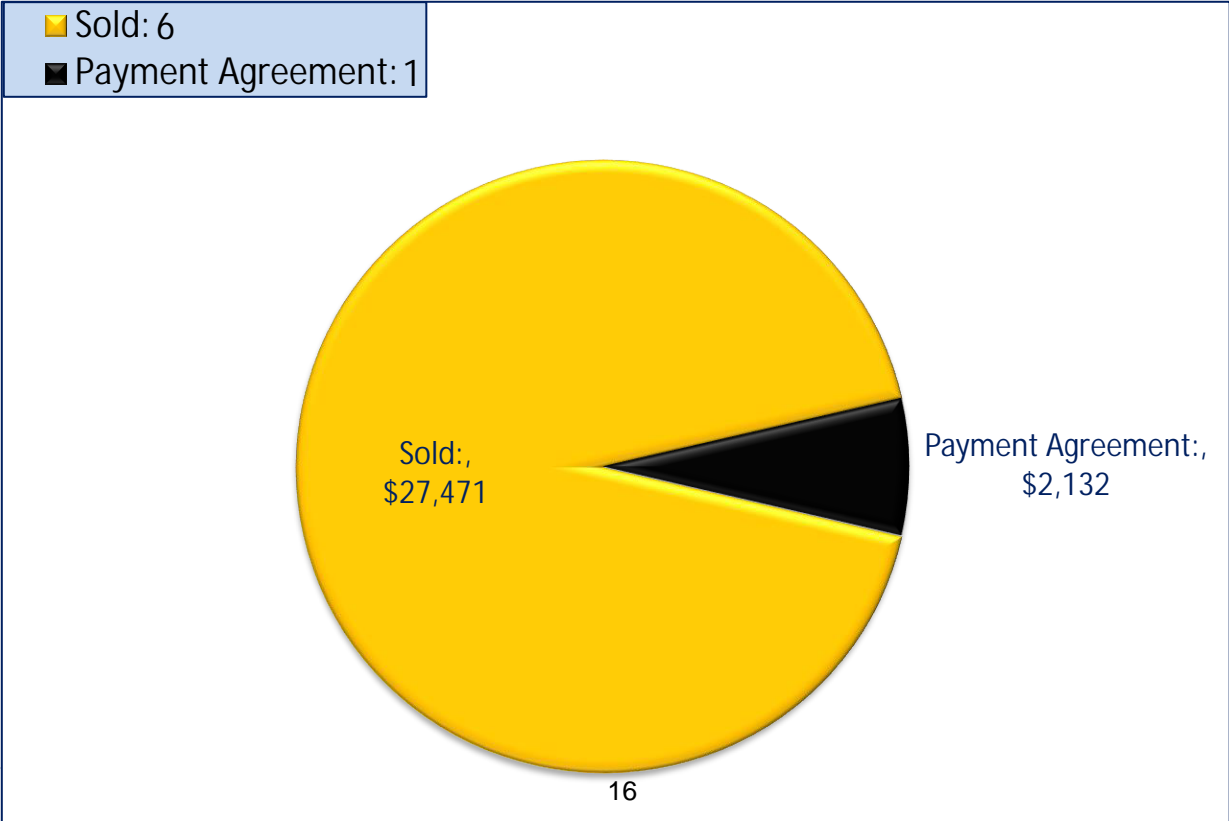
LITIGATION

Filing a lawsuit to collect delinquent taxes is used as a final resort; after diligent efforts to contact and work with taxpayers are fully exhausted. Once the decision to file suit has been made, a complete property title search is conducted, the taxable property is further identified and all interested parties, including all lien holders, are identified and served with notice of the lawsuit.

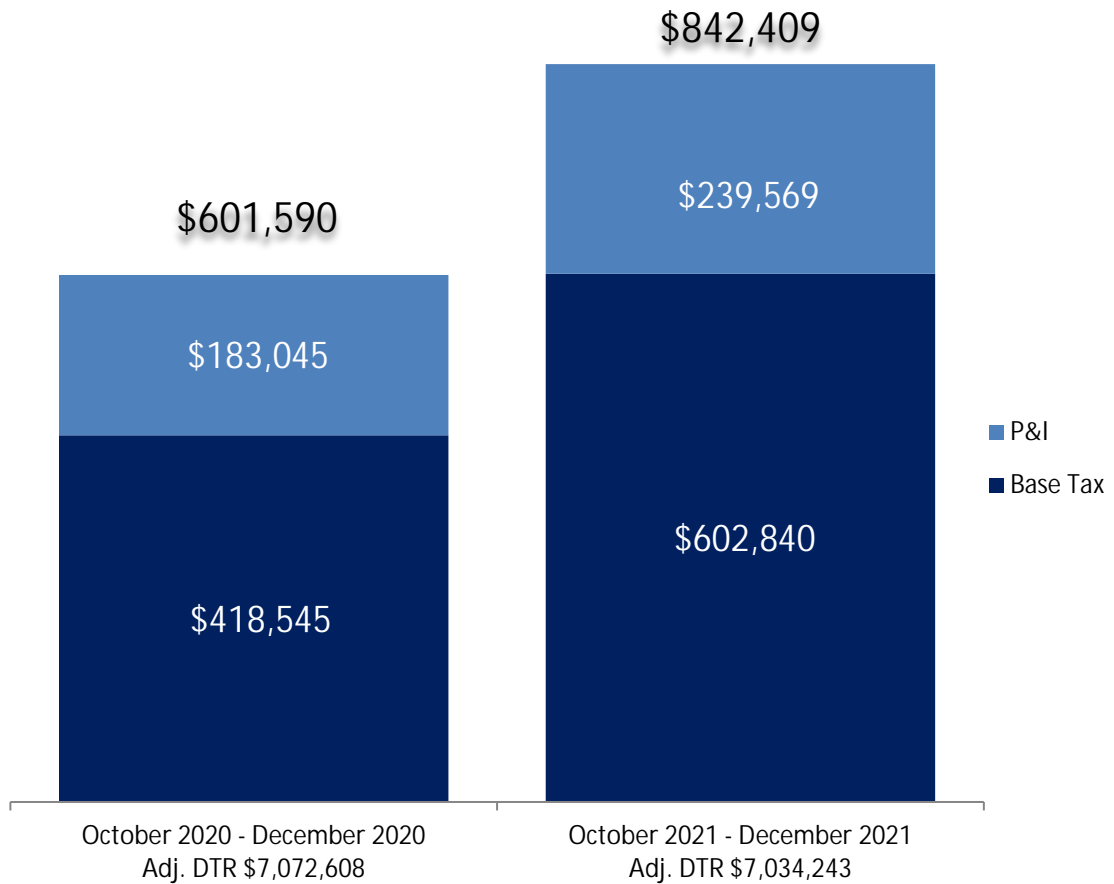
Litigation Activity	Cases	Base, Penalty and Interest
• Filed Lawsuits	75	\$252,407
• Lawsuits Disposed	29	\$176,152
• Judgments Taken	27	\$76,615
• Tax Warrants	3	\$10,173
• Pending Litigation as of Jan. 22	384	\$2,043,305

TAX SALES/RESALES

Our office regularly monitors all judgments we take on behalf of McAllen Independent School District. During this reporting period, two (2) tax sales were conducted, placing a total of seven (7) properties for sale.



 **COLLECTIONS**



Source: Hidalgo County Tax Office Reports

FUTURE OVERVIEW

In light of the COVID19 pandemic, our office is committed to making necessary adjustments to our collection procedures and methods to best advocate for the McAllen Independent School District. We will continue to offer firm yet flexible payment options for taxpayers who are financially impacted by the effects of COVID19.

Review of Pending Judgments and the Filing of Additional Lawsuits

During the next quarter we will continue to work pending lawsuits for full payment or payment agreements. We will also continue researching the delinquent tax roll for possible new lawsuits; both real and personal property accounts.

Continued Monitoring of Bankruptcy Accounts

As a continuation of our standard operating practice, we will actively monitor and verify accounts in bankruptcy for the payment of taxes, penalties, and interest owed to the School District.

Mailing Program

We have completed our scheduled mailing on behalf of the School District for the upcoming quarter. In addition to our scheduled mailing, we have implemented a compassionate letter program directed to taxpayers who are otherwise non-responsive to phone calls. These compassionate letters inform the delinquent taxpayer of options available for payment during this difficult period.

Scheduling of Property Sales

As properties are taken to judgment, they will be reviewed and checked for payment. Those judgments with no taxpayer response will be further reviewed and scheduled for possible tax sale.

Execution of the work plan established for the McAllen Independent School District will include the constant monitoring of collection figures in order to adjust resources and enforce the collection of delinquent taxes. Our collection efforts will also include prosecuting pending suits to conclusion, mailing monthly letters, and filing new suits in order to maximize the collection of taxes. We will continue to work closely with you and your administrative staff to provide assistance and advice on all property tax matters, including changes in the law brought about by amendments to the Texas Property Tax Code.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
1512 S. Lone Star Way
Edinburg, TX 78539

PHONE: (956) 383-4500 FAX: (956) 383-7820
1-800-414-3961
January 7, 2022

T0-P0-S132



DT1068875392
1

TOTAL AMOUNT DUE
If paid in JAN 2022:



ACCOUNT NUMBER: 

YEARS DUE: 

PROPERTY DESCRIPTION: 

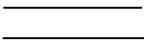
**IMPORTANT COMMUNITY INFORMATION
TO HOMEOWNERS WITH DELINQUENT TAXES**

This law firm represents Hidalgo County in the collection of delinquent ad valorem taxes. In that capacity, the Hidalgo County Tax Assessor-Collector requested that we send the following notification to you.

The American Rescue Plan Act (ARP) was passed by the U.S. Congress in March of 2021. That Act, in part, provided for a Homeowner Assistance Fund (HAF) intended to help homeowners stay in their homes. Those funds have been allocated to the states to aide homeowners impacted by the COVID-19 pandemic. The Texas Department of Housing and Community Affairs (TDHCA) is the designated state HAF agency in Texas to administer HAF funds and has received a portion of those funds. This agency is initiating a program that will provide qualified homeowners assistance in paying their delinquent property taxes in order to avoid foreclosure

Delinquent property tax relief may be available to you. Qualified recipients could receive assistance that would pay delinquent taxes due on their homestead. Funds are only available for property that is the applicant's homestead and applicants will be required to upload a copy of a delinquent tax statement. Additional qualifications will apply. Payments will be made directly to the local tax office(s).

Please visit www.TexasHomeownerAssistance.com for qualifications and details or call 833-651-3874.



LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
1512 S. Lone Star Way
Edinburg, TX 78539

PHONE: (956) 383-4500 FAX: (956) 383-7820
1-800-414-3961
January 7, 2022

T0-P0-S132



TOTAL AMOUNT DUE

If paid in JAN 2022:



ACCOUNT NUMBER:

YEARS DUE:

PROPERTY DESCRIPTION:

**INFORMACIÓN IMPORTANTE DE LA COMUNIDAD PARA PROPIETARIOS DE
VIVIENDA CON IMPUESTOS MOROSOS**

Este buffet de Abogados representa al Condado de Hidalgo en la recaudación de valor de impuestos en demora. En esa capacidad, el Tasador-Recaudador de Impuestos del Condado de Hidalgo solicitó que enviemos la siguiente notificación a usted.

La Ley del Plan de Rescate Estadounidense (ARP) fue aprobada por el Congreso de los Estados Unidos en marzo de 2021. Esa ley, en parte, proporcionó un Fondo de asistencia para propietarios de viviendas (HAF) destinado a ayudar a los propietarios a permanecer en sus hogares. Esos fondos se han asignado a los estados para ayudar a los propietarios de viviendas afectados por la Pandemia de COVID-19. El Departamento de Vivienda y Asuntos Comunitarios de Texas (TDHCA) es la Agencia estatal HAF designada en Texas para administrar los fondos HAF y ha recibido una parte de esos fondos. Esta agencia está iniciando un programa que brindará asistencia a los propietarios calificados en pagar sus impuestos a la propiedad en demora para evitar una ejecución hipotecaria.

Es posible que tenga a su disposición una desgravación del impuesto sobre la propiedad en demora. Los destinatarios calificados podrían recibir asistencia que pagaría los impuestos atrasados adeudados sobre su propiedad. Los fondos solo están disponibles para propiedades que es la vivienda del solicitante y los solicitantes deberán cargar una copia de su declaración de impuesto atrasado. Se aplicarán calificaciones adicionales. Los pagos se realizarán directamente en las Oficinas de Impuestos (TAX OFFICE) locales.

Visite www.TexasHomeownerAssistance.com para conocer la calificación
y detalles o llame al 833-651-3874.

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: *Lilia Sandoval Silva*

SUPERVISOR: *Rosalba De Hoyos*

Approved for presentation to the Board of Education:

J. X. O'Leary

21 _____
Superintendent of Schools Feb 8, 2022

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: *Salvador Flores*
Salvador Flores (Feb 8, 2022 15:10 CST)

SUPERVISOR: *Rosalba De Hoyos*

Approved for presentation to the Board of Education:

J. X. O'Connell

22
Superintendent of Schools Feb 8, 2022

Grant Name	Dyslexia Grant Award Program
Term of Grant	Year 1- 2022-2023 and Year 2-2023-2024
Grant Amount	Full Competitive State Grant Amount \$50 Million McAllen ISD will submit a proposal for \$800 Thousand
Grant Manager	Salvador Flores
Purpose and Use of Funds	<p>Through this opportunity, the House Bill 1525 passed by the 87th Texas Legislature is seeking applications for funding under the Dyslexia Grant Award Program. The grant aims to increase local capacity to appropriately serve students with dyslexia and related disorders by providing the following services:</p> <p>High-quality training for support staff, classroom teachers and campus administrators who serve students identified with dyslexia:</p> <ul style="list-style-type: none"> - Continue monitoring students services - Support Emotional Intelligence efforts - Improve early identification efforts - Enhance data analysis <p>Funding:</p> <p>1 Dyslexia Grant Coordinator- Adhere to Dyslexia Grant Compliance 9-Dyslexia Instructional Coaches- Support campus staff by providing comprehensive needs assessments, instructional strategies, and coaching for program fidelity.</p> <p>Training:</p> <p>For districtwide staff</p> <p>Resources:</p> <p>Supplies, Materials and Technology to support Campus and District Dyslexia Staff McAllen ISD will apply for Option A-will submit a grant proposal for Year 1- 2022 to 2023 and Year 2- 2023 to 2024, for a total of \$800,000.00 x 2 years= \$1.6 Million.</p>

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: *Judith Escamilla*

SUPERVISOR: *Adelino*

Approved for presentation to the Board of Education:


J. X. O'Sullivan

24
Superintendent of Schools

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



25 _____
Superintendent of Schools

**COMPARISON OF BUDGET TO REVENUES, EXPENDITURES AND ENCUMBRANCES
FOR THE MONTH OF DECEMBER 31, 2021**

	A APPROVED BUDGET 2020-21 12/31/20	B YTD ACTUAL 07/01/20 TO 12/31/20	C APPROVED BUDGET 2021-22 12/31/21	D YTD ACTUAL 07/01/21 TO 12/31/21	E DIFFERENCE C - D	F OUTSTANDING ENCUMBRANCES 01/01/22 TO 06/30/22	G YTD REVENUES, EXPENSES AND ENCUMBRANCES D + F	H BUDGET LESS EXPENSES AND ENCUMBRANCES C - G
REVENUES:								
LOCAL AND INTERMEDIATE SOURCES	\$4,438,089	\$1,084,508	\$3,200,868	\$1,229,789	\$1,971,079		\$1,229,789	\$1,971,079
PROPERTY TAXES	79,823,682	33,298,054	84,787,994	43,166,700	41,621,294		43,166,700	41,621,294
STATE PROGRAM REVENUES	137,774,797	72,385,885	133,393,577	63,309,922	70,083,655		63,309,922	70,083,655
FEDERAL PROGRAM REVENUES	21,364,409	6,721,798	28,271,720	12,384,585	15,887,135		12,384,585	15,887,135
OTHER RESOURCES/NON-OPERATING REVENUES	4,296,271	4,256,615	26,115	193,341	(167,226)		193,341	(167,226)
SUB TOTAL	\$247,697,248	\$117,746,861	\$249,680,274	\$120,284,336	\$129,395,938		\$120,284,336	\$129,395,938
EXPENDITURES:								
11 INSTRUCTION	\$131,160,376	\$59,832,131	\$127,025,468	\$20,747,262	\$106,278,206	\$67,183,244	\$87,930,506	\$39,094,962
12 INST. RES. & MEDIA SERVICES	3,614,609	1,772,639	3,451,808	1,238,319	2,213,489	1,921,713	3,160,032	291,776
13 CURRICULUM DEV. & INST. STAFF DEV.	5,087,241	2,066,101	4,778,962	1,779,928	2,999,034	1,623,992	3,403,921	1,375,041
21 INST. LEADERSHIP	3,244,670	1,283,063	3,336,977	1,283,189	2,053,788	1,349,399	2,632,588	704,389
23 SCHOOL LEADERSHIP	13,802,602	6,714,722	13,361,364	5,611,987	7,749,377	6,537,876	12,149,863	1,211,501
31 GUID., COUNSELING & EVAL. SER.	9,970,379	4,441,372	9,938,658	3,501,331	6,437,327	5,385,588	8,886,918	1,051,740
32 SOCIAL WORK SERVICES	1,943,243	907,598	2,056,745	797,595	1,259,150	1,050,924	1,848,520	208,225
33 HEALTH SERVICES	3,113,748	1,393,625	2,811,584	981,570	1,830,014	1,646,356	2,627,927	183,657
34 STUDENT (PUPIL) TRANS.	4,813,124	1,855,615	4,139,344	2,183,926	1,955,418	911,029	3,094,954	1,044,390
35 FOOD SERVICES	19,374,472	9,960,917	19,111,655	6,776,618	12,335,037	7,475,449	14,252,067	4,859,588
36 CURRICULAR/EXTRACURRICULAR ACT.	10,014,073	3,435,474	9,900,467	3,549,196	6,351,271	3,234,165	6,783,362	3,117,105
41 GENERAL ADMINISTRATION	8,690,663	3,964,377	8,602,198	3,876,844	4,725,354	2,907,531	6,784,376	1,817,822
51 PLANT MAINT. & OPERATIONS	22,223,463	9,883,046	26,475,821	10,390,140	16,085,681	5,894,479	16,284,619	10,191,202
52 SECURITY AND MONITORING SERV.	5,046,505	1,987,709	5,454,083	2,285,769	3,168,314	2,031,737	4,317,506	1,136,577
53 DATA PROCESSING SERVICES	6,892,453	2,796,907	6,109,062	2,799,613	3,309,449	3,206,156	6,005,769	103,293
61 COMMUNITY SERVICES	42,286	16,037	76,122	13,636	62,486	34,708	48,344	27,778
71 DEBT SERVICE	7,078,589	2,310,574	9,236,496	5,978,755	3,257,741	3,250	5,982,005	3,254,491
81 FAC. ACQUISITION & CONST.	938,018	332,552	3,481,419	315,974	3,165,445	875,100	1,191,074	2,290,345
95 PMT. TO JUV. JUSTICE ALT. ED. PRG.	40,000	40,000	40,000	20,000	20,000	20,000	40,000	0
99 OTHER INTERGOVERNMENTAL CHARGES	891,975	440,836	939,270	461,903	477,367	467,854	929,757	9,513
00 OTHER USES/NON-OPERATING EXPENSES	2,285,330	500,000	85,000	0	85,000	0	0	85,000
SUB TOTAL	\$260,267,819	\$115,935,296	\$260,412,503	\$74,593,556	\$185,818,947	\$113,760,553	\$188,354,109	\$72,058,394
REVENUES OVER (UNDER) EXPENDITURES		\$1,811,565		\$45,690,781				
BEGINNING FUND BALANCE		97,700,231 *		107,594,997				
PRELIMINARY ENDING FUND BALANCE		<u>\$99,511,796</u>		<u>\$153,285,778</u>				
OPTIMUM FUND BALANCE FOR UNFORESEEN EVENTS		\$103,042,102 *		\$104,077,381				

* FINAL BALANCE AS OF JUNE 30, 2020



Quarterly Investment Report

PREPARED FOR M CALLEN ISD

DECEMBER 31, 2021



**PATTERSON
& ASSOCIATES**

A MEEDER INVESTMENT MANAGEMENT COMPANY

WITH **27**U. FOR YOU.

New Year – Same Problems

Nineteen months into the pandemic has not stopped the US economy. It is exhibiting clear signs of improvement although risks remain, including new strains of the virus.

At the start of 2021 growth was robust as businesses re-opened. By 3Q growth had once again slowed as trillions in support programs were withdrawn and supply chains remained kinked. The newly revised 3Q GDP showed an economy growing at a 2.3% level and each revision has been revised higher indicating solid growth.

Jobs remain a quandary. Employers have posted 10.6M openings in November and while that is huge in itself, this marks the sixth straight month job vacancies have topped 10M. Surveys show workers are quitting due to health concerns, more competitive salaries, a better work-life balance or childcare needs with some schools remaining virtual.

Supply chains have started to unwind and with that US manufacturing strength continues to climb back.

The consumer also did not disappoint this holiday season. The Christmas shopping splurge sales showed a year-over-year increase of 13.7%. Some of this is due likely on an overall personal income increase of 7.4% year-over-year.

Congress is promoting more stimulus and a new \$68 billion bill has been introduced for covid relief for small business. Those businesses have already received \$5.7 trillion over the past 22 months.



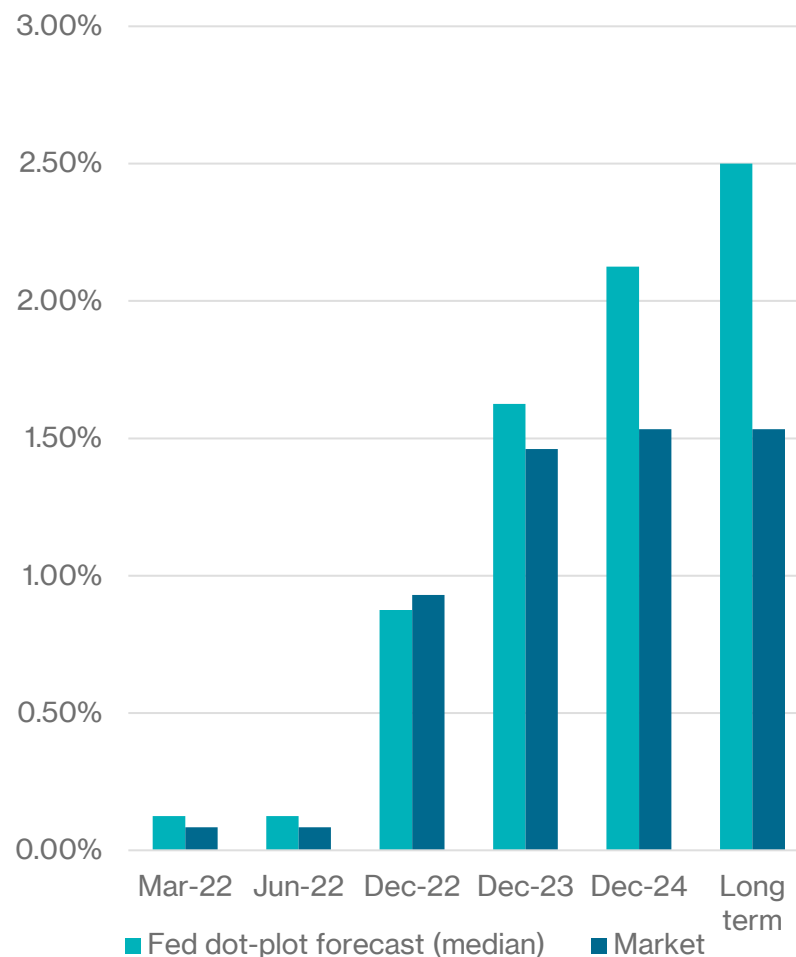
Global Recovery at the Mercy of Covid

The Federal Reserve is clearly being challenged to control inflation and as the December FOMC minutes clearly indicated, they will do so by pulling back on the very generous accommodation presented during the pandemic.

There is no pre-set agenda or calendar for their actions and they will remain strongly data dependent, but the minutes are clear. The FOMC indicates that inflation needs to be cooled and they have a comfort level with raising the Fed Funds overnight rate sooner and rather than later. The *dot plot* shows some Governors anticipating up to 4 rate hikes in 2022 but 5 indicate two hikes. Somewhere in between lies the future. Much will depend on the pace at which inflation cools.

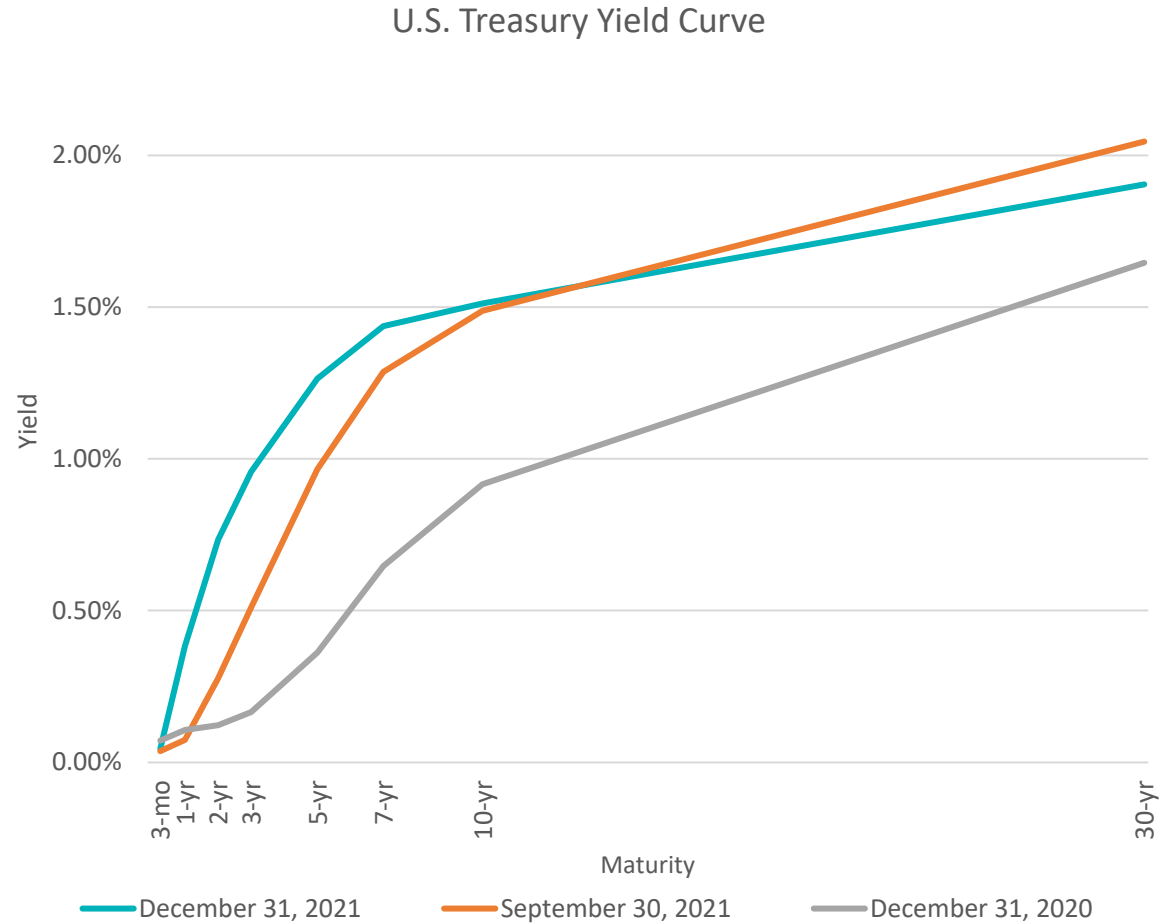
The monetary punch bowl is also being taken away. An unusual aggressive approach to reducing the Fed's balance sheet is under serious discussion. The balance sheet has ballooned from \$4.2 trillion before the pandemic to \$8.7 trillion by December 2021. The December minutes stated that *"Some participants noted that it could be appropriate to begin to reduce the size of the Federal Reserve's balance sheet relatively soon after beginning to raise the federal funds rate."*

This combination of these challenges might indicate that the Fed will use the balance sheet in combination with the Fed Funds rate in the future.



The Fed's Planned Taper has Its Uplifting Effect

- The curve has jumped up markedly reacting to the taper plans and possible rate hikes from the Fed.
- The short to intermediate end of the curve may continue to show a move higher as the Fed starts its move and inflation remains high.
- The recognition that inflation is not temporary has the market moving on fears that it must be halted.
- Investors are anticipating a much earlier move by the Fed on overnight rates. Perhaps even early second quarter.



McAllen Independent School District
 Quarterly Investment Report
 October 1, 2021 – December 31, 2021

Portfolio Summary Management Report

This report and investment portfolio of the District is in compliance with the District's investment strategy as expressed in the District's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

<u>Portfolio as of 09/30/21:</u>		<u>Portfolio as of 12/31/21:</u>	
Beginning Book Value	\$ 138,243,254	Ending Book Value	\$ 146,918,615
Beginning Market Value	\$ 138,243,781	Ending Market Value	\$ 146,840,859
		Investment Income for quarter	\$ 39,045
		Unrealized Gain/Loss	\$ (77,756)
WAM at Beginning Period Date ¹	73 days	WAM at Ending Period Date ¹	97 days
<i>(Increase in market value is due to seasonal cash inflows)</i>		Change in Market Value ²	\$ 8,597,078
Average Yield to Maturity for period		0.115%	
Average Yield 1-Year Treasury Bill for period		0.200%	
Average Yield 2-Year Treasury Note for period		0.530%	

Cynthia Medrano-Richards

 Cynthia Medrano-Richards, Asst. Superintendent for Bus. Operations
 McAllen ISD

Iris Luna

 Iris Luna, Director of Accounting
 McAllen ISD

Dyanira Diaz

 Dyanira Diaz, Coordinator for Accounting
 McAllen ISD

Adelita Felix

 Adelita Felix, CFO
 McAllen ISD

Linda T. Patterson

 Linda T. Patterson, President
 Patterson & Associates

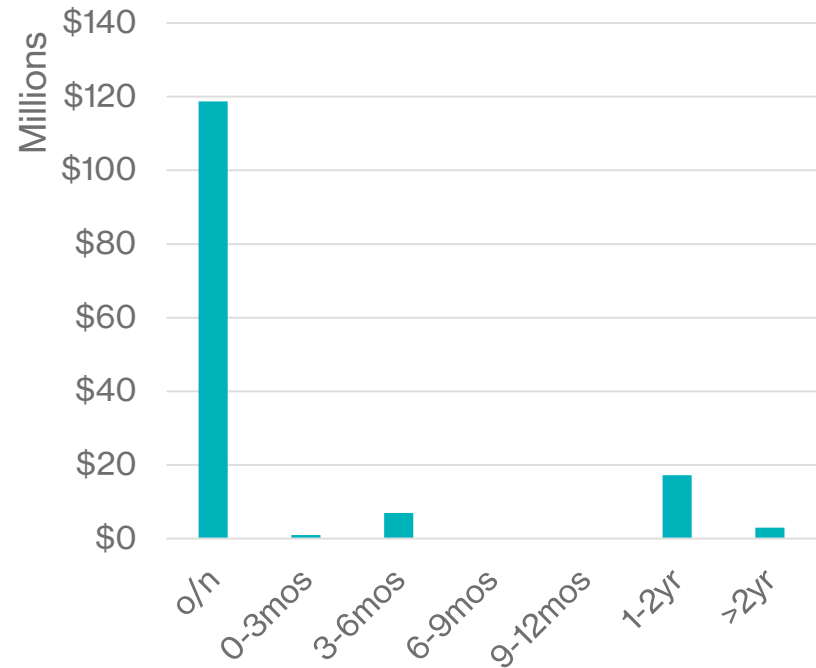
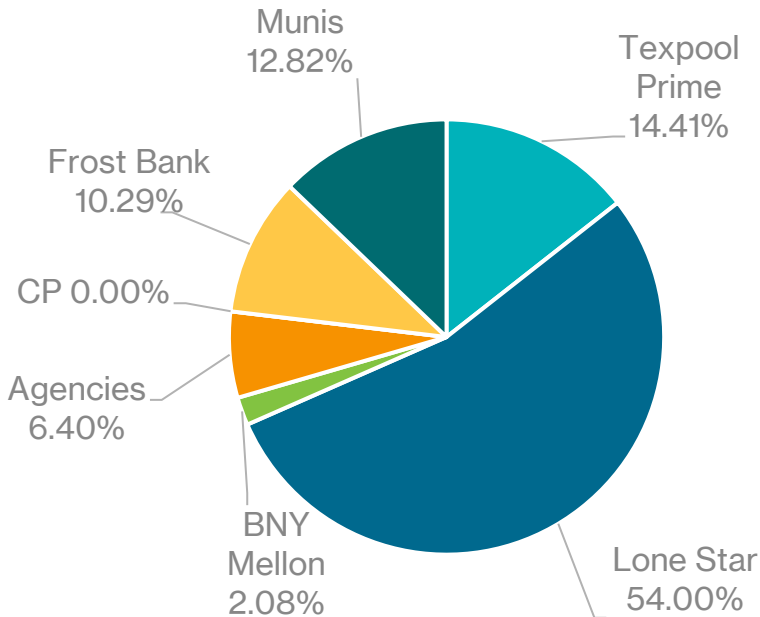
¹ WAM – weighted average maturity

² “Change in Market Value” is required data, but will primarily reflect the receipt and expenditure of the District’s funds from month to month. *Patterson & Associates* has assisted in the preparation of this consolidated investment report, with additional input provided by McAllen ISD.

Portfolio Overview

As of December 31, 2021

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. These are unusual times and where extensions can be made it is important to make them to find any available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Liquidity has been reduced to little or no value but with a flat short curve it may be the only sector available out to twelve months without the use of CP. Our expectation is of continuing dismally low rates, but we look for value in your authorized sectors to capture the yield available as markets change.
- The non-cash portion of your portfolio is yielding 0.41%.



McAllen ISD
Portfolio Management
Portfolio Summary
December 31, 2021

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
BNY Mellon	3,059,375.63	3,059,375.63	3,059,375.63	2.08	1	1	0.000
Frost Bank	15,112,919.83	15,112,919.83	15,112,919.83	10.29	1	1	0.010
Federal Agency Coupon Securities	9,400,000.00	9,373,565.11	9,400,000.00	6.40	847	761	0.574
Municipal Bonds	18,685,000.00	18,787,249.25	18,838,570.97	12.82	553	367	0.335
Texpool/Texpool Prime	21,171,454.53	21,171,454.53	21,171,454.53	14.41	1	1	0.064
Lone Star	79,336,294.39	79,336,294.39	79,336,294.39	54.00	1	1	0.053
	146,765,044.38	146,840,858.74	146,918,615.35	100.00%	126	97	0.118
Investments							
Cash and Accrued Interest							
Accrued Interest at Purchase		15,826.24	15,826.24				
Subtotal		15,826.24	15,826.24				
Total Cash and Investments	146,765,044.38	146,856,684.98	146,934,441.59		126	97	0.118

Total Earnings	December 31 Month Ending	Fiscal Year To Date
Current Year	14,969.46	74,597.19

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of McAllen ISD of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.



Feb 8, 2022

Adelita Felix, Chief Financial Officer

**McAllen ISD
Summary by Type
December 31, 2021
Grouped by Fund**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Activity Fund						
Frost Bank	1	1,849,190.36	1,849,190.36	1.26	0.010	1
Subtotal	1	1,849,190.36	1,849,190.36	1.26	0.010	1
Fund: Clearing Fund						
Frost Bank	1	3,805,316.10	3,805,316.10	2.59	0.010	1
Subtotal	1	3,805,316.10	3,805,316.10	2.59	0.010	1
Fund: Capital Projects Fund						
Frost Bank	2	188,778.28	188,778.28	0.13	0.010	1
Lone Star	4	18,268,961.95	18,268,961.95	12.43	0.044	1
Subtotal	6	18,457,740.23	18,457,740.23	12.56	0.044	1
Fund: Debt Service Fund						
Frost Bank	1	4,453.24	4,453.24	0.00	0.010	1
Lone Star	2	3,824,191.28	3,824,191.28	2.60	0.057	1
Subtotal	3	3,828,644.52	3,828,644.52	2.60	0.057	1
Fund: General Fund						
Frost Bank	1	7,504,267.58	7,504,267.58	5.11	0.010	1
Federal Agency Coupon Securities	3	7,400,000.00	7,400,000.00	5.04	0.662	806
Lone Star	3	51,126,736.17	51,126,736.17	34.80	0.056	1
Municipal Bonds	8	12,595,000.00	12,709,551.30	8.65	0.335	322
Texpool/Texpool Prime	2	21,171,454.53	21,171,454.53	14.41	0.064	1
Subtotal	17	99,797,458.28	99,912,009.58	68.01	0.135	101
Fund: Plan 457 Fund						
Frost Bank	1	6,773.50	6,773.50	0.00	0.010	1
Subtotal	1	6,773.50	6,773.50	0.00	0.010	1

**McAllen ISD
Summary by Type
December 31, 2021
Grouped by Fund**

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Proprietary Fund						
Frost Bank	1	1,754,140.77	1,754,140.77	1.19	0.010	1
Lone Star	2	6,116,404.99	6,116,404.99	4.16	0.043	1
Subtotal	3	7,870,545.76	7,870,545.76	5.35	0.036	1
Fund: QSCB - Reserve Fund						
BNY Mellon	1	3,059,375.63	3,059,375.63	2.08	0.000	1
Federal Agency Coupon Securities	1	2,000,000.00	2,000,000.00	1.36	0.250	594
Municipal Bonds	3	6,090,000.00	6,129,019.67	4.17	0.334	462
Subtotal	5	11,149,375.63	11,188,395.30	7.61	0.228	359
Fund: QSCB - Debt Service						
BNY Mellon	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Total and Average	38	146,765,044.38	146,918,615.35	100.00	0.118	97

**McAllen ISD
Fund ACT - Activity Fund
Investments by Fund
December 31, 2021**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999915	10020	Frost Bank Public Checking	07/01/2021	1,849,190.36	1,849,190.36	1,849,190.36	0.010	0.009	0.010	1
Subtotal and Average				1,849,190.36	1,849,190.36	1,849,190.36		0.010	0.010	1
Total Investments and Average				1,849,190.36	1,849,190.36	1,849,190.36		0.010	0.010	1

**Fund CLEAR - Clearing Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999914	10019	Frost Bank Public Checking	07/01/2021	3,805,316.10	3,805,316.10	3,805,316.10	0.010	0.009	0.010	1
Subtotal and Average				3,805,316.10	3,805,316.10	3,805,316.10	0.010	0.010	0.010	1
Total Investments and Average				3,805,316.10	3,805,316.10	3,805,316.10	0.010	0.010	0.010	1

**Fund CP - Capital Projects Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999922	10103	Frost Bank Public Checking	07/01/2021	166,840.97	166,840.97	166,840.97	0.010	0.009	0.010	1
SYS10109	10109	Frost Bank Public Checking	07/01/2021	21,937.31	21,937.31	21,937.31	0.010	0.009	0.010	1
Subtotal and Average				188,778.28	188,778.28	188,778.28		0.010	0.010	1
Lone Star										
108906G	10101	Lone Star Corporate Overnight	12/18/2019	1,327,198.86	1,327,198.86	1,327,198.86	0.070	0.069	0.070	1
108906I	10108	Lone Star Corporate Overnight	02/21/2020	9,164,610.07	9,164,610.07	9,164,610.07	0.070	0.069	0.070	1
108906H	10102	Lone Star Government ON	12/18/2019	1,313,942.38	1,313,942.38	1,313,942.38	0.010	0.009	0.010	1
108906J	10113	Lone Star Government ON	03/12/2020	6,463,210.64	6,463,210.64	6,463,210.64	0.010	0.009	0.010	1
Subtotal and Average				18,268,961.95	18,268,961.95	18,268,961.95		0.044	0.044	1
Total Investments and Average				18,457,740.23	18,457,740.23	18,457,740.23		0.044	0.044	1

**Fund DS - Debt Service Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999918	10023	Frost Bank Public Checking	07/01/2021	4,453.24	4,453.24	4,453.24	0.010	0.009	0.010	1
Subtotal and Average				4,453.24	4,453.24	4,453.24		0.010	0.010	1
Lone Star										
108906B	10032	Lone Star Corporate Overnight	10/22/2015	3,026,443.68	3,026,443.68	3,026,443.68	0.070	0.069	0.070	1
108906C	10089	Lone Star Government ON	08/05/2019	797,747.60	797,747.60	797,747.60	0.010	0.009	0.010	1
Subtotal and Average				3,824,191.28	3,824,191.28	3,824,191.28		0.057	0.057	1
Total Investments and Average				3,828,644.52	3,828,644.52	3,828,644.52		0.057	0.057	1

**Fund GEN - General Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Frost Bank											
999917	10022	Frost Bank Public Checking	07/01/2021	7,504,267.58	7,504,267.58	7,504,267.58	0.010	0.009	0.010		1
Subtotal and Average				7,504,267.58	7,504,267.58	7,504,267.58		0.010	0.010		1
Federal Agency Coupon Securities											
3130ANDP2	10143	FHLB Call Note	08/18/2021	2,400,000.00	2,400,000.00	2,391,456.91	0.250	0.246	0.250	08/18/2023	594
3130APQM0	10150	FHLB Call Note	11/18/2021	3,000,000.00	3,000,000.00	2,992,555.02	1.000	0.986	1.000	11/18/2024	1,052
3130APQU2	10151	FHLB Call Note	11/22/2021	2,000,000.00	2,000,000.00	1,996,672.42	0.650	0.641	0.650	11/22/2023	690
Subtotal and Average				7,400,000.00	7,400,000.00	7,380,684.35		0.653	0.662		805
Municipal Bonds											
476637AM5	10138	Jersey City NJ Redev Agy	05/26/2021	2,923,783.70	2,910,000.00	2,922,483.90	1.500	0.315	0.320	05/26/2022	145
64990FC93	10140	NY State Dorm Authority	06/23/2021	1,000,000.00	1,000,000.00	999,750.00	0.167	0.164	0.167	03/15/2022	73
64971WJ35	10123	NYC Trans Finance Auth	10/13/2020	2,509,956.99	2,500,000.00	2,510,300.00	1.650	0.443	0.449	05/01/2022	120
678720KM4	10145	Oklahoma County OK ISD	09/23/2021	1,103,649.86	1,100,000.00	1,096,117.00	0.500	0.234	0.238	09/01/2023	608
678553AP3	10147	Oklahoma City Econ Dev Trust	09/27/2021	1,034,376.26	1,000,000.00	1,029,690.00	3.204	0.246	0.250	03/01/2023	424
73358W4V3	10148	Port Authority of NY & NJ	10/15/2021	1,519,961.07	1,505,000.00	1,513,021.65	1.086	0.414	0.420	07/01/2023	546
8717027U4	10141	Syracuse NY	06/30/2021	1,617,823.42	1,580,000.00	1,617,240.60	2.000	0.246	0.249	05/15/2023	499
953107AB5	10142	West Hartford CT	07/08/2021	1,000,000.00	1,000,000.00	995,560.00	0.466	0.459	0.465	07/01/2023	546
Subtotal and Average				12,709,551.30	12,595,000.00	12,684,163.15		0.331	0.335		321
Texpool/Texpool Prime											
999921	10092	Texpool	08/05/2019	10,561,779.73	10,561,779.73	10,561,779.73	0.038	0.037	0.037		1
999920	10034	Texpool Prime	11/03/2015	10,609,674.80	10,609,674.80	10,609,674.80	0.090	0.089	0.090		1
Subtotal and Average				21,171,454.53	21,171,454.53	21,171,454.53		0.063	0.064		1
Lone Star											
108906F	10099	Lone Star Corporate Overnight+	11/18/2019	0.00	0.00	0.00					1
108906	10003	Lone Star Corporate Overnight	11/01/2014	39,374,455.24	39,374,455.24	39,374,455.24	0.070	0.069	0.070		1
108906D	10090	Lone Star Government ON	08/05/2019	11,752,280.93	11,752,280.93	11,752,280.93	0.010	0.009	0.010		1
Subtotal and Average				51,126,736.17	51,126,736.17	51,126,736.17		0.055	0.056		1
Total Investments and Average				99,912,009.58	99,797,458.28	99,867,305.78		0.133	0.135		101

**Fund PLAN457 - Plan 457 Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999916	10021	Frost Bank Public Checking	07/01/2021	6,773.50	6,773.50	6,773.50	0.010	0.009	0.010	1
Subtotal and Average				6,773.50	6,773.50	6,773.50		0.010	0.010	1
Total Investments and Average				6,773.50	6,773.50	6,773.50		0.010	0.010	1

**Fund PROP - Proprietary Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999919	10024	Frost Bank Public Checking	07/01/2021	1,754,140.77	1,754,140.77	1,754,140.77	0.010	0.009	0.010	1
Subtotal and Average				1,754,140.77	1,754,140.77	1,754,140.77		0.010	0.010	1
Lone Star										
108906A	10025	Lone Star Corporate Overnight	08/05/2015	3,358,786.34	3,358,786.34	3,358,786.34	0.070	0.069	0.070	1
108906E	10091	Lone Star Government ON	08/05/2019	2,757,618.65	2,757,618.65	2,757,618.65	0.010	0.009	0.010	1
Subtotal and Average				6,116,404.99	6,116,404.99	6,116,404.99		0.042	0.043	1
Total Investments and Average				7,870,545.76	7,870,545.76	7,870,545.76		0.035	0.036	1

**Fund QSCB - QSCB - Reserve Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
BNY Mellon											
882521	10014	BNY Mellon - Cash	07/01/2021	3,059,375.63	3,059,375.63	3,059,375.63					1
Subtotal and Average				3,059,375.63	3,059,375.63	3,059,375.63		0.000	0.000		1
Federal Agency Coupon Securities											
3130ANDP2	10144	FHLB Call Note	08/18/2021	2,000,000.00	2,000,000.00	1,992,880.76	0.250	0.246	0.250	08/18/2023	594
Subtotal and Average				2,000,000.00	2,000,000.00	1,992,880.76		0.247	0.250		594
Municipal Bonds											
476637AM5	10139	Jersey City NJ Redev Agy	05/26/2021	1,597,531.30	1,590,000.00	1,596,821.10	1.500	0.315	0.320	05/26/2022	145
678720KM4	10146	Oklahoma County OK ISD	09/23/2021	2,006,636.10	2,000,000.00	1,992,940.00	0.500	0.234	0.238	09/01/2023	608
73358W4V3	10149	Port Authority of NY & NJ	10/15/2021	2,524,852.27	2,500,000.00	2,513,325.00	1.086	0.414	0.420	07/01/2023	546
Subtotal and Average				6,129,019.67	6,090,000.00	6,103,086.10		0.330	0.334		461
Total Investments and Average				11,188,395.30	11,149,375.63	11,155,342.49		0.225	0.228		359

**Fund QSCBDS - QSCB - Debt Service
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BNY Mellon										
882520	10040	BNY Mellon - Cash	07/01/2021	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

McAllen ISD
Cash Reconciliation Report
For the Period October 1, 2021 - December 31, 2021
Grouped by Fund

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
Capital Projects Fund											
11/01/2021	10136	CP	Maturity	02088WY12	3,000,000.00	ALPINE 3.0M 0.20% Mat.	11/01/2021	0.00	0.00	3,000,000.00	3,000,000.00
Subtotal								0.00	0.00	3,000,000.00	3,000,000.00
General Fund											
10/15/2021	10148	GEN	Purchase	73358W4V3	1,505,000.00	PORTNW 1.5M 1.09% Mat.	07/01/2023	-1,522,066.70	-4,721.69	0.00	-1,526,788.39
10/27/2021	10137	GEN	Interest	116083VZ6	1,000,000.00	BROWNS 1.0M 1.50% Mat.	05/13/2022	0.00	6,833.33	0.00	6,833.33
10/27/2021	10137	GEN	Call	116083VZ6	1,000,000.00	0.0M 1.50%	05/13/2022	0.00	0.00	1,000,000.00	1,000,000.00
11/01/2021	10123	GEN	Interest	64971WJ35	2,500,000.00	NYTRAN 2.5M 1.65% Mat.	05/01/2022	0.00	20,625.00	0.00	20,625.00
11/01/2021	10135	GEN	Maturity	02088WY12	2,000,000.00	ALPINE 2.0M 0.00% Mat.	11/01/2021	0.00	0.00	2,000,000.00	2,000,000.00
11/18/2021	10150	GEN	Purchase	3130APQM0	3,000,000.00	FHLBC 3.0M 1.00% Mat. 11/18/2024	11/18/2024	-3,000,000.00	0.00	0.00	-3,000,000.00
11/22/2021	10151	GEN	Purchase	3130APQU2	2,000,000.00	FHLBC 2.0M 0.65% Mat. 11/22/2023	11/22/2023	-2,000,000.00	0.00	0.00	-2,000,000.00
12/01/2021	10126	GEN	Interest	720424D31	500,000.00	PIERCO 0.5M 0.28% Mat.	12/01/2021	0.00	697.50	0.00	697.50
12/01/2021	10128	GEN	Interest	186523DZ6	1,170,000.00	CLEVTN 1.2M 5.00% Mat.	12/01/2021	0.00	29,250.00	0.00	29,250.00
12/01/2021	10126	GEN	Maturity	720424D31	500,000.00	PIERCO 0.5M 0.28% Mat.	12/01/2021	0.00	0.00	500,000.00	500,000.00
12/01/2021	10128	GEN	Maturity	186523DZ6	1,170,000.00	CLEVTN 1.2M 5.00% Mat.	12/01/2021	0.00	0.00	1,170,000.00	1,170,000.00
12/30/2021	10133	GEN	Interest	13017YAX7	1,500,000.00	CASTED 1.5M 0.25% Mat.	12/30/2021	0.00	2,854.17	0.00	2,854.17
12/30/2021	10133	GEN	Maturity	13017YAX7	1,500,000.00	CASTED 1.5M 0.25% Mat.	12/30/2021	0.00	0.00	1,500,000.00	1,500,000.00
Subtotal								-6,522,066.70	55,538.31	6,170,000.00	-296,528.39
QSCB - Reserve Fund											
10/01/2021	10119	QSCB	Interest	796815ZF8	2,490,000.00	SANBER 2.5M 2.03% Mat.	10/01/2021	0.00	25,273.50	0.00	25,273.50
10/01/2021	10119	QSCB	Maturity	796815ZF8	2,490,000.00	SANBER 2.5M 2.03% Mat.	10/01/2021	0.00	0.00	2,490,000.00	2,490,000.00
10/15/2021	10149	QSCB	Purchase	73358W4V3	2,500,000.00	PORTNW 2.5M 1.09% Mat.	07/01/2023	-2,528,350.00	-7,843.33	0.00	-2,536,193.33
12/30/2021	10134	QSCB	Interest	13017YAX7	3,000,000.00	CASTED 3.0M 0.25% Mat.	12/30/2021	0.00	5,708.33	0.00	5,708.33
12/30/2021	10134	QSCB	Maturity	13017YAX7	3,000,000.00	CASTED 3.0M 0.25% Mat.	12/30/2021	0.00	0.00	3,000,000.00	3,000,000.00
Subtotal								-2,528,350.00	23,138.50	5,490,000.00	2,984,788.50
Total								-9,050,416.70	78,676.81	14,660,000.00	5,688,260.11

**McAllen ISD
Purchases Report
Sorted by Fund - Fund
October 1, 2021 - December 31, 2021**

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
General Fund													
73358W4V3	10148	GEN	MC2	PORTNW	1,505,000.00	10/15/2021	01/01 - 07/01	1,522,066.70	4,721.69	1.086	07/01/2023	0.420	1,519,961.07
3130APQM0	10150	GEN	FAC	FHLBC	3,000,000.00	11/18/2021	05/18 - 11/18	3,000,000.00		1.000	11/18/2024	1.000	3,000,000.00
3130APQU2	10151	GEN	FAC	FHLBC	2,000,000.00	11/22/2021	05/22 - 11/22	2,000,000.00		0.650	11/22/2023	0.650	2,000,000.00
			Subtotal		6,505,000.00			6,522,066.70	4,721.69				6,519,961.07
QSCB - Reserve Fund													
73358W4V3	10149	QSCB	MC2	PORTNW	2,500,000.00	10/15/2021	01/01 - 07/01	2,528,350.00	7,843.33	1.086	07/01/2023	0.420	2,524,852.27
			Subtotal		2,500,000.00			2,528,350.00	7,843.33				2,524,852.27
			Total Purchases		9,005,000.00			9,050,416.70	12,565.02				9,044,813.34



**McAllen ISD
Maturity Report
Sorted by Maturity Date**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Receipts during October 1, 2021 - December 31, 2021

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
796815ZF8	10119	QSCB	MC2	SANBER	2,490,000.00	10/01/2021	05/27/2020	2.030	2,490,000.00	25,273.50	2,515,273.50	25,273.50
02088WY12	10135	GEN	ACP	ALPINE	2,000,000.00	11/01/2021	05/05/2021		2,000,000.00	0.00	2,000,000.00	0.00
02088WY12	10136	CP	ACP	ALPINE	3,000,000.00	11/01/2021	05/05/2021	0.200	3,000,000.00	0.00	3,000,000.00	0.00
186523DZ6	10128	GEN	MC2	CLEVTN	1,170,000.00	12/01/2021	11/10/2020	5.000	1,170,000.00	29,250.00	1,199,250.00	29,250.00
720424D31	10126	GEN	MC2	PIERCO	500,000.00	12/01/2021	11/02/2020	0.279	500,000.00	697.50	500,697.50	697.50
13017YAX7	10133	GEN	MC2	CASTED	1,500,000.00	12/30/2021	03/26/2021	0.250	1,500,000.00	2,854.17	1,502,854.17	2,854.17
13017YAX7	10134	QSCB	MC2	CASTED	3,000,000.00	12/30/2021	03/26/2021	0.250	3,000,000.00	5,708.33	3,005,708.33	5,708.33
Total Maturities					13,660,000.00				13,660,000.00	63,783.50	13,723,783.50	63,783.50



McAllen ISD
Sales/Call Report
Sorted by Fund - Fund
October 1, 2021 - December 31, 2021

CUSIP	Investment #	Fund	Issuer Sec. Type	Purchase Date	Redem. Date Matur. Date	Par Value	Rate at Redem.	Book Value at Redem.	Redemption Principal	Redemption Interest	Total Amount	Net Income
General Fund												
116083VZ6	10137	GEN	BROWNS MC2	05/13/2021	10/27/2021 05/13/2022	1,000,000.00	1.500	1,000,000.00	1,000,000.00	6,833.33	1,006,833.33 Call	6,833.33
					Subtotal	1,000,000.00		1,000,000.00	1,000,000.00	6,833.33	1,006,833.33	6,833.33
					Total Sales	1,000,000.00		1,000,000.00	1,000,000.00	6,833.33	1,006,833.33	6,833.33

McAllen ISD
Interest Earnings
Sorted by Fund - Fund
October 1, 2021 - December 31, 2021
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Activity Fund												
999915	10020	ACT	LA2	1,849,190.36	1,597,252.74	1,813,332.11		0.010	0.009	42.07	0.00	42.07
			Subtotal	1,849,190.36	1,597,252.74	1,813,332.11			0.009	42.07	0.00	42.07
Fund: Clearing Fund												
999914	10019	CLEAR	LA2	3,805,316.10	6,416,596.41	5,092,612.14		0.010	0.009	111.29	0.00	111.29
			Subtotal	3,805,316.10	6,416,596.41	5,092,612.14			0.009	111.29	0.00	111.29
Fund: Capital Projects Fund												
108906I	10108	CP	RR2	9,164,610.07	6,213,366.15	7,595,221.97		0.070	0.065	1,243.92	0.00	1,243.92
108906G	10101	CP	RR2	1,327,198.86	2,276,939.72	1,657,468.76		0.070	0.062	259.14	0.00	259.14
999922	10103	CP	LA2	166,840.97	376,600.59	200,245.32		0.010	0.009	4.54	0.00	4.54
SYS10109	10109	CP	LA2	21,937.31	240,256.40	597,093.86		0.010	0.009	13.54	0.00	13.54
108906H	10102	CP	RR2	1,313,942.38	2,328,920.77	1,678,277.38		0.010	0.005	21.61	0.00	21.61
108906J	10113	CP	RR2	6,463,210.64	6,213,129.07	6,332,722.38		0.010	0.005	81.57	0.00	81.57
02088WY12	10136	CP	ACP	0.00	2,999,483.33	1,010,785.33	11/01/2021	0.200	0.203	0.00	516.67	516.67
			Subtotal	18,457,740.23	20,648,696.03	19,071,815.00			0.045	1,624.32	516.67	2,140.99
Fund: Debt Service Fund												
108906B	10032	DS	RR2	3,026,443.68	915,552.74	1,449,634.70		0.070	0.067	243.89	0.00	243.89
999918	10023	DS	LA2	4,453.24	26,239.89	8,956.55		0.010	0.009	0.20	0.00	0.20
108906C	10089	DS	RR2	797,747.60	797,737.33	797,740.94		0.010	0.005	10.27	0.00	10.27
			Subtotal	3,828,644.52	1,739,529.96	2,256,332.19			0.045	254.36	0.00	254.36
Fund: General Fund												
999921	10092	GEN	RRP	10,561,779.73	10,560,795.54	10,561,134.70		0.038	0.037	984.19	0.00	984.19
108906	10003	GEN	RR2	39,374,455.24	32,307,176.02	28,345,860.86		0.070	0.063	4,480.51	0.00	4,480.51
999917	10022	GEN	LA2	7,504,267.58	6,081,012.84	5,554,334.11		0.010	0.011	148.26	0.00	148.26
999920	10034	GEN	RRP	10,609,674.80	10,607,729.65	10,608,324.66		0.090	0.073	1,945.15	0.00	1,945.15
3130ANDP2	10143	GEN	FAC	2,400,000.00	2,400,000.00	2,400,000.00	08/18/2023	0.250	0.248	1,500.00	0.00	1,500.00

McAllen ISD
Interest Earnings
October 1, 2021 - December 31, 2021

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: General Fund												
3130APQM0	10150	GEN	FAC	3,000,000.00	0.00	1,434,782.61	11/18/2024	1.000	0.991	3,583.33	0.00	3,583.33
3130APQU2	10151	GEN	FAC	2,000,000.00	0.00	869,565.22	11/22/2023	0.650	0.643	1,408.33	0.00	1,408.33
108906D	10090	GEN	RR2	11,752,280.93	9,465,049.61	11,333,096.05		0.010	0.005	145.96	0.00	145.96
64971WJ35	10123	GEN	MC2	2,500,000.00	2,517,424.73	2,513,623.22	05/01/2022	1.650	0.449	10,312.50	-7,467.74	2,844.76
720424D31	10126	GEN	MC2	0.00	500,000.00	331,521.74	12/01/2021	0.279	0.278	232.50	0.00	232.50
186523DZ6	10128	GEN	MC2	0.00	1,179,020.98	778,702.49	12/01/2021	5.000	0.371	9,750.00	-9,020.98	729.02
13017YAX7	10133	GEN	MC2	0.00	1,500,000.00	1,467,391.30	12/30/2021	0.250	0.251	927.09	0.00	927.09
02088WY12	10135	GEN	ACP	0.00	1,999,655.56	673,856.88	11/01/2021		0.203	0.00	344.44	344.44
116083VZ6	10137	GEN	MC2	0.00	1,000,391.20	282,632.08	05/13/2022	1.500	0.972	1,083.33	-391.20	692.13
476637AM5	10138	GEN	MC2	2,910,000.00	2,932,339.10	2,927,983.91	05/26/2022	1.500	0.319	10,912.50	-8,555.40	2,357.10
64990FC93	10140	GEN	MC2	1,000,000.00	1,000,000.00	1,000,000.00	03/15/2022	0.167	0.166	417.50	0.00	417.50
8717027U4	10141	GEN	MC2	1,580,000.00	1,624,714.33	1,621,206.46	05/15/2023	2.000	0.247	7,900.00	-6,890.91	1,009.09
953107AB5	10142	GEN	MC2	1,000,000.00	1,000,000.00	1,000,000.00	07/01/2023	0.466	0.462	1,165.00	0.00	1,165.00
678720KM4	10145	GEN	MC2	1,100,000.00	1,104,197.34	1,103,918.64	09/01/2023	0.500	0.297	1,375.00	-547.48	827.52
678553AP3	10147	GEN	MC2	1,000,000.00	1,041,742.61	1,037,992.71	03/01/2023	3.204	0.246	8,010.00	-7,366.35	643.65
73358W4V3	10148	GEN	MC2	1,505,000.00	0.00	1,289,538.99	07/01/2023	1.086	0.414	3,450.46	-2,105.63	1,344.83
Subtotal				99,797,458.28	88,821,249.51	87,135,466.62			0.126	69,731.61	-42,001.25	27,730.36
Fund: Plan 457 Fund												
999916	10021	PLAN457	LA2	6,773.50	10,160.01	7,288.76		0.010	0.009	0.16	0.00	0.16
Subtotal				6,773.50	10,160.01	7,288.76			0.009	0.16	0.00	0.16
Fund: Proprietary Fund												
108906A	10025	PROP	RR2	3,358,786.34	2,858,224.10	3,470,341.37		0.070	0.064	562.24	0.00	562.24
999919	10024	PROP	LA2	1,754,140.77	2,219,537.65	1,704,936.87		0.010	0.009	37.56	0.00	37.56
108906E	10091	PROP	RR2	2,757,618.65	2,757,583.13	2,757,595.61		0.010	0.005	35.52	0.00	35.52
Subtotal				7,870,545.76	7,835,344.88	7,932,873.85			0.032	635.32	0.00	635.32
Fund: QSCB - Reserve Fund												
882521	10014	QSCB	LA1	3,059,375.63	74,587.13	504,951.25				0.00	0.00	0.00
3130ANDP2	10144	QSCB	FAC	2,000,000.00	2,000,000.00	2,000,000.00	08/18/2023	0.250	0.248	1,250.00	0.00	1,250.00
796815ZF8	10119	QSCB	MC2	0.00	2,490,000.00	0.00	10/01/2021	2.030		0.00	0.00	0.00
13017YAX7	10134	QSCB	MC2	0.00	3,000,000.00	2,934,782.61	12/30/2021	0.250	0.251	1,854.16	0.00	1,854.16
476637AM5	10139	QSCB	MC2	1,590,000.00	1,602,205.90	1,599,826.26	05/26/2022	1.500	0.319	5,962.50	-4,674.60	1,287.90
678720KM4	10146	QSCB	MC2	2,000,000.00	2,007,631.52	2,007,124.79	09/01/2023	0.500	0.297	2,500.00	-995.42	1,504.58
73358W4V3	10149	QSCB	MC2	2,500,000.00	0.00	2,142,091.34	07/01/2023	1.086	0.414	5,731.67	-3,497.73	2,233.94

McAllen ISD
Interest Earnings
October 1, 2021 - December 31, 2021

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
			Subtotal	11,149,375.63	11,174,424.55	11,215,841.47			0.288	17,298.33	-9,167.75	8,130.58
			Total	146,765,044.38	138,243,254.09	134,525,562.16			0.115	89,697.46	-50,652.33	39,045.13

McAllen ISD
Amortization Schedule
October 1, 2021 - December 31, 2021
Sorted By Fund - Fund

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
 -

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 10/01/2021	Amount Amortized This Period	Amt Amortized Through 12/31/2021	Amount Unamortized Through 12/31/2021
Capital Projects Fund										
10136	CP	11/01/2021	3,000,000.00	2,997,000.00	-3,000.00	0.00	2,483.33	516.67	3,000.00	0.00
Alpine Sec LLC CP			0.200				-516.67			
			Subtotal	2,997,000.00	-3,000.00	0.00	2,483.33	516.67	3,000.00	0.00
							-516.67			
General Fund										
10135	GEN	11/01/2021	2,000,000.00	1,998,000.00	-2,000.00	0.00	1,655.56	344.44	2,000.00	0.00
Alpine Sec LLC CP							-344.44			
10137	GEN	05/13/2022	1,000,000.00	1,004,890.00	4,890.00	0.00	-4,498.80	-391.20	-4,890.00	0.00
Brownsburg IN 1999 School Bldg		10/13/2021	1.500				391.20			
10128	GEN	12/01/2021	1,170,000.00	1,227,283.20	57,283.20	0.00	-48,262.22	-9,020.98	-57,283.20	0.00
Cleveland TN			5.000				9,020.98			
10138	GEN	05/26/2022	2,910,000.00	2,944,221.60	34,221.60	2,923,783.70	-11,882.50	-8,555.40	-20,437.90	13,783.70
Jersey City NJ Redev Agy			1.500				22,339.10			
10123	GEN	05/01/2022	2,500,000.00	2,546,300.00	46,300.00	2,509,956.99	-28,875.27	-7,467.74	-36,343.01	9,956.99
NYC Trans Finance Auth			1.650				17,424.73			
10145	GEN	09/01/2023	1,100,000.00	1,104,246.00	4,246.00	1,103,649.86	-48.66	-547.48	-596.14	3,649.86
Oklahoma County OK ISD			0.500				4,197.34			
10147	GEN	03/01/2023	1,000,000.00	1,042,070.00	42,070.00	1,034,376.26	-327.39	-7,366.35	-7,693.74	34,376.26
Oklahoma City Econ Dev Trust			3.204				41,742.61			
10148	GEN	07/01/2023	1,505,000.00	1,522,066.70	17,066.70	1,519,961.07	0.00	-2,105.63	-2,105.63	14,961.07
Port Authority of NY & NJ			1.086				17,066.70			
10141	GEN	05/15/2023	1,580,000.00	1,631,681.80	51,681.80	1,617,823.42	-6,967.47	-6,890.91	-13,858.38	37,823.42
Syracuse NY			2.000				44,714.33			
			Subtotal	15,020,759.30	255,759.30	10,709,551.30	-99,206.75	-42,001.25	-141,208.00	114,551.30
							156,552.55			
QSCB - Reserve Fund										
10139	QSCB	05/26/2022	1,590,000.00	1,608,698.40	18,698.40	1,597,531.30	-6,492.50	-4,674.60	-11,167.10	7,531.30
Jersey City NJ Redev Agy			1.500				12,205.90			
10146	QSCB	09/01/2023	2,000,000.00	2,007,720.00	7,720.00	2,006,636.10	-88.48	-995.42	-1,083.90	6,636.10
Oklahoma County OK ISD			0.500				7,631.52			
10149	QSCB	07/01/2023	2,500,000.00	2,528,350.00	28,350.00	2,524,852.27	0.00	-3,497.73	-3,497.73	24,852.27
Port Authority of NY & NJ			1.086				28,350.00			

McAllen ISD
Amortization Schedule
October 1, 2021 - December 31, 2021

<u>Investment #</u>	<u>Maturity Date</u>	<u>Beginning Par Value</u>				<u>Amounts Amortized</u>				
<u>Issuer</u>	<u>Fund</u>	<u>Amort. Date</u>	<u>Current Rate</u>	<u>Purchase Principal</u>	<u>Original Premium or Discount</u>	<u>Ending Book Value</u>	<u>And Unamortized As of 10/01/2021</u>	<u>Amount Amortized This Period</u>	<u>Amt Amortized Through 12/31/2021</u>	<u>Amount Unamortized Through 12/31/2021</u>
			Subtotal	6,144,768.40	54,768.40	6,129,019.67	-6,580.98 48,187.42	-9,167.75	-15,748.73	39,019.67
			Total	24,162,527.70	307,527.70	16,838,570.97	-103,304.40 204,223.30	-50,652.33	-153,956.73	153,570.97

McAllen ISD
Projected Cashflow Report
Sorted by Fund
For the Period January 1, 2022 - July 31, 2022

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
General Fund										
01/01/2022	10148	GEN	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	8,172.15	8,172.15
02/18/2022	10143	GEN	3130ANDP2	Interest	FHLB Call Note	0.00	0.00	0.00	3,000.00	3,000.00
02/18/2022	10143	GEN	3130ANDP2	Call	FHLB Call Note	2,400,000.00	2,400,000.00	2,400,000.00	0.00	2,400,000.00
02/18/2022	10150	GEN	3130APQM0	Call	FHLB Call Note	3,000,000.00	3,000,000.00	3,000,000.00	0.00	3,000,000.00
02/22/2022	10151	GEN	3130APQU2	Call	FHLB Call Note	2,000,000.00	2,000,000.00	2,000,000.00	0.00	2,000,000.00
03/01/2022	10147	GEN	678553AP3	Interest	Oklahoma City Econ Dev Trust	0.00	0.00	0.00	16,020.00	16,020.00
03/15/2022	10140	GEN	64990FC93	Maturity	NY State Dorm Authority	1,000,000.00	1,000,000.00	1,000,000.00	1,215.39	1,001,215.39
05/01/2022	10123	GEN	64971WJ35	Maturity	NYC Trans Finance Auth	2,500,000.00	2,546,300.00	2,500,000.00	20,625.00	2,520,625.00
05/15/2022	10141	GEN	8717027U4	Interest	Syracuse NY	0.00	0.00	0.00	27,650.00	27,650.00
05/18/2022	10150	GEN	3130APQM0	Interest	FHLB Call Note	0.00	0.00	0.00	15,000.00	15,000.00
05/22/2022	10151	GEN	3130APQU2	Interest	FHLB Call Note	0.00	0.00	0.00	6,500.00	6,500.00
05/26/2022	10138	GEN	476637AM5	Maturity	Jersey City NJ Redeve Agy	2,910,000.00	2,944,221.60	2,910,000.00	43,650.00	2,953,650.00
07/01/2022	10142	GEN	953107AB5	Interest	West Hartford CT	0.00	0.00	0.00	4,569.39	4,569.39
07/01/2022	10148	GEN	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	8,172.15	8,172.15
Total for General Fund						13,810,000.00	13,890,521.60	13,810,000.00	154,574.08	13,964,574.08
QSCB - Reserve Fund										
01/01/2022	10149	QSCB	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	13,575.00	13,575.00
01/28/2022	10152	QSCB	3130AQJM6	Purchase	FHLB Call Note	0.00	0.00	-2,996,100.00	0.00	-2,996,100.00
02/18/2022	10144	QSCB	3130ANDP2	Interest	FHLB Call Note	0.00	0.00	0.00	2,500.00	2,500.00
02/18/2022	10144	QSCB	3130ANDP2	Call	FHLB Call Note	2,000,000.00	2,000,000.00	2,000,000.00	0.00	2,000,000.00
04/28/2022	10152	QSCB	3130AQJM6	Call	FHLB Call Note	3,000,000.00	2,996,100.00	3,000,000.00	0.00	3,000,000.00
05/26/2022	10139	QSCB	476637AM5	Maturity	Jersey City NJ Redeve Agy	1,590,000.00	1,608,698.40	1,590,000.00	23,850.00	1,613,850.00
07/01/2022	10149	QSCB	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	13,575.00	13,575.00
07/28/2022	10152	QSCB	3130AQJM6	Interest	FHLB Call Note	0.00	0.00	0.00	18,750.00	18,750.00
Total for QSCB - Reserve Fund						6,590,000.00	6,604,798.40	3,593,900.00	72,250.00	3,666,150.00
GRAND TOTALS:						20,400,000.00	20,495,320.00	17,403,900.00	226,824.08	17,630,724.08

McAllen ISD
Texas Compliance Change in Val Report
Sorted by Fund
October 1, 2021 - December 31, 2021

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
Fund: Activity Fund									
10020	FBPC	ACT	07/01/2021	42.07	1,597,252.74	969,397.41	717,459.79	251,937.62	1,849,190.36
999915	1,849,190.36	0.010	/ /	39.31	1,597,252.74	969,397.41	717,459.79	251,937.62	1,849,190.36
Sub Totals For: Fund: Activity Fund				42.07	1,597,252.74	969,397.41	717,459.79	251,937.62	1,849,190.36
				39.31	1,597,252.74	969,397.41	717,459.79	251,937.62	1,849,190.36
Fund: Clearing Fund									
10019	FBPC	CLEAR	07/01/2021	111.29	6,416,596.41	79,217,229.46	81,828,509.77	-2,611,280.31	3,805,316.10
999914	3,805,316.10	0.010	/ /	99.07	6,416,596.41	79,217,229.46	81,828,509.77	-2,611,280.31	3,805,316.10
Sub Totals For: Fund: Clearing Fund				111.29	6,416,596.41	79,217,229.46	81,828,509.77	-2,611,280.31	3,805,316.10
				99.07	6,416,596.41	79,217,229.46	81,828,509.77	-2,611,280.31	3,805,316.10
Fund: Capital Projects Fun									
10101	LSCORP	CP	12/18/2019	259.14	2,276,939.72	259.14	950,000.00	-949,740.86	1,327,198.86
108906G	1,327,198.86	0.070	/ /	259.14	2,276,939.72	259.14	950,000.00	-949,740.86	1,327,198.86
10102	LSGOVT	CP	12/18/2019	21.61	2,328,920.77	21.61	1,015,000.00	-1,014,978.39	1,313,942.38
108906H	1,313,942.38	0.010	/ /	21.61	2,328,920.77	21.61	1,015,000.00	-1,014,978.39	1,313,942.38
10103	FBPC	CP	07/01/2021	4.54	376,600.59	465,013.09	674,772.71	-209,759.62	166,840.97
999922	166,840.97	0.010	/ /	8.55	376,600.59	465,013.09	674,772.71	-209,759.62	166,840.97
10108	LSCORP	CP	02/21/2020	1,243.92	6,213,366.15	3,451,243.92	500,000.00	2,951,243.92	9,164,610.07
108906I	9,164,610.07	0.070	/ /	1,243.92	6,213,366.15	3,451,243.92	500,000.00	2,951,243.92	9,164,610.07
10109	FBPC	CP	07/01/2021	13.54	240,256.40	4,000,027.91	4,218,332.63	-218,319.09	21,937.31
SYS10109	21,937.31	0.010	/ /	14.37	240,256.40	4,000,027.91	4,218,332.63	-218,319.09	21,937.31
10113	LSGOVT	CP	03/12/2020	81.57	6,213,129.07	750,081.57	500,000.00	250,081.57	6,463,210.64
108906J	6,463,210.64	0.010	/ /	81.57	6,213,129.07	750,081.57	500,000.00	250,081.57	6,463,210.64

McAllen ISD
Texas Compliance Change in Val Report
October 1, 2021 - December 31, 2021

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10136	ALPINE	CP	05/05/2021	0.00	2,999,483.33	0.00	3,000,000.00	-2,999,483.33	0.00
02088WY12	0.00	0.000	11/01/2021	0.00	2,999,483.33	0.00	3,000,000.00	-2,999,483.33	0.00
Sub Totals For: Fund: Capital Projects Fun				1,624.32	20,648,696.03	8,666,647.24	10,858,105.34	-2,190,955.80	18,457,740.23
				1,629.16	20,648,696.03	8,666,647.24	10,858,105.34	-2,190,955.80	18,457,740.23
Fund: Debt Service Fund									
10023	FBPC	DS	07/01/2021	0.20	26,239.89	706.46	22,493.11	-21,786.65	4,453.24
999918	4,453.24	0.010	/ /	0.36	26,239.89	706.46	22,493.11	-21,786.65	4,453.24
10032	LSCORP	DS	10/22/2015	243.89	915,552.74	2,357,095.01	246,204.07	2,110,890.94	3,026,443.68
108906B	3,026,443.68	0.070	/ /	243.89	915,552.74	2,357,095.01	246,204.07	2,110,890.94	3,026,443.68
10089	LSGOVT	DS	08/05/2019	10.27	797,737.33	10.27	0.00	10.27	797,747.60
108906C	797,747.60	0.010	/ /	10.27	797,737.33	10.27	0.00	10.27	797,747.60
Sub Totals For: Fund: Debt Service Fund				254.36	1,739,529.96	2,357,811.74	268,697.18	2,089,114.56	3,828,644.52
				254.52	1,739,529.96	2,357,811.74	268,697.18	2,089,114.56	3,828,644.52
Fund: General Fund									
10003	LSCORP	GEN	11/01/2014	4,480.51	32,307,176.02	89,504,725.24	82,437,446.02	7,067,279.22	39,374,455.24
108906	39,374,455.24	0.070	/ /	4,480.51	32,307,176.02	89,504,725.24	82,437,446.02	7,067,279.22	39,374,455.24
10022	FBPC	GEN	07/01/2021	148.26	6,081,012.84	105,487,524.08	104,064,269.34	1,423,254.74	7,504,267.58
999917	7,504,267.58	0.010	/ /	149.20	6,081,012.84	105,487,524.08	104,064,269.34	1,423,254.74	7,504,267.58
10034	TXPPRM	GEN	11/03/2015	1,945.15	10,607,729.65	1,945.15	0.00	1,945.15	10,609,674.80
999920	10,609,674.80	0.090	/ /	1,945.15	10,607,729.65	1,945.15	0.00	1,945.15	10,609,674.80
10090	LSGOVT	GEN	08/05/2019	145.96	9,465,049.61	10,287,231.32	8,000,000.00	2,287,231.32	11,752,280.93
108906D	11,752,280.93	0.010	/ /	145.96	9,465,049.61	10,287,231.32	8,000,000.00	2,287,231.32	11,752,280.93
10092	TXPOOL	GEN	08/05/2019	984.19	10,560,795.54	984.19	0.00	984.19	10,561,779.73
999921	10,561,779.73	0.037	/ /	984.19	10,560,795.54	984.19	0.00	984.19	10,561,779.73
10099	LSCO+	GEN	11/18/2019	0.00	0.00	0.00	0.00	0.00	0.00
108906F	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00

McAllen ISD
Texas Compliance Change in Val Report
October 1, 2021 - December 31, 2021

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10123	NYTRAN	GEN	10/13/2020	10,312.50	2,517,424.73	0.00	0.00	-7,467.74	2,509,956.99
64971WJ35	2,500,000.00	0.449	05/01/2022	20,625.00	2,521,825.00	0.00	0.00	-11,525.00	2,510,300.00
10126	PIERCO	GEN	11/02/2020	232.50	500,000.00	0.00	500,000.00	-500,000.00	0.00
720424D31	0.00	0.000	12/01/2021	697.50	500,150.00	0.00	500,000.00	-500,150.00	0.00
10128	CLEVTN	GEN	11/10/2020	9,750.00	1,179,020.98	0.00	1,170,000.00	-1,179,020.98	0.00
186523DZ6	0.00	0.000	12/01/2021	29,250.00	1,178,856.90	0.00	1,170,000.00	-1,178,856.90	0.00
10133	CASTED	GEN	03/26/2021	927.09	1,500,000.00	0.00	1,500,000.00	-1,500,000.00	0.00
13017YAX7	0.00	0.000	12/30/2021	2,854.17	1,500,360.00	0.00	1,500,000.00	-1,500,360.00	0.00
10135	ALPINE	GEN	05/05/2021	0.00	1,999,655.56	0.00	2,000,000.00	-1,999,655.56	0.00
02088WY12	0.00	0.000	11/01/2021	0.00	1,999,655.56	0.00	2,000,000.00	-1,999,655.56	0.00
10137	BROWNS	GEN	05/13/2021	1,083.33	1,000,391.20	0.00	1,000,000.00	-1,000,391.20	0.00
116083VZ6	0.00	0.000	05/13/2022	6,833.33	1,000,640.00	0.00	1,000,000.00	-1,000,640.00	0.00
10138	JERSEY	GEN	05/26/2021	10,912.50	2,932,339.10	0.00	0.00	-8,555.40	2,923,783.70
476637AM5	2,910,000.00	0.320	05/26/2022	0.00	2,931,825.00	0.00	0.00	-9,341.10	2,922,483.90
10140	NYSTDA	GEN	06/23/2021	417.50	1,000,000.00	0.00	0.00	0.00	1,000,000.00
64990FC93	1,000,000.00	0.167	03/15/2022	0.00	1,000,020.00	0.00	0.00	-270.00	999,750.00
10141	SYRANY	GEN	06/30/2021	7,900.00	1,624,714.33	0.00	0.00	-6,890.91	1,617,823.42
8717027U4	1,580,000.00	0.249	05/15/2023	0.00	1,624,872.00	0.00	0.00	-7,631.40	1,617,240.60
10142	WESTHT	GEN	07/08/2021	1,165.00	1,000,000.00	0.00	0.00	0.00	1,000,000.00
953107AB5	1,000,000.00	0.465	07/01/2023	0.00	1,001,070.00	0.00	0.00	-5,510.00	995,560.00
10143	FHLBC	GEN	08/18/2021	1,500.00	2,400,000.00	0.00	0.00	0.00	2,400,000.00
3130ANDP2	2,400,000.00	0.250	08/18/2023	0.00	2,399,091.70	0.00	0.00	-7,634.79	2,391,456.91
10145	OKCOSD	GEN	09/23/2021	1,375.00	1,104,197.34	0.00	0.00	-547.48	1,103,649.86
678720KM4	1,100,000.00	0.238	09/01/2023	0.00	1,103,036.00	0.00	0.00	-6,919.00	1,096,117.00

McAllen ISD
Texas Compliance Change in Val Report
October 1, 2021 - December 31, 2021

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10147	OKECON	GEN	09/27/2021	8,010.00	1,041,742.61	0.00	0.00	-7,366.35	1,034,376.26
678553AP3	1,000,000.00	0.250	03/01/2023	0.00	1,041,040.00	0.00	0.00	-11,350.00	1,029,690.00
10148	PORTNW	GEN	10/15/2021	3,450.46	0.00	1,522,066.70	0.00	1,519,961.07	1,519,961.07
73358W4V3	1,505,000.00	0.420	07/01/2023	0.00	0.00	1,522,066.70	0.00	1,513,021.65	1,513,021.65
10150	FHLBC	GEN	11/18/2021	3,583.33	0.00	3,000,000.00	0.00	3,000,000.00	3,000,000.00
3130APQM0	3,000,000.00	1.000	11/18/2024	0.00	0.00	3,000,000.00	0.00	2,992,555.02	2,992,555.02
10151	FHLBC	GEN	11/22/2021	1,408.33	0.00	2,000,000.00	0.00	2,000,000.00	2,000,000.00
3130APQU2	2,000,000.00	0.650	11/22/2023	0.00	0.00	2,000,000.00	0.00	1,996,672.42	1,996,672.42
Sub Totals For: Fund: General Fund				69,731.61	88,821,249.51	211,804,476.68	200,671,715.36	11,090,760.07	99,912,009.58
				67,965.01	88,824,205.82	211,804,476.68	200,671,715.36	11,043,099.96	99,867,305.78
Fund: Plan 457 Fund									
10021	FBPC	PLAN457	07/01/2021	0.16	10,160.01	0.35	3,386.86	-3,386.51	6,773.50
999916	6,773.50	0.010	/ /	0.19	10,160.01	0.35	3,386.86	-3,386.51	6,773.50
Sub Totals For: Fund: Plan 457 Fund				0.16	10,160.01	0.35	3,386.86	-3,386.51	6,773.50
				0.19	10,160.01	0.35	3,386.86	-3,386.51	6,773.50
Fund: Proprietary Fund									
10024	FBPC	PROP	07/01/2021	37.56	2,219,537.65	8,752,895.79	9,218,292.67	-465,396.88	1,754,140.77
999919	1,754,140.77	0.010	/ /	44.94	2,219,537.65	8,752,895.79	9,218,292.67	-465,396.88	1,754,140.77
10025	LSCORP	PROP	08/05/2015	562.24	2,858,224.10	2,300,562.24	1,800,000.00	500,562.24	3,358,786.34
108906A	3,358,786.34	0.070	/ /	562.24	2,858,224.10	2,300,562.24	1,800,000.00	500,562.24	3,358,786.34
10091	LSGOVT	PROP	08/05/2019	35.52	2,757,583.13	35.52	0.00	35.52	2,757,618.65
108906E	2,757,618.65	0.010	/ /	35.52	2,757,583.13	35.52	0.00	35.52	2,757,618.65
Sub Totals For: Fund: Proprietary Fund				635.32	7,835,344.88	11,053,493.55	11,018,292.67	35,200.88	7,870,545.76
				642.70	7,835,344.88	11,053,493.55	11,018,292.67	35,200.88	7,870,545.76
Fund: QSCB - Reserve Fund									

McAllen ISD
Texas Compliance Change in Val Report
October 1, 2021 - December 31, 2021

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10014	BNYC	QSCB	07/01/2021	0.00	74,587.13	5,520,981.83	2,536,193.33	2,984,788.50	3,059,375.63
882521	3,059,375.63	0.000	/ /	0.00	74,587.13	5,520,981.83	2,536,193.33	2,984,788.50	3,059,375.63
10119	SANBER	QSCB	05/27/2020	0.00	2,490,000.00	0.00	2,490,000.00	-2,490,000.00	0.00
796815ZF8	0.00	0.000	10/01/2021	25,273.50	2,490,000.00	0.00	2,490,000.00	-2,490,000.00	0.00
10134	CASTED	QSCB	03/26/2021	1,854.16	3,000,000.00	0.00	3,000,000.00	-3,000,000.00	0.00
13017YAX7	0.00	0.000	12/30/2021	5,708.33	3,000,720.00	0.00	3,000,000.00	-3,000,720.00	0.00
10139	JERSEY	QSCB	05/26/2021	5,962.50	1,602,205.90	0.00	0.00	-4,674.60	1,597,531.30
476637AM5	1,590,000.00	0.320	05/26/2022	0.00	1,601,925.00	0.00	0.00	-5,103.90	1,596,821.10
10144	FHLBC	QSCB	08/18/2021	1,250.00	2,000,000.00	0.00	0.00	0.00	2,000,000.00
3130ANDP2	2,000,000.00	0.250	08/18/2023	0.00	1,999,243.08	0.00	0.00	-6,362.32	1,992,880.76
10146	OKCOSD	QSCB	09/23/2021	2,500.00	2,007,631.52	0.00	0.00	-995.42	2,006,636.10
678720KM4	2,000,000.00	0.238	09/01/2023	0.00	2,005,520.00	0.00	0.00	-12,580.00	1,992,940.00
10149	PORTNW	QSCB	10/15/2021	5,731.67	0.00	2,528,350.00	0.00	2,524,852.27	2,524,852.27
73358W4V3	2,500,000.00	0.420	07/01/2023	0.00	0.00	2,528,350.00	0.00	2,513,325.00	2,513,325.00
Sub Totals For: Fund: QSCB - Reserve Fund				17,298.33	11,174,424.55	8,049,331.83	8,026,193.33	13,970.75	11,188,395.30
				30,981.83	11,171,995.21	8,049,331.83	8,026,193.33	-16,652.72	11,155,342.49
Fund: QSCB - Debt Service									
10040	BNYC	QSCBDS	07/01/2021	0.00	0.00	0.00	0.00	0.00	0.00
882520	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
Sub Totals For: Fund: QSCB - Debt Service				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Report Grand Totals:				89,697.46	138,243,254.09	322,118,388.26	313,392,360.30	8,675,361.26	146,918,615.35
				101,611.79	138,243,781.06	322,118,388.26	313,392,360.30	8,597,077.68	146,840,858.74

Meeder Public Funds, Inc., dba Patterson & Associates is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data have been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by the investment adviser. This information is provided as a client convenience and the investment adviser assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Meeder Investment Management is the global brand for the Meeder group of affiliated companies. Investment advisory services are provided through Meeder Public Funds, Inc, dba Patterson & Associates. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

Patterson & Associates
Barton Oaks Plaza
Building II
901 S. MoPac, Suite 195
Austin, TX 78746
800.817.2442



Monthly Investment Report

PREPARED FOR MCALLEN ISD

DECEMBER 31, 2021



**PATTERSON
& ASSOCIATES**

A MEEDER INVESTMENT MANAGEMENT COMPANY

61

WITH YOU. FOR YOU.

New Year – Same Problems

Nineteen months into the pandemic has not stopped the US economy. It is exhibiting clear signs of improvement although risks remain, including new strains of the virus.

At the start of 2021 growth was robust as businesses re-opened. By 3Q growth had once again slowed as trillions in support programs were withdrawn and supply chains remained kinked. The newly revised 3Q GDP showed an economy growing at a 2.3% level and each revision has been revised higher indicating solid growth.

Jobs remain a quandary. Employers have posted 10.6M openings in November and while that is huge in itself, this marks the sixth straight month job vacancies have topped 10M. Surveys show workers are quitting due to health concerns, more competitive salaries, a better work-life balance or childcare needs with some schools remaining virtual.

Supply chains have started to unwind and with that US manufacturing strength continues to climb back.

The consumer also did not disappoint this holiday season. The Christmas shopping splurge sales showed a year-over-year increase of 13.7%. Some of this is due likely on an overall personal income increase of 7.4% year-over-year.

Congress is promoting more stimulus and a new \$68 billion bill has been introduced for covid relief for small business. Those businesses have already received \$5.7 trillion over the past 22 months.



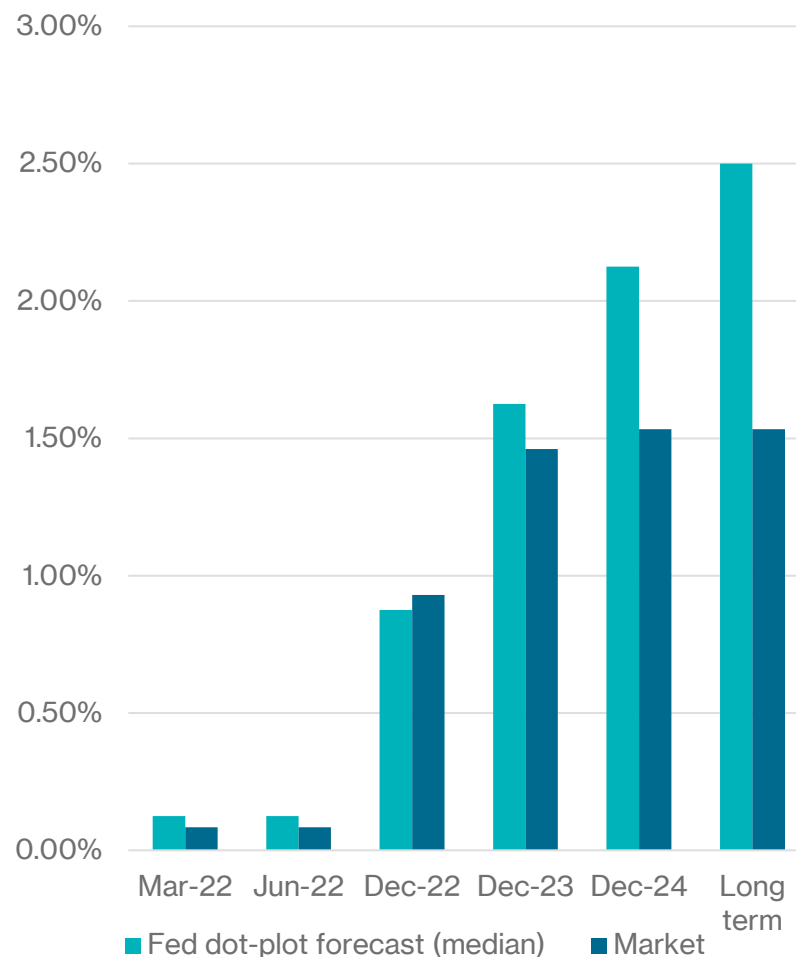
Global Recovery at the Mercy of Covid

The Federal Reserve is clearly being challenged to control inflation and as the December FOMC minutes clearly indicated, they will do so by pulling back on the very generous accommodation presented during the pandemic.

There is no pre-set agenda or calendar for their actions and they will remain strongly data dependent, but the minutes are clear. The FOMC indicates that inflation needs to be cooled and they have a comfort level with raising the Fed Funds overnight rate sooner and rather than later. The *dot plot* shows some Governors anticipating up to 4 rate hikes in 2022 but 5 indicate two hikes. Somewhere in between lies the future. Much will depend on the pace at which inflation cools.

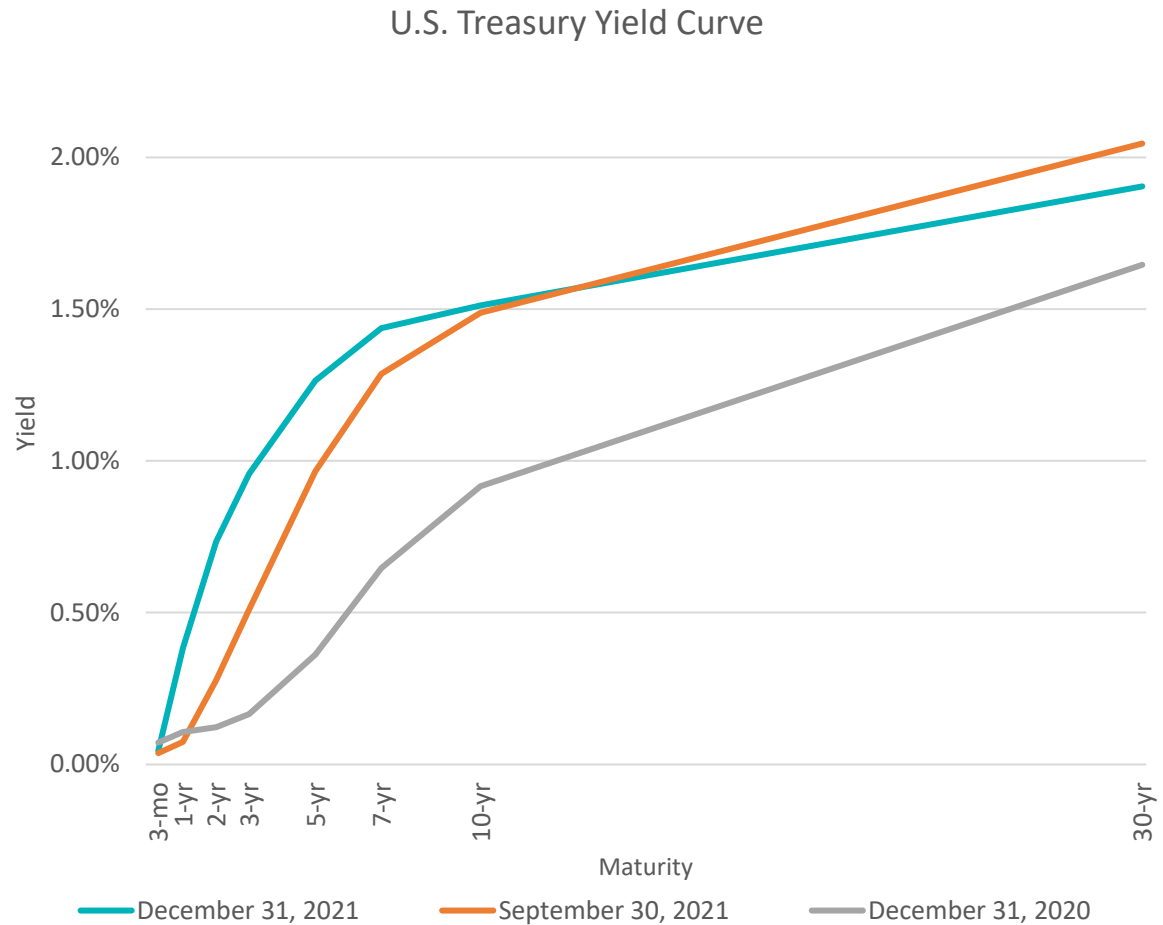
The monetary punch bowl is also being taken away. An unusual aggressive approach to reducing the Fed's balance sheet is under serious discussion. The balance sheet has ballooned from \$4.2 trillion before the pandemic to \$8.7 trillion by December 2021. The December minutes stated that *"Some participants noted that it could be appropriate to begin to reduce the size of the Federal Reserve's balance sheet relatively soon after beginning to raise the federal funds rate."*

This combination of these challenges might indicate that the Fed will use the balance sheet in combination with the Fed Funds rate in the future.



The Fed's Planned Taper has Its Uplifting Effect

- The curve has jumped up markedly reacting to the taper plans and possible rate hikes from the Fed.
- The short to intermediate end of the curve may continue to show a move higher as the Fed starts its move and inflation remains high.
- The recognition that inflation is not temporary has the market moving on fears that it must be halted.
- Investors are anticipating a much earlier move by the Fed on overnight rates. Perhaps even early second quarter.



McAllen Independent School District
 Monthly Investment Report
 December 1, 2021 – December 31, 2021

Portfolio Summary Management Report

This report and investment portfolio of the District is in compliance with the District investment strategy as expressed in the District's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

<p><u>Portfolio as of 11/30/21:</u></p> <p>Beginning Book Value \$ 136,774,213</p> <p>Beginning Market Value \$ 136,729,826</p> <p>WAM at Beginning Period Date¹ 111 days</p> <p><i>(Increase in market value is due to seasonal cash inflows)</i></p> <p style="text-align: center;">Average Yield to Maturity for period 0.118%</p> <p style="text-align: center;">Average Yield 1-year Treasury Bill for period 0.300%</p> <p style="text-align: center;">Average Yield 2-year Treasury Note for period 0.680%</p>	<p><u>Portfolio as of 12/31/21:</u></p> <p>Ending Book Value \$ 146,918,615</p> <p>Ending Market Value \$ 146,840,859</p> <p>Unrealized Gain/Loss \$ (77,756)</p> <p>WAM at Ending Period Date¹ 97 days</p> <p>Change in Market Value² \$ 10,111,033</p>
---	--

Cynthia Medrano-Richards

 Cynthia Medrano-Richards, Asst. Superintendent for Bus. Operations
 McAllen ISD

Iris Luna

 Iris Luna, Director of Accounting
 McAllen ISD

Dyanira Diaz

 Dyanira Diaz, Coordinator for Accounting
 McAllen ISD

Adelita Felix

 Adelita Felix, CFO
 McAllen ISD

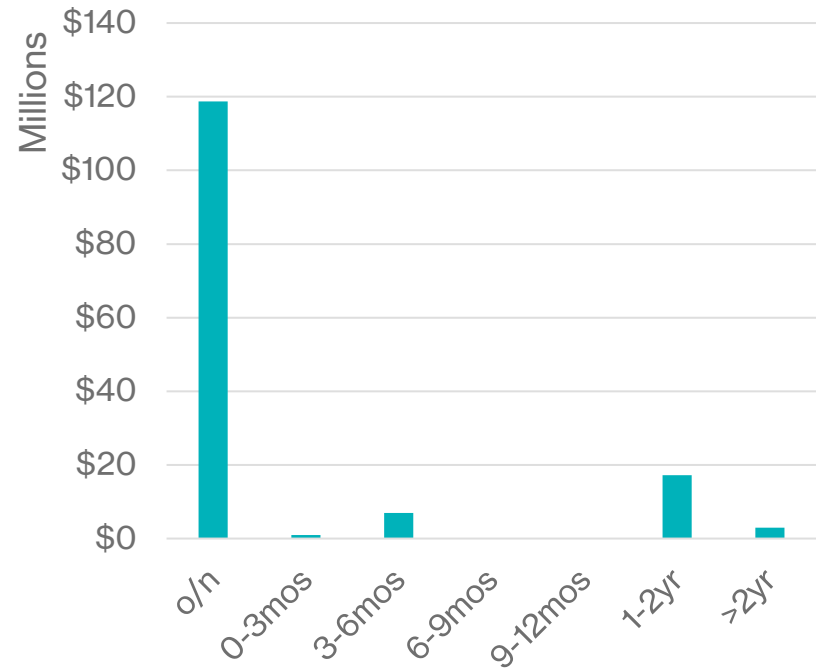
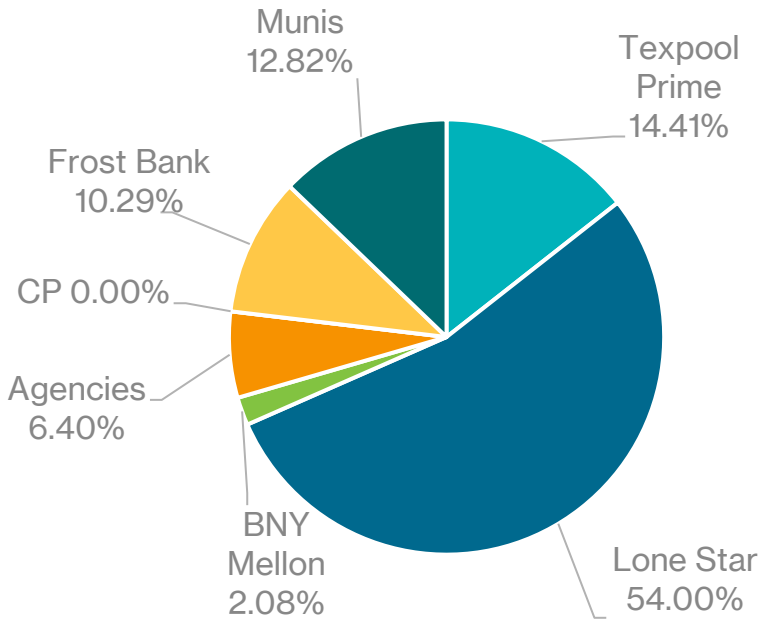
¹ WAM – weighted average maturity

² “Change in Market Value” is required data, but will primarily reflect the receipt and expenditure of the District’s funds from month to month. *Patterson & Associates* has assisted in the preparation of this consolidated investment report, with additional input provided by McAllen ISD.

Portfolio Overview

As of December 31, 2021

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. These are unusual times and where extensions can be made it is important to make them to find any available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Liquidity has been reduced to little or no value but with a flat short curve it may be the only sector available out to twelve months without the use of CP. Our expectation is of continuing dismally low rates, but we look for value in your authorized sectors to capture the yield available as markets change.
- The non-cash portion of your portfolio is yielding 0.41%.



**McAllen ISD
Portfolio Management
Portfolio Summary
December 31, 2021**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
BNY Mellon	3,059,375.63	3,059,375.63	3,059,375.63	2.08	1	1	0.000
Frost Bank	15,112,919.83	15,112,919.83	15,112,919.83	10.29	1	1	0.010
Federal Agency Coupon Securities	9,400,000.00	9,373,565.11	9,400,000.00	6.40	847	761	0.574
Municipal Bonds	18,685,000.00	18,787,249.25	18,838,570.97	12.82	553	367	0.335
Texpool/Texpool Prime	21,171,454.53	21,171,454.53	21,171,454.53	14.41	1	1	0.064
Lone Star	79,336,294.39	79,336,294.39	79,336,294.39	54.00	1	1	0.053
	146,765,044.38	146,840,858.74	146,918,615.35	100.00%	126	97	0.118
Investments							
Cash and Accrued Interest							
Accrued Interest at Purchase		15,826.24	15,826.24				
Subtotal		15,826.24	15,826.24				
Total Cash and Investments	146,765,044.38	146,856,684.98	146,934,441.59		126	97	0.118

Total Earnings	December 31 Month Ending	Fiscal Year To Date
Current Year	14,969.46	74,597.19

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of McAllen ISD of the position and activity within the District's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.



Feb 8, 2022

Adelita Felix, Chief Financial Officer

**McAllen ISD
Summary by Type
December 31, 2021
Grouped by Fund**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Activity Fund						
Frost Bank	1	1,849,190.36	1,849,190.36	1.26	0.010	1
Subtotal	1	1,849,190.36	1,849,190.36	1.26	0.010	1
Fund: Clearing Fund						
Frost Bank	1	3,805,316.10	3,805,316.10	2.59	0.010	1
Subtotal	1	3,805,316.10	3,805,316.10	2.59	0.010	1
Fund: Capital Projects Fund						
Frost Bank	2	188,778.28	188,778.28	0.13	0.010	1
Lone Star	4	18,268,961.95	18,268,961.95	12.43	0.044	1
Subtotal	6	18,457,740.23	18,457,740.23	12.56	0.044	1
Fund: Debt Service Fund						
Frost Bank	1	4,453.24	4,453.24	0.00	0.010	1
Lone Star	2	3,824,191.28	3,824,191.28	2.60	0.057	1
Subtotal	3	3,828,644.52	3,828,644.52	2.60	0.057	1
Fund: General Fund						
Frost Bank	1	7,504,267.58	7,504,267.58	5.11	0.010	1
Federal Agency Coupon Securities	3	7,400,000.00	7,400,000.00	5.04	0.662	806
Lone Star	3	51,126,736.17	51,126,736.17	34.80	0.056	1
Municipal Bonds	8	12,595,000.00	12,709,551.30	8.65	0.335	322
Texpool/Texpool Prime	2	21,171,454.53	21,171,454.53	14.41	0.064	1
Subtotal	17	99,797,458.28	99,912,009.58	68.01	0.135	101
Fund: Plan 457 Fund						
Frost Bank	1	6,773.50	6,773.50	0.00	0.010	1
Subtotal	1	6,773.50	6,773.50	0.00	0.010	1

**McAllen ISD
Summary by Type
December 31, 2021
Grouped by Fund**

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Proprietary Fund						
Frost Bank	1	1,754,140.77	1,754,140.77	1.19	0.010	1
Lone Star	2	6,116,404.99	6,116,404.99	4.16	0.043	1
Subtotal	3	7,870,545.76	7,870,545.76	5.35	0.036	1
Fund: QSCB - Reserve Fund						
BNY Mellon	1	3,059,375.63	3,059,375.63	2.08	0.000	1
Federal Agency Coupon Securities	1	2,000,000.00	2,000,000.00	1.36	0.250	594
Municipal Bonds	3	6,090,000.00	6,129,019.67	4.17	0.334	462
Subtotal	5	11,149,375.63	11,188,395.30	7.61	0.228	359
Fund: QSCB - Debt Service						
BNY Mellon	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Total and Average	38	146,765,044.38	146,918,615.35	100.00	0.118	97



**McAllen ISD
Fund ACT - Activity Fund
Investments by Fund
December 31, 2021**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999915	10020	Frost Bank Public Checking	07/01/2021	1,849,190.36	1,849,190.36	1,849,190.36	0.010	0.009	0.010	1
Subtotal and Average				1,849,190.36	1,849,190.36	1,849,190.36		0.010	0.010	1
Total Investments and Average				1,849,190.36	1,849,190.36	1,849,190.36		0.010	0.010	1

**Fund CLEAR - Clearing Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999914	10019	Frost Bank Public Checking	07/01/2021	3,805,316.10	3,805,316.10	3,805,316.10	0.010	0.009	0.010	1
Subtotal and Average				3,805,316.10	3,805,316.10	3,805,316.10		0.010	0.010	1
Total Investments and Average				3,805,316.10	3,805,316.10	3,805,316.10		0.010	0.010	1

**Fund CP - Capital Projects Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999922	10103	Frost Bank Public Checking	07/01/2021	166,840.97	166,840.97	166,840.97	0.010	0.009	0.010	1
SYS10109	10109	Frost Bank Public Checking	07/01/2021	21,937.31	21,937.31	21,937.31	0.010	0.009	0.010	1
Subtotal and Average				188,778.28	188,778.28	188,778.28		0.010	0.010	1
Lone Star										
108906G	10101	Lone Star Corporate Overnight	12/18/2019	1,327,198.86	1,327,198.86	1,327,198.86	0.070	0.069	0.070	1
108906I	10108	Lone Star Corporate Overnight	02/21/2020	9,164,610.07	9,164,610.07	9,164,610.07	0.070	0.069	0.070	1
108906H	10102	Lone Star Government ON	12/18/2019	1,313,942.38	1,313,942.38	1,313,942.38	0.010	0.009	0.010	1
108906J	10113	Lone Star Government ON	03/12/2020	6,463,210.64	6,463,210.64	6,463,210.64	0.010	0.009	0.010	1
Subtotal and Average				18,268,961.95	18,268,961.95	18,268,961.95		0.044	0.044	1
Total Investments and Average				18,457,740.23	18,457,740.23	18,457,740.23		0.044	0.044	1

**Fund DS - Debt Service Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999918	10023	Frost Bank Public Checking	07/01/2021	4,453.24	4,453.24	4,453.24	0.010	0.009	0.010	1
Subtotal and Average				4,453.24	4,453.24	4,453.24		0.010	0.010	1
Lone Star										
108906B	10032	Lone Star Corporate Overnight	10/22/2015	3,026,443.68	3,026,443.68	3,026,443.68	0.070	0.069	0.070	1
108906C	10089	Lone Star Government ON	08/05/2019	797,747.60	797,747.60	797,747.60	0.010	0.009	0.010	1
Subtotal and Average				3,824,191.28	3,824,191.28	3,824,191.28		0.057	0.057	1
Total Investments and Average				3,828,644.52	3,828,644.52	3,828,644.52		0.057	0.057	1

**Fund GEN - General Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Frost Bank											
999917	10022	Frost Bank Public Checking	07/01/2021	7,504,267.58	7,504,267.58	7,504,267.58	0.010	0.009	0.010		1
Subtotal and Average				7,504,267.58	7,504,267.58	7,504,267.58		0.010	0.010		1
Federal Agency Coupon Securities											
3130ANDP2	10143	FHLB Call Note	08/18/2021	2,400,000.00	2,400,000.00	2,391,456.91	0.250	0.246	0.250	08/18/2023	594
3130APQM0	10150	FHLB Call Note	11/18/2021	3,000,000.00	3,000,000.00	2,992,555.02	1.000	0.986	1.000	11/18/2024	1,052
3130APQU2	10151	FHLB Call Note	11/22/2021	2,000,000.00	2,000,000.00	1,996,672.42	0.650	0.641	0.650	11/22/2023	690
Subtotal and Average				7,400,000.00	7,400,000.00	7,380,684.35		0.653	0.662		805
Municipal Bonds											
476637AM5	10138	Jersey City NJ Redevel Agy	05/26/2021	2,923,783.70	2,910,000.00	2,922,483.90	1.500	0.315	0.320	05/26/2022	145
64990FC93	10140	NY State Dorm Authority	06/23/2021	1,000,000.00	1,000,000.00	999,750.00	0.167	0.164	0.167	03/15/2022	73
64971WJ35	10123	NYC Trans Finance Auth	10/13/2020	2,509,956.99	2,500,000.00	2,510,300.00	1.650	0.443	0.449	05/01/2022	120
678720KM4	10145	Oklahoma County OK ISD	09/23/2021	1,103,649.86	1,100,000.00	1,096,117.00	0.500	0.234	0.238	09/01/2023	608
678553AP3	10147	Oklahoma City Econ Dev Trust	09/27/2021	1,034,376.26	1,000,000.00	1,029,690.00	3.204	0.246	0.250	03/01/2023	424
73358W4V3	10148	Port Authority of NY & NJ	10/15/2021	1,519,961.07	1,505,000.00	1,513,021.65	1.086	0.414	0.420	07/01/2023	546
8717027U4	10141	Syracuse NY	06/30/2021	1,617,823.42	1,580,000.00	1,617,240.60	2.000	0.246	0.249	05/15/2023	499
953107AB5	10142	West Hartford CT	07/08/2021	1,000,000.00	1,000,000.00	995,560.00	0.466	0.459	0.465	07/01/2023	546
Subtotal and Average				12,709,551.30	12,595,000.00	12,684,163.15		0.331	0.335		321
Texpool/Texpool Prime											
999921	10092	Texpool	08/05/2019	10,561,779.73	10,561,779.73	10,561,779.73	0.038	0.037	0.037		1
999920	10034	Texpool Prime	11/03/2015	10,609,674.80	10,609,674.80	10,609,674.80	0.090	0.089	0.090		1
Subtotal and Average				21,171,454.53	21,171,454.53	21,171,454.53		0.063	0.064		1
Lone Star											
108906F	10099	Lone Star Corporate Overnight+	11/18/2019	0.00	0.00	0.00					1
108906	10003	Lone Star Corporate Overnight	11/01/2014	39,374,455.24	39,374,455.24	39,374,455.24	0.070	0.069	0.070		1
108906D	10090	Lone Star Government ON	08/05/2019	11,752,280.93	11,752,280.93	11,752,280.93	0.010	0.009	0.010		1
Subtotal and Average				51,126,736.17	51,126,736.17	51,126,736.17		0.055	0.056		1
Total Investments and Average				99,912,009.58	99,797,458.28	99,867,305.78		0.133	0.135		101

**Fund PLAN457 - Plan 457 Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999916	10021	Frost Bank Public Checking	07/01/2021	6,773.50	6,773.50	6,773.50	0.010	0.009	0.010	1
Subtotal and Average				6,773.50	6,773.50	6,773.50	0.010	0.010		1
Total Investments and Average				6,773.50	6,773.50	6,773.50	0.010	0.010		1

**Fund PROP - Proprietary Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Frost Bank										
999919	10024	Frost Bank Public Checking	07/01/2021	1,754,140.77	1,754,140.77	1,754,140.77	0.010	0.009	0.010	1
Subtotal and Average				1,754,140.77	1,754,140.77	1,754,140.77		0.010	0.010	1
Lone Star										
108906A	10025	Lone Star Corporate Overnight	08/05/2015	3,358,786.34	3,358,786.34	3,358,786.34	0.070	0.069	0.070	1
108906E	10091	Lone Star Government ON	08/05/2019	2,757,618.65	2,757,618.65	2,757,618.65	0.010	0.009	0.010	1
Subtotal and Average				6,116,404.99	6,116,404.99	6,116,404.99		0.042	0.043	1
Total Investments and Average				7,870,545.76	7,870,545.76	7,870,545.76		0.035	0.036	1

**Fund QSCB - QSCB - Reserve Fund
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
BNY Mellon											
882521	10014	BNY Mellon - Cash	07/01/2021	3,059,375.63	3,059,375.63	3,059,375.63					1
Subtotal and Average				3,059,375.63	3,059,375.63	3,059,375.63		0.000	0.000		1
Federal Agency Coupon Securities											
3130ANDP2	10144	FHLB Call Note	08/18/2021	2,000,000.00	2,000,000.00	1,992,880.76	0.250	0.246	0.250	08/18/2023	594
Subtotal and Average				2,000,000.00	2,000,000.00	1,992,880.76		0.247	0.250		594
Municipal Bonds											
476637AM5	10139	Jersey City NJ Redev Agy	05/26/2021	1,597,531.30	1,590,000.00	1,596,821.10	1.500	0.315	0.320	05/26/2022	145
678720KM4	10146	Oklahoma County OK ISD	09/23/2021	2,006,636.10	2,000,000.00	1,992,940.00	0.500	0.234	0.238	09/01/2023	608
73358W4V3	10149	Port Authority of NY & NJ	10/15/2021	2,524,852.27	2,500,000.00	2,513,325.00	1.086	0.414	0.420	07/01/2023	546
Subtotal and Average				6,129,019.67	6,090,000.00	6,103,086.10		0.330	0.334		461
Total Investments and Average				11,188,395.30	11,149,375.63	11,155,342.49		0.225	0.228		359

**Fund QSCBDS - QSCB - Debt Service
Investments by Fund
December 31, 2021**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
BNY Mellon										
882520	10040	BNY Mellon - Cash	07/01/2021	0.00	0.00	0.00				1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

**McAllen ISD
Cash Reconciliation Report
For the Period December 1, 2021 - December 31, 2021
Grouped by Fund**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
General Fund											
12/01/2021	10126	GEN	Interest	720424D31	500,000.00	PIERCO 0.5M 0.28% Mat.	12/01/2021	0.00	697.50	0.00	697.50
12/01/2021	10128	GEN	Interest	186523DZ6	1,170,000.00	CLEVTN 1.2M 5.00% Mat.	12/01/2021	0.00	29,250.00	0.00	29,250.00
12/01/2021	10126	GEN	Maturity	720424D31	500,000.00	PIERCO 0.5M 0.28% Mat.	12/01/2021	0.00	0.00	500,000.00	500,000.00
12/01/2021	10128	GEN	Maturity	186523DZ6	1,170,000.00	CLEVTN 1.2M 5.00% Mat.	12/01/2021	0.00	0.00	1,170,000.00	1,170,000.00
12/30/2021	10133	GEN	Interest	13017YAX7	1,500,000.00	CASTED 1.5M 0.25% Mat.	12/30/2021	0.00	2,854.17	0.00	2,854.17
12/30/2021	10133	GEN	Maturity	13017YAX7	1,500,000.00	CASTED 1.5M 0.25% Mat.	12/30/2021	0.00	0.00	1,500,000.00	1,500,000.00
Subtotal								0.00	32,801.67	3,170,000.00	3,202,801.67
QSCB - Reserve Fund											
12/30/2021	10134	QSCB	Interest	13017YAX7	3,000,000.00	CASTED 3.0M 0.25% Mat.	12/30/2021	0.00	5,708.33	0.00	5,708.33
12/30/2021	10134	QSCB	Maturity	13017YAX7	3,000,000.00	CASTED 3.0M 0.25% Mat.	12/30/2021	0.00	0.00	3,000,000.00	3,000,000.00
Subtotal								0.00	5,708.33	3,000,000.00	3,005,708.33
Total								0.00	38,510.00	6,170,000.00	6,208,510.00



McAllen ISD
Maturity Report
Sorted by Maturity Date
 Receipts during December 1, 2021 - December 31, 2021

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
186523DZ6	10128	GEN	MC2	CLEVTN	1,170,000.00	12/01/2021	11/10/2020	5.000	1,170,000.00	29,250.00	1,199,250.00	29,250.00
720424D31	10126	GEN	MC2	PIERCO	500,000.00	12/01/2021	11/02/2020	0.279	500,000.00	697.50	500,697.50	697.50
13017YAX7	10133	GEN	MC2	CASTED	1,500,000.00	12/30/2021	03/26/2021	0.250	1,500,000.00	2,854.17	1,502,854.17	2,854.17
13017YAX7	10134	QSCB	MC2	CASTED	3,000,000.00	12/30/2021	03/26/2021	0.250	3,000,000.00	5,708.33	3,005,708.33	5,708.33
Total Maturities					6,170,000.00				6,170,000.00	38,510.00	6,208,510.00	38,510.00

McAllen ISD
Interest Earnings
Sorted by Fund - Fund
December 1, 2021 - December 31, 2021
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Activity Fund												
999915	10020	ACT	LA2	1,849,190.36	1,862,609.18	1,862,176.77		0.010	0.009	14.19	0.00	14.19
			Subtotal	1,849,190.36	1,862,609.18	1,862,176.77			0.009	14.19	0.00	14.19
Fund: Clearing Fund												
999914	10019	CLEAR	LA2	3,805,316.10	3,105,472.33	3,128,049.05		0.010	0.016	42.23	0.00	42.23
			Subtotal	3,805,316.10	3,105,472.33	3,128,049.05			0.016	42.23	0.00	42.23
Fund: Capital Projects Fund												
108906I	10108	CP	RR2	9,164,610.07	9,164,029.72	9,164,048.44		0.070	0.075	580.35	0.00	580.35
108906G	10101	CP	RR2	1,327,198.86	1,427,111.77	1,375,501.68		0.070	0.075	87.09	0.00	87.09
999922	10103	CP	LA2	166,840.97	109,717.15	137,312.84		0.010	0.009	1.05	0.00	1.05
SYS10109	10109	CP	LA2	21,937.31	322,303.96	154,817.87		0.010	0.009	1.18	0.00	1.18
108906H	10102	CP	RR2	1,313,942.38	1,413,936.47	1,362,323.76		0.010	0.005	5.91	0.00	5.91
108906J	10113	CP	RR2	6,463,210.64	6,463,182.59	6,463,183.49		0.010	0.005	28.05	0.00	28.05
			Subtotal	18,457,740.23	18,900,281.66	18,657,188.08			0.044	703.63	0.00	703.63
Fund: Debt Service Fund												
108906B	10032	DS	RR2	3,026,443.68	1,607,865.47	2,212,913.60		0.070	0.074	140.01	0.00	140.01
999918	10023	DS	LA2	4,453.24	4,453.21	4,453.21		0.010	0.008	0.03	0.00	0.03
108906C	10089	DS	RR2	797,747.60	797,744.14	797,744.25		0.010	0.005	3.46	0.00	3.46
			Subtotal	3,828,644.52	2,410,062.82	3,015,111.07			0.056	143.50	0.00	143.50
Fund: General Fund												
999921	10092	GEN	RRP	10,561,779.73	10,561,442.77	10,561,453.64		0.038	0.038	336.96	0.00	336.96
108906	10003	GEN	RR2	39,374,455.24	29,339,697.69	27,838,509.27		0.070	0.073	1,714.18	0.00	1,714.18
999917	10022	GEN	LA2	7,504,267.58	5,079,898.98	5,158,105.87		0.010	0.012	51.59	0.00	51.59
999920	10034	GEN	RRP	10,609,674.80	10,608,860.68	10,608,886.94		0.090	0.090	814.12	0.00	814.12
3130ANDP2	10143	GEN	FAC	2,400,000.00	2,400,000.00	2,400,000.00	08/18/2023	0.250	0.245	500.00	0.00	500.00
3130APQM0	10150	GEN	FAC	3,000,000.00	3,000,000.00	3,000,000.00	11/18/2024	1.000	0.981	2,500.00	0.00	2,500.00

McAllen ISD
Interest Earnings
December 1, 2021 - December 31, 2021

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: General Fund													
3130APQU2	10151	GEN	FAC	2,000,000.00	2,000,000.00	2,000,000.00	11/22/2023	0.650	0.638	1,083.33	0.00	1,083.33	
108906D	10090	GEN	RR2	11,752,280.93	11,677,388.25	11,682,218.40		0.010	0.005	50.70	0.00	50.70	
64971WJ35	10123	GEN	MC2	2,500,000.00	2,512,446.24	2,511,121.31	05/01/2022	1.650	0.445	3,437.50	-2,489.25	948.25	
720424D31	10126	GEN	MC2	0.00	500,000.00	0.00	12/01/2021	0.279		0.00	0.00	0.00	
186523DZ6	10128	GEN	MC2	0.00	1,170,000.00	0.00	12/01/2021	5.000		0.00	0.00	0.00	
13017YAX7	10133	GEN	MC2	0.00	1,500,000.00	1,403,225.81	12/30/2021	0.250	0.253	302.09	0.00	302.09	
476637AM5	10138	GEN	MC2	2,910,000.00	2,926,635.50	2,925,117.61	05/26/2022	1.500	0.316	3,637.50	-2,851.80	785.70	
64990FC93	10140	GEN	MC2	1,000,000.00	1,000,000.00	1,000,000.00	03/15/2022	0.167	0.164	139.17	0.00	139.17	
8717027U4	10141	GEN	MC2	1,580,000.00	1,620,120.39	1,618,897.81	05/15/2023	2.000	0.245	2,633.34	-2,296.97	336.37	
953107AB5	10142	GEN	MC2	1,000,000.00	1,000,000.00	1,000,000.00	07/01/2023	0.466	0.457	388.33	0.00	388.33	
678720KM4	10145	GEN	MC2	1,100,000.00	1,103,832.35	1,103,735.22	09/01/2023	0.500	0.294	458.33	-182.49	275.84	
678553AP3	10147	GEN	MC2	1,000,000.00	1,036,831.71	1,035,524.78	03/01/2023	3.204	0.244	2,670.00	-2,455.45	214.55	
73358W4V3	10148	GEN	MC2	1,505,000.00	1,520,792.24	1,520,349.84	07/01/2023	1.086	0.411	1,362.02	-831.17	530.85	
Subtotal				99,797,458.28	90,557,946.80	87,421,017.46				0.148	22,079.16	-11,107.13	10,972.03
Fund: Plan 457 Fund													
999916	10021	PLAN457	LA2	6,773.50	6,773.45	6,773.45		0.010	0.009	0.05	0.00	0.05	
Subtotal				6,773.50	6,773.45	6,773.45				0.009	0.05	0.00	0.05
Fund: Proprietary Fund													
108906A	10025	PROP	RR2	3,358,786.34	5,158,547.69	3,784,361.84		0.070	0.074	238.65	0.00	238.65	
999919	10024	PROP	LA2	1,754,140.77	828,954.99	858,800.07		0.010	0.013	9.75	0.00	9.75	
108906E	10091	PROP	RR2	2,757,618.65	2,757,606.68	2,757,607.07		0.010	0.005	11.97	0.00	11.97	
Subtotal				7,870,545.76	8,745,109.36	7,400,768.97				0.041	260.37	0.00	260.37
Fund: QSCB - Reserve Fund													
882521	10014	QSCB	LA1	3,059,375.63	53,667.30	247,583.97				0.00	0.00	0.00	
3130ANDP2	10144	QSCB	FAC	2,000,000.00	2,000,000.00	2,000,000.00	08/18/2023	0.250	0.245	416.66	0.00	416.66	
13017YAX7	10134	QSCB	MC2	0.00	3,000,000.00	2,806,451.61	12/30/2021	0.250	0.253	604.16	0.00	604.16	
476637AM5	10139	QSCB	MC2	1,590,000.00	1,599,089.50	1,598,260.14	05/26/2022	1.500	0.316	1,987.50	-1,558.20	429.30	
678720KM4	10146	QSCB	MC2	2,000,000.00	2,006,967.91	2,006,791.30	09/01/2023	0.500	0.294	833.33	-331.81	501.52	
73358W4V3	10149	QSCB	MC2	2,500,000.00	2,526,232.95	2,525,498.08	07/01/2023	1.086	0.411	2,262.50	-1,380.68	881.82	
Subtotal				11,149,375.63	11,185,957.66	11,184,585.09				0.298	6,104.15	-3,270.69	2,833.46
Total				146,765,044.38	136,774,213.26	132,675,669.95				0.133	29,347.28	-14,377.82	14,969.46

McAllen ISD
Amortization Schedule
December 1, 2021 - December 31, 2021
Sorted By Fund - Fund

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 12/01/2021	Amount Amortized This Period	Amt Amortized Through 12/31/2021	Amount Unamortized Through 12/31/2021
General Fund										
10138	GEN	05/26/2022	2,910,000.00	2,944,221.60	34,221.60	2,923,783.70	-17,586.10	-2,851.80	-20,437.90	13,783.70
	Jersey City NJ Redevel Agy		1.500				16,635.50			
10123	GEN	05/01/2022	2,500,000.00	2,546,300.00	46,300.00	2,509,956.99	-33,853.76	-2,489.25	-36,343.01	9,956.99
	NYC Trans Finance Auth		1.650				12,446.24			
10145	GEN	09/01/2023	1,100,000.00	1,104,246.00	4,246.00	1,103,649.86	-413.65	-182.49	-596.14	3,649.86
	Oklahoma County OK ISD		0.500				3,832.35			
10147	GEN	03/01/2023	1,000,000.00	1,042,070.00	42,070.00	1,034,376.26	-5,238.29	-2,455.45	-7,693.74	34,376.26
	Oklahoma City Econ Dev Trust		3.204				36,831.71			
10148	GEN	07/01/2023	1,505,000.00	1,522,066.70	17,066.70	1,519,961.07	-1,274.46	-831.17	-2,105.63	14,961.07
	Port Authority of NY & NJ		1.086				15,792.24			
10141	GEN	05/15/2023	1,580,000.00	1,631,681.80	51,681.80	1,617,823.42	-11,561.41	-2,296.97	-13,858.38	37,823.42
	Syracuse NY		2.000				40,120.39			
	Subtotal			10,790,586.10	195,586.10	10,709,551.30	-69,927.67	-11,107.13	-81,034.80	114,551.30
							125,658.43			
QSCB - Reserve Fund										
10139	QSCB	05/26/2022	1,590,000.00	1,608,698.40	18,698.40	1,597,531.30	-9,608.90	-1,558.20	-11,167.10	7,531.30
	Jersey City NJ Redevel Agy		1.500				9,089.50			
10146	QSCB	09/01/2023	2,000,000.00	2,007,720.00	7,720.00	2,006,636.10	-752.09	-331.81	-1,083.90	6,636.10
	Oklahoma County OK ISD		0.500				6,967.91			
10149	QSCB	07/01/2023	2,500,000.00	2,528,350.00	28,350.00	2,524,852.27	-2,117.05	-1,380.68	-3,497.73	24,852.27
	Port Authority of NY & NJ		1.086				26,232.95			
	Subtotal			6,144,768.40	54,768.40	6,129,019.67	-12,478.04	-3,270.69	-15,748.73	39,019.67
							42,290.36			
	Total			16,935,354.50	250,354.50	16,838,570.97	-82,405.71	-14,377.82	-96,783.53	153,570.97
							167,948.79			



McAllen ISD
Projected Cashflow Report
Sorted by Fund
For the Period January 1, 2022 - July 31, 2022

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
General Fund										
01/01/2022	10148	GEN	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	8,172.15	8,172.15
02/18/2022	10143	GEN	3130ANDP2	Interest	FHLB Call Note	0.00	0.00	0.00	3,000.00	3,000.00
02/18/2022	10143	GEN	3130ANDP2	Call	FHLB Call Note	2,400,000.00	2,400,000.00	2,400,000.00	0.00	2,400,000.00
02/18/2022	10150	GEN	3130APQM0	Call	FHLB Call Note	3,000,000.00	3,000,000.00	3,000,000.00	0.00	3,000,000.00
02/22/2022	10151	GEN	3130APQU2	Call	FHLB Call Note	2,000,000.00	2,000,000.00	2,000,000.00	0.00	2,000,000.00
03/01/2022	10147	GEN	678553AP3	Interest	Oklahoma City Econ Dev Trust	0.00	0.00	0.00	16,020.00	16,020.00
03/15/2022	10140	GEN	64990FC93	Maturity	NY State Dorm Authority	1,000,000.00	1,000,000.00	1,000,000.00	1,215.39	1,001,215.39
05/01/2022	10123	GEN	64971WJ35	Maturity	NYC Trans Finance Auth	2,500,000.00	2,546,300.00	2,500,000.00	20,625.00	2,520,625.00
05/15/2022	10141	GEN	8717027U4	Interest	Syracuse NY	0.00	0.00	0.00	27,650.00	27,650.00
05/18/2022	10150	GEN	3130APQM0	Interest	FHLB Call Note	0.00	0.00	0.00	15,000.00	15,000.00
05/22/2022	10151	GEN	3130APQU2	Interest	FHLB Call Note	0.00	0.00	0.00	6,500.00	6,500.00
05/26/2022	10138	GEN	476637AM5	Maturity	Jersey City NJ Redevel Agy	2,910,000.00	2,944,221.60	2,910,000.00	43,650.00	2,953,650.00
07/01/2022	10142	GEN	953107AB5	Interest	West Hartford CT	0.00	0.00	0.00	4,569.39	4,569.39
07/01/2022	10148	GEN	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	8,172.15	8,172.15
Total for General Fund						13,810,000.00	13,890,521.60	13,810,000.00	154,574.08	13,964,574.08
QSCB - Reserve Fund										
01/01/2022	10149	QSCB	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	13,575.00	13,575.00
01/28/2022	10152	QSCB	3130AQJM6	Purchase	FHLB Call Note	0.00	0.00	-2,996,100.00	0.00	-2,996,100.00
02/18/2022	10144	QSCB	3130ANDP2	Interest	FHLB Call Note	0.00	0.00	0.00	2,500.00	2,500.00
02/18/2022	10144	QSCB	3130ANDP2	Call	FHLB Call Note	2,000,000.00	2,000,000.00	2,000,000.00	0.00	2,000,000.00
04/28/2022	10152	QSCB	3130AQJM6	Call	FHLB Call Note	3,000,000.00	2,996,100.00	3,000,000.00	0.00	3,000,000.00
05/26/2022	10139	QSCB	476637AM5	Maturity	Jersey City NJ Redevel Agy	1,590,000.00	1,608,698.40	1,590,000.00	23,850.00	1,613,850.00
07/01/2022	10149	QSCB	73358W4V3	Interest	Port Authority of NY & NJ	0.00	0.00	0.00	13,575.00	13,575.00
07/28/2022	10152	QSCB	3130AQJM6	Interest	FHLB Call Note	0.00	0.00	0.00	18,750.00	18,750.00
Total for QSCB - Reserve Fund						6,590,000.00	6,604,798.40	3,593,900.00	72,250.00	3,666,150.00
GRAND TOTALS:						20,400,000.00	20,495,320.00	17,403,900.00	226,824.08	17,630,724.08

Meeder Public Funds, Inc., dba Patterson & Associates is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data have been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by the investment adviser. This information is provided as a client convenience and the investment adviser assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.


Meeder Investment Management is the global brand for the Meeder group of affiliated companies. Investment advisory services are provided through Meeder Public Funds, Inc, dba Patterson & Associates. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

Patterson & Associates
Barton Oaks Plaza
Building II
901 S. MoPac, Suite 195
Austin, TX 78746
800.817.2442

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



86 _____
Superintendent of Schools

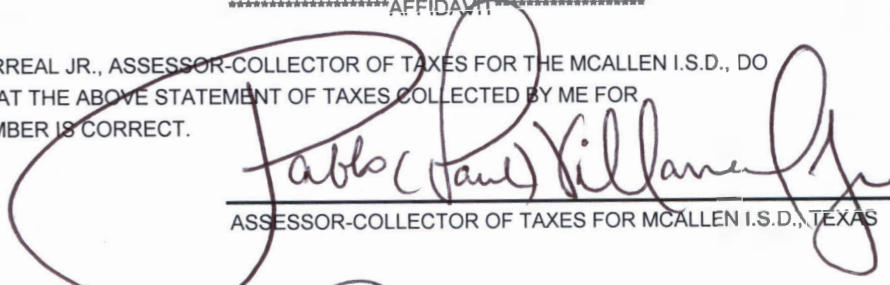
PABLO "PAUL" VILLARREAL JR., ASSESSOR & COLLECTOR
MCALLEN I.S.D. TAXES COLLECTED FOR:
DECEMBER 2021

COMPARATIVE RATE OF COLLECTIONS							
MCALLEN I.S.D. SML - 47	ORIGINAL TAX LEVY	COLLECTED TO DATE	DROPPED YRS AFTER PURGE	MODIF. TO DATE	TAXES OUTSTANDING	PERCENT 2021/2022	COLLECTED 2020/2021
2021 TAX ROLL	90,489,805.41	45,011,448.76	-	2,623,796.11	48,102,152.76	48.34%	41.32%
2020 & PRIOR YRS	7,560,005.85	1,747,841.93	(107,522.35)	(418,240.15)	5,286,401.42	24.85%	21.92%
ROLLBACK	50,678.80	37,960.60	-	18,312.79	31,030.99	55.02%	27.84%
TOTALS	98,100,490.06	46,797,251.29	(107,522.35)	2,223,868.75	53,419,585.17		

	MCALLEN ISD	MONTHLY MODIFICATIONS
CURRENT YEAR-BASE TAX	35,791,490.48	(67,618.10) CURRENT
CURRENT YEAR-P&I	-	
PRIOR YEARS-BASE TAX	177,745.19	(123,060.29) PRIOR
PRIOR YEARS-P&I	76,625.73	
ROLLBACK	-	18,312.79 ROLLBACK
ROLLBACK P&I	-	
ATTORNEY FEES	32,142.00	PURGED
TOTAL COLLECTIONS	36,078,003.40	(172,365.60)
LESS TRANSFERRED	14,656,530.60	
LESS IN TRANSIT	21,407,261.69	
LESS DUE TO HCAD COMM FEES	1,016.11	
LESS DUE TO CO TREASURER	13,195.00	
BALANCE	(0.00)	

*****AFFIDAVIT*****

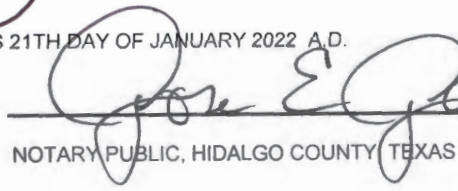
I, PABLO "PAUL" VILLARREAL JR., ASSESSOR-COLLECTOR OF TAXES FOR THE MCALLEN I.S.D., DO SOLEMNLY SWEAR THAT THE ABOVE STATEMENT OF TAXES COLLECTED BY ME FOR THE MONTH OF DECEMBER IS CORRECT.



 ASSESSOR-COLLECTOR OF TAXES FOR MCALLEN I.S.D., TEXAS



SWORN AND SUBSCRIBED BEFORE ME THIS 21TH DAY OF JANUARY 2022 A.D.



 NOTARY PUBLIC, HIDALGO COUNTY TEXAS



**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: _____

Rosalba De Hoyos
SUPERVISOR: _____

Approved for presentation to the Board of Education:

J. X. Olanza

88 _____
Superintendent of Schools Feb 8, 2022

**McAllen Independent School District
STUDENT/TEACHER RATIOS**

2/3/2022

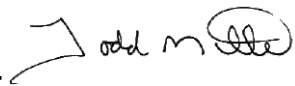
**MEMBERSHIP RECORDS
2021 - 2022**

CAMPUS	GRADE LEVELS/CLASS SECTIONS OVER RATIOS						
GRADE LEVELS	PRE-K	KINDER	FIRST	SECOND	THIRD	FOURTH	TOTAL SECTIONS
ALVAREZ ELEMENTARY							0
CASTANEDA ELEMENTARY				2			2
ESCANDON ELEMENTARY		1					1
FIELDS ELEMENTARY	2	1				3	6
GARZA ELEMENTARY							0
GONZALEZ ELEMENTARY			1				1
LUCILE M. HENDRICKS ELEMENTARY							0
HOUSTON ELEMENTARY			2	1			3
JACKSON ELEMENTARY	1	2					3
MCAULIFFE ELEMENTARY			1	1			2
MILAM ELEMENTARY	2	4			1		7
DR PABLO PEREZ ELEMENTARY	1		2		3	2	8
RAYBURN ELEMENTARY				2			2
ROOSEVELT ELEMENTARY					3		3
BLANCA E SANCHEZ ELEMENTARY							0
SEGUIN ELEMENTARY	2						2
THIGPEN / ZAVALA ELEMENTARY		1				2	3
WILSON ELEMENTARY		1					1
TOTAL SECTIONS OVER	8	10	6	6	7	7	44
TOTAL SECTIONS IN DISTRICT	33	68	75	82	77	82	417
PERCENT OVER	24.24%	14.71%	8.00%	7.32%	9.09%	8.54%	10.55%
SECTIONS AT OR UNDER	25	58	69	76	70	75	373

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: _____

SUPERVISOR: 

Approved for presentation to the Board of Education:



90 _____
Superintendent of Schools **Feb 9, 2022**

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE MCALLEN
INDEPENDENT SCHOOL DISTRICT GRANTING ACCELERATING PAYMENT
SCHEDULE FOR RETENTION STIPENDS**

WHEREAS, the Board is authorized by Texas Education Code § 45.105 to expend funds of the McAllen Independent School District for purposes necessary in the conduct of the public schools as determined by the Board; and,

WHEREAS, the Board acknowledges that, in response to the SARS-CoV-2 pandemic, especially in light of the highly contagious nature of the Omicron variant of SARS-CoV-2, being encountered at the time of the resumption of school activities beginning in January 2022, the resumption of primarily in-person instruction has the possibility of higher risks of contagion; and,

WHEREAS, the Board acknowledges that, during the second half of the 2021-22 school year, all McAllen Independent School District personnel will be called upon to perform significant additional services in order to educate the District's students and ensure the success of District operations which may increase their exposure to SARS-CoV-2; and,

WHEREAS, McAllen Independent School District Administration has previously recommended to the Board of Trustees that the Board earmark ESSER III funds in future years for the payment of retention stipends to McAllen Independent School District employees in the amounts of One Thousand Dollars (\$1,000.00), each, in December 2022, and an additional One Thousand Dollars (\$1,000.00), each, in December 2023; and based upon the recommendation the Board of Trustees has earmarked the requisite amount of ESSER III funds in future years so as to fund such recommendation; and,

WHEREAS, due to the ongoing contagion, McAllen Independent School District has determined that it would be in the best interest of its employees to accelerate the payment of the previously earmarked ESSER III funds; and,

WHEREAS, the Board wishes to recognize that the performance by its employees of heroic services on behalf of McAllen Independent School District students; and,

WHEREAS, the Board finds that the need to maintain ongoing morale in these trying times requires that the Board continue to recognize the courage, sacrifice, and hard work of its employees who are and will be performing services for the District; and,

WHEREAS, prior to the adoption of this Resolution, the Board held a public hearing at a meeting of the Board of Trustees of the McAllen Independent School District which was posted in accordance with the provisions of Subchapter C, Chapter 551, Texas Government Code at which Administration discussed, pursuant to requirements of Texas Local Government Code § 180.007, the matters contained in the foregoing Recitals, and the public was invited to participate in the discussion of the proffered reasons for and the public purposes to be served by the making of that additional payments to the persons identified in this Resolution:

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the McAllen Independent School District that:

1. The recitals set forth above are found by the Board to be true and correct.
2. All permanent employees of the District who are employed on a full-time basis (defined as working a regularly scheduled twenty-seven and one-half (27.5) hours per week who are employed by McAllen Independent School District on or after January 25, 2022, and who remain employed by McAllen Independent School District on March 3, 2022, will be paid a retention stipend in the amount of Two Thousand Dollars (\$2,000.00).
3. McAllen Independent School District Administration is directed to distribute the amounts payable under Paragraph 2, above on March 11, 2022, or as soon thereafter as practicable

Adopted this 14th day of February 2022 by the McAllen Independent School District Board of Trustees.

APPROVED:

SAM SALDIVAR, JR.
President

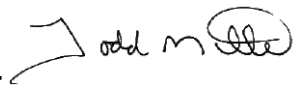
ATTEST:

DEBBIE CRANE ALISEDA
Secretary

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: _____

SUPERVISOR: 

Approved for presentation to the Board of Education:



93 _____
Superintendent of Schools Feb 9, 2022

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



94 _____
Superintendent of Schools

TO:
McAllen I.S.D.
2000 N. 23rd St.
Attn: Accounts Payable
McAllen, TX 78501

PROJECT: Rowe High School Softball Light

APPLICATION NO: 2647073
PERIOD TO: 09/30/21
PROJECT NOS.:
Pay App #: 2

Distribution to:

RECEIVED

VIA ARCHITECT: **JAN 11 2022**
McAllen ISD
Finance & Operations Specialist
Facilities, Maintenance & Operations

CONTRACT DATE: 03/15/21

APPROVED FOR PAYMENT
 () OWNER Melissa Ortiz Jan 19, 2022
Melissa Ortiz, (Jan 19, 2022 10:42 CST)
 () ARCHITECT _____ Signature Date
 () CONTRACTOR [Signature] Jan 19, 2022
 () _____ Signature Date
 _____ Signature Date

FROM:
FSG - Harlingen
8018 W Expressway 83
Harlingen, TX 78559

CONTRACT FOR:

701809 51J900

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Schedule of values is attached.

1. ORIGINAL CONTRACT SUM	\$	165,400.00
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (LINE 1 + 2)	\$	165,400.00
4. TOTAL COMPLETED & STORED TO DATE	\$	165,400.00
(Column G on schedule of values)		
5. RETAINAGE:		
a. 10.00% of Completed Work	\$	0.00
b. 10% of Stored Material	\$	0.00
(Column F on Schedule of Values)		
Total Retainage (Line 5a + 5b or		
Total in Column I of Schedule of Values)		0.00
6. TOTAL EARNED LESS RETAINAGE	\$	165,400.00
(Line 4 less line 5 total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	148,860.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	16,540.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	0.00
(Line 3 less Line 6)		
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

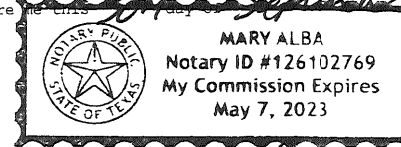
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner. and that the current payment shown herein is now due.

CONTRACTOR: FSG - Harlingen

BY: [Signature] Date: 9/30/21

State of: Texas County of: Cameron
Subscribed and sworn to before me this 30th day of September, 2021

Notary Public:
My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief, the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 16,540

(attach explanation if the amount certified differs from the amount applied for in Line 8. Initial all figures on this Application and on the Schedule of Values that are changed to conform to the amount certified.)

ARCHITECT:

By: [Signature] Date: 1/11/2022

This Certificate is not negotiable. the AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION NUMBER: 2647073 51J900

APPLICATION DATE: 09/29/21

PERIOD TO: 09/30/21

ARCHITECT'S PROJECT NO.:

Use Column I on Contracts where variable retainage for line items may apply.

(A) Item NO.	(B) DESCRIPTION OF WORK	(C) SCHEDULED VALUE	(D) WORK COMPLETED PREVIOUS APPLIC. (D+E)	(E) THIS PERIOD	(F) MATERIALS PRESENTLY STORED (NOT IN D or E)	(G) TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G) %	(H) BALANCE TO FINISH (C-G)	(I) RETAINAGE
001	Total Job Billing	165,400.00	165,400.00	0.00	0.00	165,400.00	100.00	0.00	0.00
JOB TOTALS		165,400.00	165,400.00	0.00	0.00	165,400.00	100.00	0.00	0.00



FINAL PAYMENT CHECKLIST
Facilities Projects

Project Name: Request for Cooperative Quotes (RFCQ) 2021-1013 – James Nikki Rowe High School Softball Field Lighting Improvements

1. Vendor Obligations to McAllen ISD:

YES	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original Certificate of Substantial Completion (internal/external) transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Letter of Guarantee, Warranty transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	List of names and addresses of obligatory vendors (subcontractors/suppliers) transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All non-compliant items corrected (incl. punch list) and evidence of corrections transmitted to McAllen ISD
<input type="checkbox"/>	<input type="checkbox"/>	Final copy of Close-Out and As-Built Documents transmitted to McAllen ISD (hard copy and electronic files) and/or final inspections performed and project specifications met


Notes:

McAllen ISD Facilities, Maintenance and Operations staff certifies that the items indicated above have been completed by the vendor.

2. McAllen ISD Facilities, Maintenance, and Operations Obligations to McAllen ISD Business Operations

Select one:	
<input type="radio"/>	Item has been recorded as an asset and assigned an asset number.
<input checked="" type="radio"/>	Item has not been recorded as an asset. Appropriate steps are being taken to record. Approved to proceed with final payment.
<input type="radio"/>	Not applicable.

McAllen ISD Business Operations staff certifies that the project indicated above has been reviewed.

APPROVED BY:  Jan 24, 2022

For further information, contact:
Name: Ruben Trevino
Phone: (956) 632-3200
Email: ruben.trevino@mcallenisd.net

ACKNOWLEDGED BY:  Jan 24, 2022

For further information, contact:
Name: Iris Luna
Phone: (956) 632-8403
Email: iris.luna@mcallenisd.net

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



98 _____
Superintendent of Schools

Melissa Ortiz (Jan 27, 2022 15:47 CST) Jan 27, 2022

Signature Date Jan 27, 2022

Signature Date

Signature Date

Subcontractor's Application for Payment

TO: McAllen ISD

FROM: Insight

ADDRESS: 2712 North McCoil CITY McAllen STATE Tx ZIP 78501

PROJECT: CSP No. 2020-069 for New Surveillance Camera System Brown MS

PAYMENT REQUEST NO. 2771- 02 SUBCONTRACT NO.: PO 2013343

PERIOD: June 30th 2020 to Nov 5th 2021

STATEMENT OF CONTRACT ACCOUNT:

1. Original Contract Amount		<u>\$ 166,476.45</u>
2. Approved Change Orders (Net) (Add / Deduct)		<u>\$ (6,835.00)</u>
3. Adjusted Contract Amount		<u>\$ 159,641.45</u>
4. Value of Work Completed to Date: (As per attached breakdown)	<u>100.0%</u>	<u>\$ 159,641.45</u>
5. Value of Approved Change Orders Completed to Date:	<u>0.0%</u>	<u>\$ -</u>
6. Materials Stored on Site: (As per attached breakdown)		<u>\$ -</u>
7. Total to Date		<u>\$ 159,641.45</u>
8. Less Amount Retained	<u>(0%)</u>	<u>\$ -</u>
9. Total Less Retainage		<u>\$ 159,641.45</u>
10. Total Previously Certified (Deduct)		<u>\$ 135,334.31</u>
11. AMOUNT DUE THIS REQUEST		<u>\$ 24,307.14</u>

Antonio Benavides Jr
1-27-22

CERTIFICATE OF THE SUBCONTRACTOR:

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the undersigned and relating to the above referenced project.

I also certify that payments, less applicable retention, have been made through the period covered by previous payments received from the contractor, to (1) all my subcontractors (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this Contract. I further certify I have complied with Federal, State and local tax laws, including Social Security laws and Unemployment Compensation laws and Workmen's Compensation laws insofar as applicable to the performance of this Contract.

Furthermore, in consideration of the payments received, and upon receipt of the amount of this request, the undersigned does hereby waive, release and relinquish all claim or right of lien which the undersigned may now have upon the premises above described except for claims or right of lien for contract and / or change order work performed to extent that payment is being retained or will subsequently become due.

Date _____

Subscribed and sworn before me this 24th day of January

Notary Public Karla Posada
My Commission Expires 2/19/23



Insight
SUBCONTRACTOR

BY: [Signature]

Name: Steve Lopez Title: Service Manager

Melissa Ortiz
MELISSA ORTIZ (Jan 27, 2022 15:47 CST) Jan 27, 2022

Signature Date
[Signature] Jan 27, 2022

Signature Date

Signature Date

Subcontractor's Application for Payment

TO: McAllen ISD

FROM: Insight

ADDRESS: 2712 North McColl CITY McAllen STATE Tx ZIP 78501

PROJECT: CSP No. 2020-069 for New Surveillance Camera System Travis MS

PAYMENT REQUEST NO. 2771- 02 SUBCONTRACT NO.: PO 2011773

PERIOD: June 30th 2020 to Nov 5th 2021

STATEMENT OF CONTRACT ACCOUNT:

1. Original Contract Amount		\$ 229,011.36
2. Approved Change Orders (Net) (Add/Deduct) CR#18130, 37362		\$ (8,135.00)
3. Adjusted Contract Amount		\$ 220,876.36
4. Value of Work Completed to Date: (As per attached breakdown)	<u>100.0%</u>	\$ 220,876.36
5. Value of Approved Change Orders Completed to Date:	<u>0.0%</u>	\$ -
6. Materials Stored on Site: (As per attached breakdown)		\$ -
7. Total to Date		\$ 220,876.36
8. Less Amount Retained	(<u>0%</u>)	\$ -
9. Total Less Retainage		\$ 220,876.36
10. Total Previously Certified (Deduct)		\$ 186,034.40
11. AMOUNT DUE THIS REQUEST		\$ 34,841.96

CERTIFICATE OF THE SUBCONTRACTOR:

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of accomplishment under the terms of the Contract (and all authorized changes thereto) between the undersigned and McAllen ISD relating to the above referenced project.

I also certify that payments, less applicable retention, have been made through the period covered by previous payments received from the contractor, to (1) all my subcontractors (sub-contractors) and (2) for all materials and labor used in or in connection with the performance of this Contract. I further certify I have complied with Federal, State and local tax laws, including Social Security laws and Unemployment Compensation laws and Workmen's Compensation laws insofar as applicable to the performance of this Contract.

Furthermore, in consideration of the payments received, and upon receipt of the amount of this request, the undersigned does hereby waive, release and relinquish all claim or right of lien which the undersigned may now have upon the premises above described except for claims or right of lien for contract and / or change order work performed to extent that payment is being retained or will subsequently become due.

Date 2/19/21

Subscribed and sworn before me this 17th day of December

Notary Public Karla Posada

My Commission Expires 2/19/23



Insight
 SUBCONTRACTOR

BY: Steve Lopez

Name: [Signature] Title: Service Manager



FINAL PAYMENT CHECKLIST
Facilities Projects

Project Name: Request for Competitive Sealed Proposal (CSP) 2020-069 – Dorothea Brown Middle School and William B. Travis Middle School New Surveillance Camera System

1. Vendor Obligations to McAllen ISD:

YES	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original Certificate of Substantial Completion (internal/external) transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Letter of Guarantee, Warranty transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	List of names and addresses of obligatory vendors (subcontractors/suppliers) transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All non-compliant items corrected (incl. punch list) and evidence of corrections transmitted to McAllen ISD
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Final copy of Close-Out and As-Built Documents transmitted to McAllen ISD (hard copy and electronic files) and/or final inspections performed and project specifications met


Notes:

McAllen ISD Facilities, Maintenance and Operations staff certifies that the items indicated above have been completed by the vendor.

2. McAllen ISD Facilities, Maintenance, and Operations Obligations to McAllen ISD Business Operations

Select one:	
<input type="radio"/>	Item has been recorded as an asset and assigned an asset number.
<input checked="" type="radio"/>	Item has not been recorded as an asset. Appropriate steps are being taken to record. Approved to proceed with final payment.
<input type="radio"/>	Not applicable.

McAllen ISD Business Operations staff certifies that the project indicated above has been reviewed.

APPROVED BY:  Jan 24, 2022


For further information, contact:
Name: Ruben Trevino
Phone: (956) 632-3200
Email: ruben.trevino@mcallenisd.net


ACKNOWLEDGED BY:  Jan 24, 2022

For further information, contact:
Name: Iris Luna
Phone: (956) 632-8403
Email: iris.luna@mcallenisd.net

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



104 _____
Superintendent of Schools

Resolution

- A. WHEREAS, the Board of Trustees (“Board”) of the McAllen Independent School District (“MISD”) desires to sell certain acreage of real property located at 701 S. 17th Street, McAllen, Texas as more particularly described on Exhibit A attached hereto and made a part hereof (“Property”);
- B. WHEREAS, pursuant to §272.001 of the Texas Local Government Code, the Board has solicited bids for the sale of the Property, and desires to select the bid submitted by _____; and
- C. WHEREAS, the Board desires to authorize the execution of that Real Estate Sales Contract, a copy of which is attached hereto as Exhibit B (the “Contract”) and authorize the Board President, the Superintendent or their appointed designees, to do any and all things necessary to effectuate the performance of the Real Estate Sales Contract for the sale of the Property pursuant to the terms of the Contract, and take all other action contemplated thereby.

NOW, THEREFORE, on motion duly made and seconded, it is hereby resolved that:

- 1. The Board of Trustees awards the bid for the sale of real property located at 701 S. 17th Street, McAllen, Texas to _____; and
- 2. The Board of Trustees of the McAllen Independent School District authorizes the execution of that certain Real Estate Sales Contract by and between the Board of Trustees of the McAllen Independent School District, as Seller and Encore Fine Properties, on behalf of Maria Dolores Diaz, as Buyer, and approves the terms and conditions the Contract, for a Sales Price of \$ \$250,000.00 a copy of the Contract is attached hereto as Exhibit B; and
- 3. The Board of Trustees authorizes the Board President, the Superintendent or their appointed designees, to do any and all things necessary to effectuate the terms of the Contract, and take all other action contemplated thereby.

PASSED and APPROVED this _____ day of _____, 2022.

Sam Saldivar Jr., President, Board of Trustees
of the McAllen Independent School District

Date: _____

Exhibit A to Resolution Property

**METES AND BOUNDS DESCRIPTION
LOTS 1-12, BLOCK 58
ORIGINAL TOWNSITE OF MCALLEN
HIDALGO COUNTY, TEXAS**



Job No. 191104
Sheet No.: 1 of 2

Lots 1 thru 12, Block 58, ORIGINAL TOWNSITE OF MCALLEN, Hidalgo County, Texas, map reference: Volume Q, Pages 317-318, Deed Records, Hidalgo County, Texas, and said Lots 1 thru 12, being deeded to McAllen Independent School District, recorded in Document Number 660948 Deed Records, Hidalgo County, Texas, and being more particularly described as follows;

BEGINNING, at an "X" mark set on the northeast corner of Lot 6, for the Northeast corner of this tract;

THENCE S 08° 38' 24" W, along the east line of said Lot 6, a distance of 300.00 feet, to an "X" mark set on the Southeast corner of Lot 1, for the Southeast corner hereof;

THENCE N 81° 21' 36" W, along the south line of said Lot 1, pass at a distance of 140.00 feet, the east line of a 20.00 foot alley pass at a distance of 160.00 feet, the west line of said alley and the southeast corner of Lot 12, continuing a total distance of 300.00 feet to the northwest corner of Lot 7, for the Northwest corner hereof;

THENCE N 08° 38' 24" E, along the west line of said Lot 12 a distance of 300.00 feet, to the northwest corner of Lot 7, for the Northwest corner hereof;

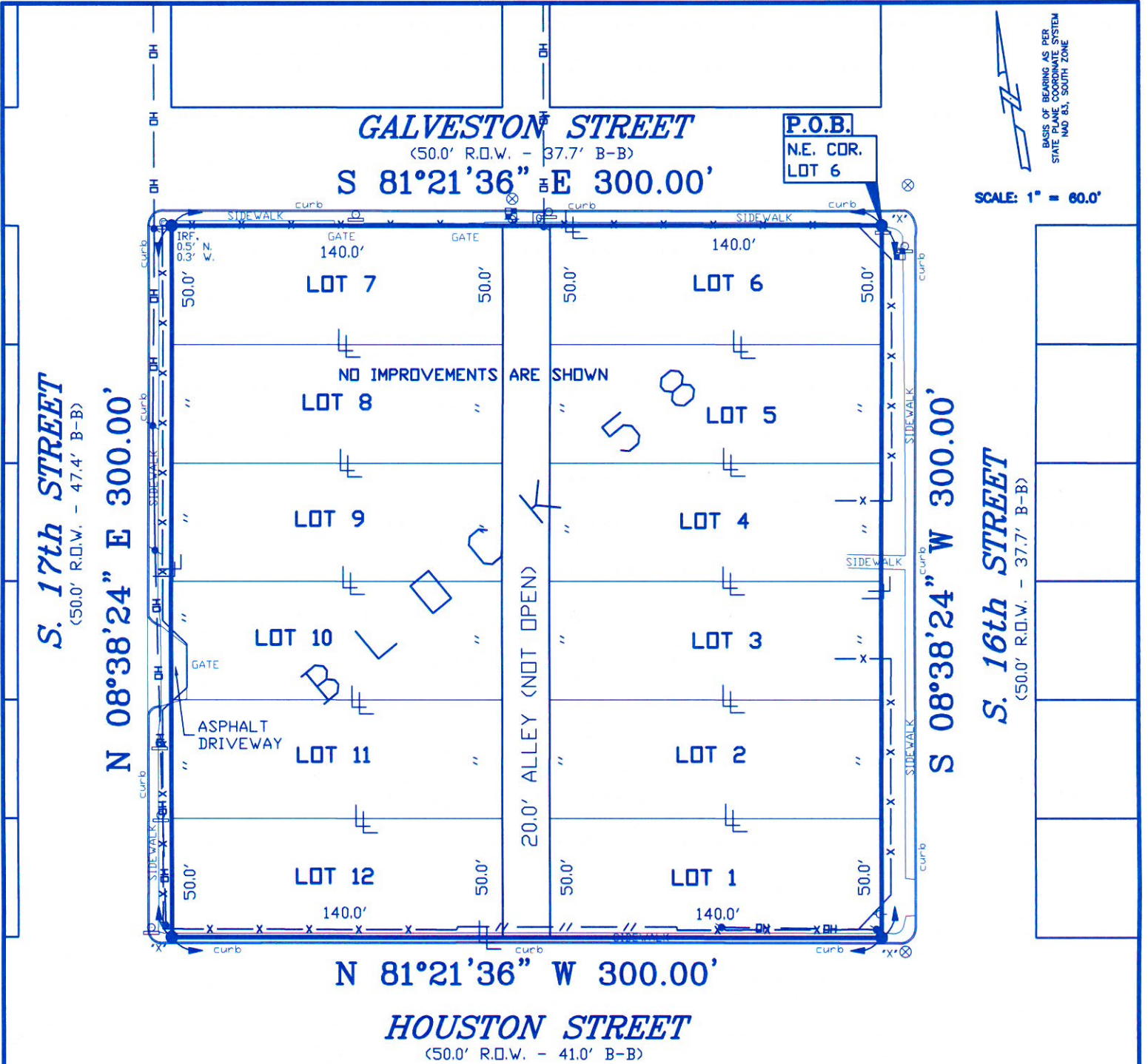
THENCE S 81° 21' 36" E, along the north line of said Lot 7 at a distance of 140.00 feet pass the west line of said 20.00 foot alley pass at a distance of 160.00 feet the east line of said 20.00 foot alley and the northwest corner of said Lot 6 continuing a total distance of 300.00 feet to the **POINT OF BEGINNING**.

Bearing basis as per **TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone**.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON NOVEMBER 07, 2019.

Jorge Rodriguez
Jorge Rodriguez, R.P.L.S. No. 5303
CVQ Land Surveyors, LLC
T.B.P.E.L.S. Firm No. 10119608





- LEGEND**
- ⬢ = LOT LINE
 - IRF = FOUND 1/2" IRON ROD
 - "X" = "X" MARK SET ON CONCRETE
 - ⊙ = FIRE HYDRANT
 - ☒ = MAIL BOX
 - ☒ = AIR COMPRESSOR
 - ☐ = TELEPHONE PEDESTAL
 - ⊠ = ELECTRIC METER
 - OH- = OVERHEAD POWER LINE
 - // = WOOD FENCE
 - X- = CHAIN LINK FENCE
 - B-B = BACK OF CURB TO BACK OF CURB DISTANCE
 - R.O.W. = RIGHT OF WAY

FLOOD DESIGNATION

The flood designation for this property is "Zone C" which are "Areas of minimal flooding". As per F.E.M.A.s Flood Insurance Rate Map Panel No.: 480343 0010 C Map Revised: November 2, 1982

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

NOTES

- This survey was performed without the benefit of a title commitment, and may be subject to easements recorded or unrecorded.
- If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
- This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions. certification herein will expire 6 months from this date as noted on this plat and may not be utilized for any specific future transaction of this herein named real estate.
- Easement, rules, regulations and rights in favor of Hidalgo County Water Improvement District No. 2, and all visible easements.

JEH JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE, McALLEN, TEXAS 78804
PHONE (361) 688-1888
F.A.X. (361) 688-1888
T.B.P.E.L.S. FIRM No. 10199600

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: 701 S. 17th STREET, McAllen, Hidalgo County, Texas, described as follows: **LOTS 1-12, BLOCK 58, ORIGINAL TOWNSITE OF McALLEN**, Hidalgo County, Texas, according to the map or plat thereof recorded in **Volume Q, Page 317-318, Deed Records**, Hidalgo County, Texas.

LAND SURVEYORS
LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1549
WWW.CVQLANDSURVEYORS.COM
TBP.E.L.S. FIRM No. 10199600

SURVEYOR'S CERTIFICATION

I, Jorge Rodriguez, Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the land as surveyed on November 7, 2019, on the ground under my direction.

Jorge Rodriguez
R.P.L.S. No. 5303
STATE OF TEXAS

SURVEYED DATE: 11/07/2019
JOB No.: 191104
DRAWN BY: GTG
CHECKED BY: J.R.
REVISIONS:

SHEET: 2 OF 2

© COPYRIGHT 2019
by CVQ Land Surveyors, LLC
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of "CVQ Land Surveyors, LLC".

**ATTACHMENT B
REAL ESTATE SALES CONTRACT**

DRAFT

REAL ESTATE SALES CONTRACT

This contract to buy and sell real property is between Seller and Buyer as identified below, and is effective on the date of the last of the signatures by Seller and Buyer as parties to this contract (“Effective Date”).

Seller: BOARD OF TRUSTEES OF THE MCALLEN INDEPENDENT SCHOOL DISTRICT
2000 N. 23rd St.
McAllen, Hidalgo County, Texas 78501
Phone: (956) 618-6000

Type of entity: Independent School District and political subdivision of the State of Texas

Seller’s Attorney: Stephen Crain Atlas, Hall
& Rodriguez
818 W. Pecan Blvd.
McAllen, Texas 78501
Phone:956-682-5501
E-Mail: srain@atlashall.com

Buyer:

Address:

Phone:

Fax:

DRAFT

Buyer’s Attorney: _____
Address: _____
Phone: () _____
Fax: () _____

Property: The **surface only** of the real property described by metes and bounds in **Exhibit A**, attached hereto and incorporated herein by references, including any and all improvements located on the Property. The Property shall not include any personal property not permanently affixed to the land.

Title Company: TO BE DETERMINED

Purchase Price: \$ _____

Earnest Money: TEN THOUSAND and NO/100 DOLLARS (\$10,000.00)

County for Performance: This Contract shall be performed in Hidalgo County, Texas.

A. Deadlines and Other Dates

All deadlines in this contract expire at 10 A.M., local time where the Property is located, on the day indicated. If a deadline falls on a Saturday, Sunday, or national holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or national holiday. A national holiday is a holiday designated by the federal government. Time is of the essence for this Contract.

1. **Earnest Money Deadline:** Earnest Money must be tendered with the Buyer's Bid for the property, and must be in the amount and form set forth above and in the Bid Package. The Earnest Money deposit from the bidder approved by the Board of Trustees shall be tendered to the Title Company within two (2) business days after the Effective Date.
2. **Delivery of Title Commitment:** ten (10) days after the Effective Date.
3. **Delivery of Survey:** ten (10) days after the Effective Date.
4. **Delivery of UCC Search:** not applicable.
5. **Delivery of legible copies of instruments referenced in the Title Commitment and Survey:** twelve (12) days after the Effective Date.
6. **Delivery of Title Objections:** five (5) days after delivery of the Title Commitment, Survey, and legible copies of the instruments referenced in them.
7. **Delivery of Seller's Records specified in Paragraph G.1:** ten (10) days after the Effective Date.
8. **End of Inspection Period:** twenty-five (25) days after the Effective Date.
9. **Closing Date:** thirty (30) days after the Effective Date.
10. **Closing Time:** 10:00 a.m. unless otherwise agreed by Seller and Buyer.

B. Closing Documents

1. At closing, Seller will deliver the following items:
 - Fee Simple Determinable Special Warranty Deed in the form set forth in the Bid Package providing the property shall never be used as an open enrollment charter school.
 - Evidence of Seller's authority to close this transaction
 - Lien release, if any, as required by paragraph K(2)(a).
2. At closing, Buyer will deliver the following items:
 - Purchase price in cash or cash equivalent
 - Evidence of Buyer's authority to consummate this transaction
 - Lien release, if any, as required by paragraph K(2)(d)

The documents listed in this section B are collectively known as the Closing Documents.

C. Exhibits

The following exhibits are attached, and are incorporated by reference as part of this Contract:

- Exhibit A** – Legal Description of the Property
- Exhibit B** – Representations; Environmental Matters
- Exhibit C** – Buyer's Bid
- Exhibit D** – Form of Special Warranty Deed

D. Purchase and Sale of Property

Seller agrees to sell and convey the Property to Buyer, and Buyer agrees to buy and pay Seller for the Property. The promises by Buyer and Seller stated in this contract are the consideration for the formation of this contract. The Form of Special Warranty Deed in **Exhibit D** will be used to convey the property. **Seller and Buyer agree that this Contract shall not be binding upon or enforceable against Seller until the Board of Trustees of the Seller has approved this Contract in a properly noticed open meeting of the Board of Trustees.**

E. Interest on Earnest Money

Seller may direct Title Company to invest the Earnest Money in an interest-bearing account in a federally insured financial institution by giving notice to Title Company and satisfying Title Company's requirements for investing the Earnest Money in an interest-bearing account. Any interest earned on the Earnest Money will be paid to the party that becomes entitled to the Earnest Money.

F. Title and Survey

1. Review of Title. The following statutory notice is provided to Buyer on behalf of the real estate licensees, if any, involved in this transaction: Buyer is advised that it should either have the abstract covering the Property examined by an attorney of Buyer's own selection or be furnished with or obtain a policy of title insurance.

2. Title Commitment; Title Policy. Title Commitment means a Commitment for Issuance of an Owner Policy of Title Insurance by Title Company, as agent for Underwriter, stating the condition of title to the Land. Title Policy means an Owner Policy of Title Insurance issued by Title Company, as agent for Underwriter, in conformity with the last Title Commitment delivered to and approved by Buyer.

3. Survey. Survey means an on-the-ground, staked plat of survey and metes-and-bounds description of the Land, prepared by Surveyor or another surveyor satisfactory to Title Company, dated after the Effective Date, and certified to comply with the current standards and specifications as published by the Texas Society of Professional Surveyors for the Survey Category.

4. Delivery of Title Commitment. Seller must deliver the Title Commitment to Buyer by the deadline stated in section A.2. Buyer must cause the Survey to be completed by the deadline stated in section A.3. Seller must deliver legible copies of the instruments referenced in the Title Commitment and Survey by the deadline stated in section A.5.

5. Title Objections. Buyer has until the deadline stated in section A.6. (Title Objection Deadline) to review the Survey, Title Commitment, and legible copies of the title instruments referenced in them and notify Seller of Buyer's objections to any of them (Title Objections). Buyer will be deemed to have approved all matters reflected by the Survey and Title Commitment to which Buyer has made no Title Objection by the Title Objection Deadline. The matters that Buyer either approves or is deemed to have approved are Permitted Exceptions. If Buyer notifies Seller of any Title Objections, Seller has five (5) days from receipt of Buyer's notice to notify Buyer whether Seller agrees to cure the Title Objections before closing (Cure Notice). If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before closing, Buyer may, within five (5) days after the deadline for the giving of Seller's Cure Notice, notify Seller that either this contract is terminated or Buyer will proceed to close, subject to Seller's obligations to resolve the items listed in Schedule C of the Title Commitment, remove the liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date,

and cure only the Title Objections that Seller has agreed to cure in the Cure Notice. At or before closing, Seller must resolve the items that are listed on Schedule C of the Title Commitment, remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date of this contract, and cure the Title Objections that Seller has agreed to cure.

G. Inspection Period

1. Review of Seller's Records. To the extent that Seller has possession of any *soil reports, environmental reports, engineering reports, prior surveys or site plans* of or pertaining to the Property, Seller will deliver or make the items or copies of them available to Buyer by the deadline stated in section A.7.

2. Entry onto the Property. Buyer may enter onto the Property prior to closing for purposes of conducting a boundary or environmental survey, or otherwise to inspect the property, subject to the following:

a. Buyer must deliver evidence to Seller that Buyer has insurance for its proposed survey or inspection activities, in amounts and with coverages that are substantially the same as those maintained by Seller or in such lesser amounts or with such lesser coverages as are reasonably satisfactory to Seller;

b. Buyer may not unreasonably interfere with existing operations or occupants of the Property, if any;

c. Buyer must notify Seller in advance of Buyer's plans to conduct tests so that Seller may be present during the tests;

d. If the Property is altered because of Buyer's inspections, Buyer must return the Property to its pre-inspection condition promptly after the alteration occurs.

e. Buyer must deliver to Seller copies of all inspection reports that Buyer prepares or receives from third-party consultants or contractors within three (3) days of their preparation or receipt by Buyer; and

f. Buyer must abide by any other reasonable entry rules imposed by Seller.

3. Buyer's Right to Terminate. Buyer may terminate this contract for any reason by notifying Seller before the end of the Inspection Period. Unless Buyer terminates because of Seller's default, the Earnest Money shall be paid to Seller.

4. Buyer Indemnity and Release of Seller

a. Indemnity. Buyer will indemnify, defend, and hold Seller harmless from any loss, attorney's fees, expenses, or claims arising out of Buyer's investigation of the Property, including, but not limited to, claims alleged to have arisen in whole or in part as a result of Seller's negligence.

b. Release. Buyer releases Seller and those persons acting on Seller's behalf from all claims and causes of action (including claims for attorney's fees and court and other costs) resulting from Buyer's investigation of the Property, including, but not limited to, claims alleged to have arisen in whole or in part as a result of Seller's negligence.

H. Representations

The parties' representations stated in **Exhibit B** are true and correct as of the Effective Date and must be true and correct on the Closing Date.

I. Condition of the Property until Closing; Cooperation; No Recording of Contract

1. Maintenance and Operation. Until closing, Seller will (a) maintain the Property as it existed on the Effective Date, except for reasonable wear and tear and casualty damage; (b) operate the Property in the same manner as it was operated on the Effective Date; and (c) comply with all contracts and governmental regulations affecting the Property. Until the end of the Inspection Period, Seller will not enter into, amend, or terminate any contract that affects the Property other than in the ordinary course of operating the Property and will promptly give notice to Buyer of each new, amended, or terminated contract, including a copy of the contract, in sufficient time so that Buyer may consider the information before the end of the Inspection Period. If Seller's notice is given within three (3) days before the end of the Inspection Period, the Inspection Period will be extended for three (3) days. After the end of the Inspection Period, Buyer may terminate this contract if Seller enters into, amends, or terminates any contract that affects the Property without first obtaining Buyer's written consent.

2. Casualty Damage. Seller will notify Buyer promptly after discovery of any casualty damage to the Property. Seller will have no obligation to repair or replace the Property if it is damaged by casualty before closing. Buyer may terminate this contract if the casualty damage that occurs before closing would materially affect Buyer's intended use of the Property, by giving notice to Seller within fifteen (15) days after receipt of Seller's notice of the casualty (or before closing if Seller's notice of the casualty is received less than fifteen (15) days before closing). If Buyer does not terminate this contract, Seller will (a) convey the Property to Buyer in its damaged condition, (b) assign to Buyer all of Seller's rights under any property insurance policies covering the Property, and (c) pay to Buyer the amount of the deductible and coinsurance provisions under any insurance policies covering the Property, but not in excess of the cost to repair the casualty damage and less any amounts previously paid by Seller to repair the Property.

3. Condemnation. Seller will notify Buyer promptly after Seller receives notice that any part of the Property has been or is threatened to be condemned or otherwise taken by a governmental or quasi-governmental authority. Buyer may terminate this contract if the condemnation would materially affect Buyer's intended use of the Property by giving notice to Seller within fifteen (15) days after receipt of Seller's notice to Buyer (or before closing if Seller's notice is received less than fifteen (15) days before closing). If Buyer does not terminate this contract, (a) Buyer and Seller will each have the right to appear and defend their respective interests in the Property in the condemnation proceedings, (b) any award in condemnation will be assigned to Buyer, and (c) if the taking occurs before closing, the description of the Property will be revised to delete the portion taken.

4. Claims; Hearings. Seller will notify Buyer promptly of any claim or administrative hearing that is threatened, filed, or initiated before closing that affects the Property.

5. Cooperation. Seller will cooperate with Buyer (a) before and after closing, to transfer the applications, permits, and licenses held by Seller, if any, and used in the operation of the Property and to obtain any consents necessary for Buyer to operate the Property after closing and (b) before closing, with any reasonable evaluation, inspection, audit, or study of the Property prepared by, for, or at the request of Buyer.

6. No Recording. Buyer may not file this contract or any memorandum or notice of this contract in the real property records of any county. If, however, Buyer records this contract or a memorandum or notice, Seller may terminate this contract and record a notice of termination.

J. Termination

1. *Disposition of Earnest Money after Termination.* Buyer and Seller agree that if this contract is terminated by either party prior to closing, Buyer shall not be entitled to the Earnest Money. Buyer hereby authorizes the Title Company to deliver the Earnest Money to Seller upon receipt by Title Company of written notice from Seller that the contract is terminated.

2. *Duties after Termination.* If this contract is terminated, Buyer will promptly return to Seller all documents relating to the Property that Seller has delivered to Buyer and all copies that Buyer has made of the documents. After return of the documents and copies, neither party will have further duties or obligations to the other under this contract, except for those obligations that cannot be or were not performed before termination of this contract.

K. Closing

1. *Closing.* This transaction will close at Title Company's offices at the Closing Date and Closing Time. At closing, the following will occur:

a. *Closing Documents.* The parties will execute and deliver the Closing Documents.

b. *Payment of Consideration.* Buyer will deliver the Consideration and other amounts that Buyer is obligated to pay under this contract to Title Company in funds acceptable to Title Company. The Earnest Money will be paid to Seller.

c. *Disbursement of Funds; Recording; Copies.* Title Company will be instructed to disburse funds in accordance with this contract, record the deed and the other Closing Documents directed to be recorded, and distribute documents and copies in accordance with the parties' written instructions.

d. *Delivery of Originals.* Seller will deliver to Buyer the originals of Seller's Records.

e. *Possession.* Seller will deliver possession of the Property to Buyer, subject to the Permitted Exceptions existing at closing.

2. *Transaction Costs*

a. *Seller's Costs.* Seller will pay the costs to prepare the deed; the costs to obtain, deliver, and record releases of all liens to be released at closing; the costs to record all documents to cure Title Objections agreed to be cured by Seller; the costs to deliver copies of the instruments described in section A.5.; and Seller's expenses and attorney's fees.

b. *Buyer Costs.* Buyer will pay the seller's costs to advertise the bid notice for the property; the basic charge for the Title Policy; the escrow fee charged by Title Company; Title Company's inspection fee to delete from the Title Policy the customary exception for parties in possession; the costs to obtain, deliver, and record all documents other than those to be recorded at Seller's expense; the costs to obtain the Survey and certificates or reports of ad valorem taxes; the additional premium for the "survey/area and boundary deletion" in the Title Policy, if the deletion is requested by Buyer; the costs of work required by Buyer to have the survey reflect matters other than those required under this contract; the costs to obtain financing of the Purchase Price, including the incremental premium costs of mortgagee's title policies and endorsements and deletions required by Buyer's lender; any cost or expenses for re-platting, platting, subdividing, zoning or meeting any requirements of a governmental authority; and Buyer's expenses and attorney's fees.

c. *Ad Valorem Taxes.* Seller represents that it is entitled to an exemption from ad valorem taxes during the time it owned the Property. If this sale or Buyer's use of the Property results in the assessment of any ad valorem taxes for the Property for the calendar year of closing, all

such taxes and any associated costs will be paid by the Buyer. Buyer shall be responsible for notifying all taxing units having jurisdiction over the property of the change of ownership, and Buyer shall be responsible for any and all taxes, late fees or penalties assessed against the Property by reason of Buyer's failure to so note the change of ownership. Seller will, upon request, provide to Buyer proof of Seller's ownership of the property prior to the date of closing, and will assist Buyer in demonstrating Seller's exemption from ad valorem taxes.

d. Brokers' Commissions. Buyer and Seller each indemnify and agree to defend and hold the other party harmless from any loss, attorney's fees, and court and other costs arising out of a claim by any person or entity claiming by, through, or under the indemnitor for a broker's or finder's fee or commission because of this transaction or this contract, whether the claimant is disclosed to the indemnitee or not. At closing, each party will provide the other party with a release of broker's or appraiser's liens from all brokers or appraisers for which each party was responsible.

3. Issuance of Title Policy. Seller will cause Title Company to issue the Title Policy to Buyer as soon as practicable after closing.

L. Default and Remedies

1. Seller's Default. If Seller fails to perform any of its obligations under this contract or if any of Seller's representations are not true and correct as of the Effective Date or on the Closing Date (Seller's Default), Buyer may as its sole and exclusive remedy terminate this contract by giving notice to Seller on or before the Closing Date and Closing Time and have the Earnest Money, less \$100.00 as independent consideration for the right granted by Seller to Buyer to terminate this contract returned to Buyer.

2. Buyer's Default. If Buyer fails to perform any of its obligations under this contract (Buyer's Default), Seller may elect either of the following as Seller's sole and exclusive remedy:

a. Termination; Liquidated Damages. Seller may terminate this contract by giving notice to Buyer on or before the Closing Date and Closing Time and have the Earnest Money paid to Seller as liquidated damages.

b. Specific Performance. Seller may enforce specific performance of Buyer's obligations under this contract. If title to the Property is awarded to Buyer, the conveyance will be subject to the matters stated in the Title Commitment.

3. Liquidated Damages. The parties agree that just compensation for the harm that would be caused by a default by either party cannot be accurately estimated or would be very difficult to accurately estimate and that the Earnest Money is a reasonable forecast of just compensation to the non-defaulting party for the harm that would be caused by a default.

M. Miscellaneous Provisions

1. Notices. Any notice required by or permitted under this contract must be in writing. Any notice required by this contract will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this contract. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein. Copies of each notice must be given by one of these methods to the attorney of the party to whom notice is given, if the attorneys have been identified by the parties.

2. **Entire Contract.** This contract, together with its exhibits, and any Closing Documents delivered at closing constitute the entire agreement of the parties concerning the sale of the Property by Seller to Buyer. There are no oral representations, warranties, agreements, or promises pertaining to the sale of the Property by Seller to Buyer not incorporated in writing in this contract.
3. **Amendment.** This contract may be amended only by an instrument in writing signed by the parties.
4. **Prohibition of Assignment.** Buyer may not assign this contract or any of Buyer's rights under it without Seller's prior written consent, and any attempted assignment is void. This contract binds, benefits, and may be enforced by the parties and their respective heirs, successors, and permitted assigns.
5. **Survival.** The obligations of this contract that cannot be performed before termination of this contract or before closing will survive termination of this contract or closing, and the legal doctrine of merger will not apply to these matters. If there is any conflict between the Closing Documents and this contract, the Closing Documents will control.
6. **Choice of Law; Venue.** This contract will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in Hidalgo County, Texas.
7. **Waiver of Default.** It is not a waiver of default if the non-defaulting party fails to declare immediately a default or delays taking any action with respect to the default.
8. **No Third-Party Beneficiaries.** There are no third-party beneficiaries of this contract.
9. **Severability.** The provisions of this contract are severable. If a court of competent jurisdiction finds that any provision of this contract is unenforceable, the remaining provisions will remain in effect without the unenforceable part.
10. **Ambiguities Not to Be Construed against Party Who Drafted Contract.** The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this contract.
11. **No Special Relationship.** The parties' relationship is an ordinary commercial relationship, and they do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship.
12. **No Boycott.** Pursuant to Texas Government Code Chapter 2270, if this contract is valued at \$100,000 or more and if Buyer has at least ten (10) full time employees, then Buyer represents and warrants to the Seller that the Buyer does not boycott Israel and will not boycott Israel during the term of this contract. This section does not apply to a sole proprietorship. On April 25, 2019, the U.S. District Court for the Western District of Texas entered a preliminary injunction enjoining the enforcement of Chapter 2270 as it existed before the 2019 legislative amendment. In compliance with the Court's order, the Seller will not seek enforcement of the current Chapter 2270 until further order of this or higher court having jurisdiction over the issue.
13. **Counterparts.** If this contract is executed in multiple counterparts, all counterparts taken together will constitute this contract.

14. Waiver of Consumer Rights. BUYER WAIVES ITS RIGHTS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41, et seq., OF THE TEXAS BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF ITS OWN SELECTION, BUYER VOLUNTARILY CONSENTS TO THIS WAIVER.

SELLER:

BOARD OF TRUSTEES OF THE MCALLEN
INDEPENDENT SCHOOL DISTRICT, a political
subdivision of the State of Texas

By: EXHIBIT ONLY - NOT FOR SIGNATURE
President

Date: _____

BUYER:

By: EXHIBIT ONLY - NOT FOR SIGNATURE

Date: _____

DRAFT

Title Company acknowledges receipt of Earnest Money in the amount of _____
(\$ _____) and a copy of this contract executed by both Buyer and Seller.

TITLE COMPANY:

By: EXHIBIT ONLY - NOT FOR SIGNATURE

Name: _____

Title: _____

Date: _____

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

DRAFT

**EXHIBIT B
REPRESENTATIONS ENVIRONMENTAL MATTERS**

DRAFT

EXHIBIT B
REPRESENTATIONS ENVIRONMENTAL MATTERS

Representations; As Is, Where Is; Environmental Matters

A. Seller's Representations to Buyer

Seller represents to Buyer that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date.

1. **Authority.** Seller is an independent school district duly organized, validly existing, and in good standing under the laws of the State of Texas.
2. **Litigation.** There is no litigation pending or, to the best of Seller's knowledge, threatened against Seller that might affect the Property or Seller's ability to perform its obligations under this contract.
3. **Violation of Laws.** Seller has not received written notice of violation of any law, ordinance, regulation, or requirements affecting the Property or Seller's use of the Property.
4. **Licenses, Permits, and Approvals.** Seller has not received written notice that any license, permit, or approval necessary to operate the Property in the manner in which it is currently operated will not be renewed on expiration or that any material condition will be imposed in order to obtain their renewal. Provided, however, that Seller's governmental exemption for *ad valorem* taxes is not transferable to Buyer, and Buyer will be responsible for all taxes and related charges arising from the purchase of the Property.
5. **Condemnation, Zoning; Land Use.** Seller has not received written notice of any condemnation, zoning, or land-use proceedings affecting the property.
6. **No Liens.** On the Closing Date, the Property will be free and clear of any valid mechanic's and material man's liens and other liens and encumbrances of any nature except the Permitted Exceptions, and no work or materials will have been furnished to the Property that might give rise to mechanic's, material man's, or other lien against the Property other than work or materials to which Buyer has given its consent.
7. **No Other Representation.** Except as stated above, Seller makes no representation with respect to the Property.
8. **No Warranty.** Seller has made no warranty in connection with this contract.

B. Buyer's Representations to Seller

Buyer represents to Seller that the following are true and correct as of the Effective Date and will be true and correct on the Closing Date.

1. **Receipt of Bid Package.** Buyer represents to Seller that Buyer has received and reviewed the Bid Package for the property, consisting of the following items:
 - a. Notice of Sale of Real Property
 - b. Instructions to Bidders
 - c. Bid Form
 - d. This Contract
 - e. Special Warranty Deed

2. Consultation with Attorney.

Buyer represents to Seller that Buyer is aware that this contract has important legal consequences, and that Buyer is entitled to consult an attorney of its choosing prior to executing this contract. Buyer further represents that to the extent it has elected not to consult an attorney; Buyer has done so of its own free will and act.

C. PROPERTY SOLD "AS IS, WHERE IS;" NO WARRANTIES

NOTICE: THE PROPERTY WILL BE CONVEYED TO BUYER IN AN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. ALL WARRANTIES, EXCEPT THE LIMITED WARRANTY OF TITLE IN THE CLOSING DOCUMENTS, ARE EXPRESSLY DISCLAIMED.

SELLER NOTIFIES BUYER OF PRESENCE OF ASBESTOS CONTAINING MATERIAL LOCATED IN THE MASTIC IN THE FLOOR TILE, AIR CONDITIONING JACKETED LINES, GLAZING PANELS, INSULATION OF WATER LINES AND PLASTER. SELLER WILL PROVIDE BUYER WITH ALL AVAILABLE RECORDS AND REPORTS PERTAINING TO ASBESTOS - CONTAINING MATERIALS IN THE PROPERTY IN THE POSSESSION OF THE SELLER. BUYER IS AWARE OF BUYERS RESPONSIBILITY TO ENSURE COMPLIANCE WITH 15 U.S.C. SECTIONS 2641 THROUGH 2656 AND 29 C.F.R. SECTIONS 1910.1001 ET SEQ AND 1926.1101 ET. SEQ

DRAFT

BUYER REPRESENTS AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES RELATED TO SUITABILITY FOR HABITAT ON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE COMPLIANCE WITH ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (D) THE SOIL CONDITIONS, WATER, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (E) ANY CONDITIONS RELATING TO OR ARISING FROM ANY ARCHEOLOGICAL OR HISTORIC SITE, CEMETERY, BURIAL GROUND, ENDANGERED SPECIES HABITAT, OR OTHER SUCH CONDITION WHICH MAY AFFECT THE PROPERTY; (F) AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION OR COMPOSITION OF THE PROPERTY; (G) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (H) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; (I) IN ADDITION TO THIS ASBESTOS DISCLOSURE OF SELLER TO BUYER CONTAINED IN THIS SECTION C; ANY OTHER ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR

HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (J) ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES BY GRANTOR WHATSOEVER.

Buyer further represents and agrees that, having been given the opportunity to inspect the property, Buyer is relying solely on its own investigation of the property and not on any information provided by Seller. Buyer further acknowledges and agrees that any information provided or to be provided with respect to the property was obtained from a variety of sources and that Seller has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. Seller will not be liable or bound in any manner by any verbal or written statements, representations or information pertaining to the property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. Buyer further represents and agrees that to the maximum extent permitted by law, the sale of the property as provided for herein is made on an "as is" condition and basis with all faults. It is understood and agreed that the purchase price has been adjusted by prior negotiation to reflect that all of the property is sold by Seller and purchased by Buyer subject to the foregoing.

The provisions of this Section C regarding the Property will be included in the Deed with appropriate modification of terms as the context requires.

D. ENVIRONMENTAL MATTERS

ASBESTOS AND/OR ASBESTOS-CONTAINING MATERIALS AND OTHER HAZARDOUS MATERIALS MAY BE PRESENT ON THE PROPERTY, AND BUYER ACKNOWLEDGES THAT IT MAY PERFORM AN ENVIRONMENTAL SURVEY OF THE PROPERTY PRIOR TO BIDDING.

AFTER CLOSING, AS BETWEEN BUYER AND SELLER, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS OCCURRING BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF BUYER, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, BUYER INDEMNIFIES, HOLDS HARMLESS, AND RELEASES SELLER FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. BUYER INDEMNIFIES, HOLDS HARMLESS, AND RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF SELLER'S OWN NEGLIGENCE OR THE NEGLIGENCE OF SELLER'S REPRESENTATIVES. BUYER INDEMNIFIES, HOLDS HARMLESS, AND RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD

OTHERWISE IMPOSE ON SELLERS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO CLAIMS ALLEGED TO HAVE ARISEN AS A RESULT OF SELLER'S OWN NEGLIGENCE. BUYER FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF SELLER AND IN THE NAME OF SELLER, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

The provisions of this Exhibit B regarding the Property will be included in the Deed with appropriate modification of terms as the context requires.

DRAFT

**EXHIBIT C
BUYERS BID**

DRAFT

EXHIBIT D
FORM OF SPECIAL WARRANTY DEED

DRAFT

and existing by reason of any water or utility district; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

THE PROPERTY IS SOLD AND CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, OTHER THAN THE LIMITED SPECIAL WARRANTY OF TITLE INCLUDED HEREIN, AND GRANTEE EXPRESSLY ACKNOWLEDGES THAT THE SALES PRICE REFLECTS SUCH CONDITION. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EXCEPT FOR THE LIMITED SPECIAL WARRANTY OF TITLE INCLUDED HEREIN AND THE LIMITED WARRANTIES AND REPRESENTATIONS CONTAINED IN THE REAL ESTATE SALES CONTRACT BY AND BETWEEN GRANTOR AND GRANTEE, THE SALE OF THE PROPERTY IS WITHOUT ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION, AGREEMENT, STATEMENT OR EXPRESSION OF OPINION (OR LACK THEREOF) OF OR WITH RESPECT TO: (I) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE;

(II) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (III) ANY CONDITIONS RELATING TO OR ARISING FROM ANY ASBESTOS, ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (IV) ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES BY GRANTOR WHATSOEVER. GRANTEE HAS MADE ITS OWN PHYSICAL INSPECTION OF THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF THE PROPERTY FOR GRANTEE'S INTENDED USE. GRANTOR MAKES NO EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES AS TO THE NATURE OR QUANTITY OF THE INTERESTS THEY OWN IN ANY OIL, GAS AND OTHER MINERALS. AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. **GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVES.** GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR

DRAFT

ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, beneficiaries, successors and assigns for so long as the Fee Simple Determinable Condition is met and if the Fee Simple Determinable Condition is violated, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs, beneficiaries, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

DRAFT

BOARD OF TRUSTEES OF THE McALLEN
INDEPENDENT SCHOOL

By: EXHIBIT ONLY - NOT FOR SIGNATURE, President

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF HIDALGO §

BEFORE ME, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that he/she is the President of the Board of Trustees of the McAllen Independent School District; that he/she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on _____; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__ .

EXHIBIT ONLY - NOT FOR SIGNATURE
Notary Public, State of Texas

Return to Grantee's
Address:

**BOARD AGENDA REPORT
McALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

**BOARD AGENDA REPORT
McALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBMITTED BY: 

SUPERVISOR: 

Approved for presentation to the Board of Education:



Description	A	B	C		D	E	
	Original Budget	Revised Budget 12/31/2021	Budget Amendments Under Consideration		Revisions	Transfers	Revised Budget 01/31/2022
Audited Fund Balance	107,594,996	107,594,996					107,594,996
Revenues:							
Local:							
Property Taxes	84,787,994	84,787,994					84,787,994
Interest Income	878,000	878,000					878,000
Other Local Income	2,431,586	2,322,868	4,000				2,326,868
State:	133,383,459	133,393,577					133,393,577
Federal:	20,132,664	28,271,720					28,271,720
Other Sources:	0	26,115					26,115
Total Revenues	241,613,703	249,680,274	4,000	0	0	0	249,684,274
Expenditures:							
11 Instruction	126,586,945	127,025,468	505,487	(551,302)			126,979,653
12 Inst. Res. & Media Services	3,568,402	3,451,808		(7,485)			3,444,323
13 Curriculum Dev. & Inst. Staff Dev.	4,557,240	4,778,962		37,709			4,816,671
21 Inst. Leadership	3,450,687	3,336,977		(22,440)			3,314,537
23 School Leadership	13,393,257	13,361,364		11,152			13,372,516
31 Guid., Counseling & Eval. Ser.	9,820,599	9,938,658		6,481			9,945,139
32 Social Work Services	1,957,232	2,056,745		10,430			2,067,175
33 Health Services	2,885,127	2,811,584		232,159			3,043,743
34 Student (Pupil) Trans.	4,049,716	4,139,344		(13,090)			4,126,254
35 Food Services	17,265,197	19,111,655		7,840			19,119,495
36 Curricular/Extracurricular Act.	9,738,355	9,900,467	4,000	80,168			9,984,635
41 General Administration	8,043,476	8,602,198		11,896			8,614,094
51 Plant Maint. & Operations	20,349,685	26,475,821		(112,213)			26,363,608
52 Security and Monitoring Serv.	4,415,229	5,454,083		65,044			5,519,127
53 Data Processing Services	4,429,511	6,109,062		131,642			6,240,704
61 Community Services	36,710	76,122		2,000			78,122
71 Debt Service	5,905,151	9,236,496		9			9,236,505
81 Fac. Acquisition & Const.	6,000	3,481,419	(38,223)	110,000			3,553,196
95 Pmt. to Juv. Justice Alt. Ed. Prg.	40,000	40,000					40,000
99 Other Intergovernmental Charges	939,270	939,270					939,270
Other Uses	85,000	85,000	38,223				123,223
Total Expenditures	241,522,789	260,412,503	509,487	0	0	0	260,921,990
		132					
Preliminary Ending Fund Balance	107,685,910	96,862,767	(505,487)	0	0	0	96,357,280

GENERAL FUND
Revisions

REVENUES:

Local			
Other Local Income	- Increase to Miscellaneous Revenue for Pigskin and Bands of America Contest Hosting Fee from UIL and Music for All, Inc. for Fund 184 Fine Arts	<u>\$ 4,000</u>	4,000
	Grand Total	<u>\$ 4,000</u>	

EXPENDITURES:

Function 11	- Transfer from Fund Balance for Fund 193 State Compensatory for Spring Campus Allocations for Instructional Supplies, Tutoring and Extra Duty Pay	<u>\$ 505,487</u>	505,487
Function 36	- Increase to Extra Duty Pay for Fund 184 Fine Arts for Contest Expenses	<u>\$ 4,000</u>	4,000
Function 81	- Decrease to Agricultural Learning Center Escrow Fees from Fund 199 General Fund to be Transferred to Fund 698 MISD Capital Projects	<u>\$ (38,223)</u>	(38,223)
Other Uses	- Increase to Operating Transfers Out to Fund 698 MISD Capital Projects from Fund 199 General Fund for Agricultural Learning Center	<u>\$ 38,223</u>	38,223
	Grand Total	<u>\$ 509,487</u>	

CAPITAL PROJECTS

Description	A	B	C		D	E
	Original Budget	Revised Budget 12/31/2021	Budget Amendments Under Consideration		Revised Budget 01/31/2022	
			Revisions	Transfers		
Audited Fund Balance	23,254,983	23,254,983				23,254,983
Revenues:						
Local						
Other Local Income		1,000,000				1,000,000
Other Sources			38,223			38,223
Total Revenues	0	1,000,000	38,223	0		1,038,223
Expenditures:						
51 Plant Maint. & Operations	186,000	1,062,222		385		1,062,607
81 Fac. Acquisition & Const.	15,291,696	23,167,553	38,223	(385)		23,205,391
Total Expenditures	15,477,696	24,229,775	38,223	0		24,267,998
Preliminary Ending Fund Balance	7,777,287	25,208	0	0		25,208

CAPITAL PROJECTS FUND
Revisions

REVENUES:

Other Sources

- Increase to Operating Transfers In from Fund 199 General Fund to Fund 698 MISD Capital Projects for Agricultural Learning Center \$ 38,223 38,223

Grand Total \$ 38,223

EXPENDITURES:

Function 81 - Increase for Agricultural Learning Center Escrow Fees for Fund 698 MISD Capital Projects \$ 38,223 38,223

Grand Total \$ 38,223

**BOARD AGENDA REPORT
MCALLEN INDEPENDENT SCHOOL DISTRICT**

MEETING DATE: February 14, 2022

SUBJECT: Approval of Board of Education Meeting Minutes

REFERENCE: N/A

BACKGROUND INFORMATION/REASON FOR BOARD CONSIDERATION:

The minutes for each meeting of the Board of Education are traditionally brought to the Board for approval. After approval, the minutes become the Official Record of Board Action.

ADMINISTRATIVE CONSIDERATIONS/FACTS AND ANALYSIS:

The Administration asks that the Board of Education consider approval of the attached minutes.

LEGAL REVIEW: None

BUDGETARY CONSIDERATIONS: None

RECOMMENDED BOARD ACTION:

That the Board approve the minutes of the following meeting(s):

Special Board Meeting - January 17, 2022 - 5:30 P.M.
Regular Board Meeting - January 24, 2022 - 5:00 P.M.

SUBMITTED BY: *Natalia Goza*

For further information contact:
Name: Natalia Goza
Office: 956-618-6094
eMail: natalie.goza@mcallsisd.net

SUPERVISOR: *Sam Saldivar, Jr.*
Sam Saldivar Jr. (Feb 10, 2022 16:42 CST)

Approved for presentation to the Board of Education:

J. A. Kausaly
136
Superintendent of Schools Feb 10, 2022



Regular Meeting

Monday, January 24, 2022 5:00 PM

Texas Our Texas room/Staff Development Building, Achieve Early College High School, 1601 North 27th Street, McAllen, TX 78501

Attendance Taken at 5:01 PM.

Sam Saldivar, Jr., President:	Present
Tony Forina, Vice-President:	Present
Debbie Aliseda, Secretary:	Present
Conrado Alvarado:	Absent
Sofía Peña:	Absent
Marco Suarez:	Present
Daniel Vela:	Present

1. CALL MEETING TO ORDER

The meeting was called to order at 5:00 p.m.

2. INVOCATION

Vice-President Tony Forina gave the invocation.

3. PLEDGE OF ALLEGIANCE

Trustee Debbie Aliseda led the Pledge of Allegiance.

4. PUBLIC COMMENT(S)

The following community member(s) addressed the Board;

Jerry Joule – swimming facility maintenance

Vanessa Nelson – Rowe natatorium

Luis Garza – COVID 19 campus and district response

Attendance Update Taken at 5:21 PM.

Conrado Alvarado: Present

Felo Guerra – special board meeting and me

Deborah Tomai – special education

Clarissa Riojas – COVID leave

Motion to reorganize the agenda to place item #9 at this point on the agenda. This motion made by Trustee Marco Suarez and seconded by Trustee Tony Forina, Passed.

Debbie Aliseda: Yea

Conrado Alvarado: Yea
 Tony Forina: Yea
 Sofia Peña: Absent
 Sam Saldivar, Jr.: Yea
 Marco Suarez: Yea
 Daniel Vela: Yea
 Yea: 6, Nay: 0, Absent:1

Motion to reorganize the agenda to place item #15B1 at this point on the agenda. This motion made by Vice-President Tony Forina and seconded by Trustee Marco Suarez, Passed.

Debbie Aliseda: Yea
 Conrado Alvarado: Yea
 Tony Forina: Yea
 Sofia Peña: Absent
 Sam Saldivar, Jr.: Yea
 Marco Suarez: Yea
 Daniel Vela: Yea
 Yea: 6, Nay: 0, Absent:1

Motion to reorganize the agenda to place item #10A and 11A at this point on the agenda. This motion made by Vice-President Tony Forina and seconded by Trustee Conrado Alvarado, Passed.

Debbie Aliseda: Steps out
 Conrado Alvarado: Yea
 Tony Forina: Yea
 Sofia Peña: Yea
 Sam Saldivar, Jr.: Yea
 Marco Suarez: Yea
 Daniel Vela: Nay
 Yea: 5, Nay: 1, Absent:1

5. RECESS TO CLOSED SESSION: Board of Trustees may go into Closed Session pursuant to Section(s) 551.071, 551.072, and 551.074 Texas Government Code, to discuss the following:

The Board recessed into closed session at 6:09 p.m.

- A) Human Resources Recommendation(s) for School Year 2021-2022
- B) Human Resources Employee Resignation(s) for School Year 2021-2022
- C) Pending and/or Potential Litigation
- D) Possible Real Estate Acquisition

6. RECONVENE IN OPEN SESSION

The Board reconvened into open session at 6:35 p.m.

7. ACTION ON ITEM(S) IN CLOSED SESSION

A) Approval of Human Resources Recommendation(s) for School Year 2021-2022
Item Submitted: Todd Miller, Assistant Superintendent Human Resources
Dr. J. A. Gonzalez, Superintendent
Motion to approve Human Resources recommendations for School Year 2021-2022.
This motion made by Vice-President Tony Forina and seconded by Trustee Daniel Vela, Passed.

Debbie Aliseda: Steps out
Conrado Alvarado: Yea
Tony Forina: Yea
Sofia Peña: Steps out
Sam Saldivar, Jr.: Yea
Marco Suarez: Yea
Daniel Vela: Nay

Yea: 5, Nay: 0, Absent:2

B) Human Resources Employee Resignation(s) for School Year 2021-2022
Item Submitted: Todd Miller, Assistant Superintendent Human Resources
Dr. J. A. Gonzalez, Superintendent

For information only

C) Pending and/or Potential Litigation

No report

D) Possible Real Estate Acquisition

No report

8. **SUPERINTENDENT'S REPORT(S)** - McAllen Independent School District 2022-2023 Registration Now Open!

Dr. J. A. Gonzalez, Superintendent

For information only

9. **PUBLIC HEARING REGARDING ADOPTION OF RESOLUTION OF THE BOARD OF TRUSTEE OF THE MCALLEN INDEPENDENT SCHOOL DISTRICT GRANTING ACCELERATING PAYMENT SCHEDULE FOR RETENTION STIPENDS**

Item Submitted: Todd Miller, Assistant Superintendent Human Resources

Dr. J. A. Gonzalez, Superintendent

For information only

10. **RECOGNITION(S)**

A) Recognition of the 2021-2022 Rio Grande Valley Linking Economic & Academic Development (RGV LEAD) Excellence in Administration Award

Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Dr. J. A. Gonzalez, Superintendent

For information only

11. **PROCLAMATION(S)**

A) Approval of Proclamation Regarding National School Counseling Week (February 7 - 11, 2022)

Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Dr. J. A. Gonzalez, Superintendent

Motion to approve Proclamation regarding National School Counseling Week. This motion made by Vice-President Tony Forina and seconded by Trustee Conrado Alvarado.

Debbie Aliseda: Steps out

Conrado Alvarado: Yea

Tony Forina: Yea

Sofia Peña: Yea

Sam Saldivar, Jr.: Yea

Marco Suarez: Yea

Daniel Vela: Yea

Yea: 5, Nay: 1, Absent: 1

12. DONATION(S)

13. BOARD MEMBER(S), BOARD COMMITTEE(S) AND DISTRICT REPORT(S)

A) Board Committee Reports

1. Instructional Services Briefing - Chair - Tony Forina

2. Human Resources Briefing - Chair - Marco Suarez

3. District Operations Briefing - Chair - Daniel Vela

4. Business Operations Briefing - Chair - Debbie Crane Aliseda

5. Board Officers Briefing - Sam Saldivar, Jr.

B) District Reports

1. Report Regarding Facilities, Maintenance and Operations Projects

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Dr. J. A. Gonzalez, Superintendent

For information only

14. CONSENT AGENDA ITEMS

Motion to approve consent agenda items as listed 14A-14H. This motion, made by Trustee Conrado Alvarado and seconded by Trustee Debbie Aliseda, Passed.

Debbie Aliseda: Yea

Conrado Alvarado: Yea

Tony Forina: Yea

Sofia Peña: Yea

Sam Saldivar, Jr.: Yea

Marco Suarez: Yea

Daniel Vela: Yea

Yea: 7, Nay: 0

A) Approval of Request for Proposal No. 2021-1000R Library Books, e-Books, Textbooks, Audiovisual Materials and Instructional Reading Materials Discount-from-List (Round 11)

Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Dr. J. A. Gonzalez, Superintendent

B) Approval of Request for Proposal No. 2021-1005 Professional Development, Site Licenses, Supplemental Materials, and Other Related Products and Services (Round 10)

Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Dr. J. A. Gonzalez, Superintendent

C) Approval of Request for Proposal No. 2021-1007 Career and Technology Materials, Supplies, Equipment and Related Services Discount-from-List (Round 9)

Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Dr. J. A. Gonzalez, Superintendent

D) Approval of Request for Proposal No. 2022-1014 Fuel Products and Delivery Services

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Dr. J. A. Gonzalez, Superintendent

E) Approval of Request for Proposal No. 2022-1024 Fencing Materials, and Services

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Dr. J. A. Gonzalez, Superintendent

F) Approval of Request for Proposal No. 2022-1015 Charter Bus Services

Item Submitted: Arely Benavides, Assistant Superintendent District Operations

Dr. J. A. Gonzalez, Superintendent

G) Approval of Request for Proposal No. 2021-1012 Trophies, T-shirt, Awards, Incentives, and Related Products and Services (Round 6)

Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Dr. J. A. Gonzalez, Superintendent

H) Approval of Request for Proposal No. 2021-1020 Food, Restaurants, Catering, Fundraising, Field Trips, and Rental

Item Submitted: Cynthia Medrano Richards, Assistant Superintendent Business Operations

Dr. J. A. Gonzalez, Superintendent

15. INSTRUCTIONAL SERVICES, INSTRUCTIONAL LEADERSHIP, HUMAN RESOURCES, DISTRICT OPERATIONS, BUSINESS OPERATIONS, AND BOARD OF TRUSTEES ITEMS

A) Instructional Services Item(s) (Dr. Rosalba De Hoyos) Instructional Leadership Item(s) (Bridgette Vieh)

1. Approval of the 2022-2023 School Calendar

Item Submitted: Dr. Rosalba De Hoyos, Assistant Superintendent Instructional Services

Dr. J. A. Gonzalez, Superintendent

[Motion to approve the 2022-2023 School Year Calendar. This motion, made by Trustee Marco Suarez and seconded by Trustee Conrado Alvarado, Passed.](#)

[Debbie Aliseda: Yea](#)

Conrado Alvarado: Yea
 Tony Forina: Yea
 Sofia Peña: Yea
 Sam Saldivar, Jr.: Yea
 Marco Suarez: Yea
 Daniel Vela: Yea
 Yea: 7, Nay: 0

B) Human Resources Item(s) (Todd Miller)

1. Approval of Resolution of the Board of Trustees of the McAllen Independent School District Granting Accelerating Payment Schedule for Retention Stipends
 Item Submitted: Todd Miller, Assistant Superintendent Human Resources
 Dr. J. A. Gonzalez, Superintendent
 Motion to approve the Resolution of the Board of Trustees of the McAllen Independent School District Granting Accelerating Payment Schedule for Retention Stipends. This motion, made by Trustee Marco Suarez and seconded by Vice-President Tony Forina, Failed.

Attendance Update Taken at 5:38 PM.

Sofia Peña: Present

Debbie Aliseda: Nay
 Conrado Alvarado: Abstain (With Conflict)
 Tony Forina: Yea
 Sofia Peña: Nay
 Sam Saldivar, Jr.: Nay
 Marco Suarez: Yea
 Daniel Vela: Nay
 Yea: 2, Nay: 4, Abstain (With Conflict): 1

C) District Operations Item(s) (Arely Benavides)

D) Business Operations Item(s) (Cynthia Medrano Richards)

E) Board of Trustees Item(s)

1. Approval of Board of Education Meeting Minutes
 Motion to approve Board of Education Meeting Minutes as listed. This motion, made by Trustee Conrado Alvarado and seconded by Trustee Sofia Peña, Passed.

Debbie Aliseda: Yea
 Conrado Alvarado: Yea
 Tony Forina: Yea
 Sofia Peña: Yea
 Sam Saldivar, Jr.: Yea
 Marco Suarez: Yea
 Daniel Vela: Yea
 Yea: 7, Nay: 0

a) Regular Board Meeting - January 10, 2022

b) Special Board Meeting - January 12, 2022

16. SCHEDULE OF FUTURE MEETINGS

Motion to approve future meetings as listed 16A-16E. This motion, made by Trustee Debbie Aliseda and seconded by Trustee Sofia Peña, Passed.

Debbie Aliseda: Yea

Conrado Alvarado: Yea

Tony Forina: Yea

Sofia Peña: Yea

Sam Saldivar, Jr.: Yea

Marco Suarez: Yea

Daniel Vela: Yea

Yea: 7, Nay: 0

A) Board Workshop - February 7, 2022 - 5:30 p.m. - Dr. Ricardo Chapa Board Room/Administration Building

B) Regular Board Meeting - Monday, February 14, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School

C) Regular Board Meeting - Monday, February 18, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School

D) Board Workshop - March 4, 2022 5:30 P.M. TBD

E) Regular Board Meeting - Monday, March 21, 2022 - 5:00 P.M. - Texas Our Texas room/Staff Development Building at Achieve Early College High School

17. CLOSED SESSION: The Board of Trustees may reconvene in Closed Session for further discussion regarding the agenda item(s) listed.

18. OPEN SESSION: The Board of Trustees may reconvene into Open Session for discussion regarding the agenda item(s) listed.

19. ADJOURNMENT

Motion to adjourn at 7:21 p.m. This motion, made by Vice-President Tony Forina and seconded by Trustee Sofia Peña, Passed.

Debbie Aliseda: Yea

Conrado Alvarado: Yea

Tony Forina: Yea

Sofia Peña: Yea

Sam Saldivar, Jr.: Yea

Marco Suarez: Yea

Daniel Vela: Yea

Yea: 7, Nay: 0

 Board President

 Board Secretary

