

Hidalgo County Precinct 4 2812 Community Resource Center
Written Justification
ARPA-24-124-359

Prepared By:

Dr. Jennifer Mendoza Culbertson
Maria Elena Cortez

Date:

05/21/2024

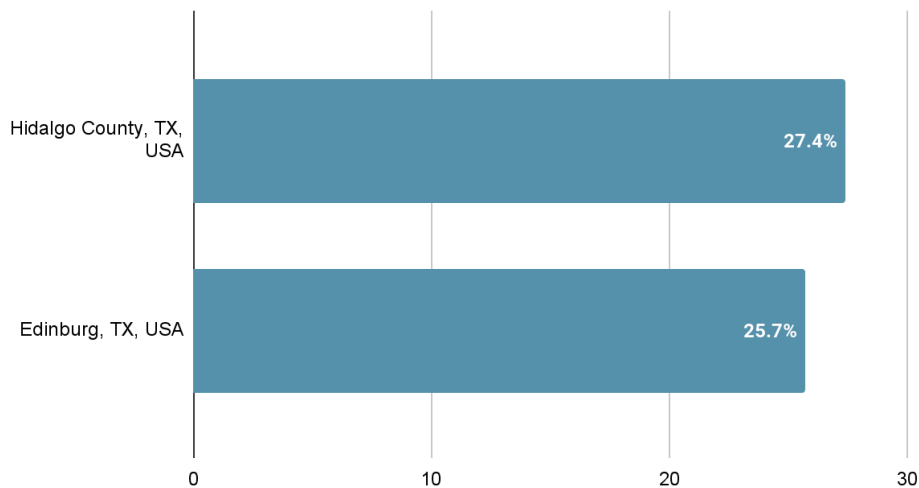
Description of Harm or Need:

The COVID-19 pandemic significantly exacerbated economic disparities in rural areas, leading to heightened unemployment rates, particularly in low economic populations. The onset of the COVID-19 pandemic led to a dramatic increase in unemployment across the United States, with the national unemployment rate soaring to 14.7% in April 2020, the highest level since the Great Depression. As the situation improved with the rollout of vaccines and the gradual reopening of the economy, the unemployment rate began to decline, falling to approximately 3.9% by the end of 2021 (Bureau of Labor Statistics, 2022). Rural America has faced unique economic challenges during and after the COVID-19 pandemic. Structural changes in the economy have disproportionately impacted rural employment, with many rural areas experiencing higher unemployment rates compared to their urban counterparts (Dumont, 2024). Hidalgo County, which has faced significant socio-economic challenges, saw a notable increase in unemployment rates during the pandemic. Hidalgo County, Texas, experienced similar trends that the nation experienced but was often more severely impacted due to its economic structure and pre-existing conditions. The county's unemployment rate peaked at around 17.8% in April 2020, significantly higher than the national average due to the area's economic vulnerabilities and health disparities (Texas Workforce Commission, 2020). Recovery in Hidalgo County has been slower, with unemployment rates decreasing more gradually compared to national figures, reflecting ongoing challenges in the local economy (Texas Workforce Commission, 2021). Although the unemployment rate began to decline across the country and in Texas, Hidalgo County did not have the same outcomes. In fact, Hidalgo County is above the Texas unemployment rate at a steady 40% as demonstrated in the chart below from the Local Area Unemployment Statistics (Attachment A).

Year	Texas Unemployment Rate	Hidalgo County Unemployment Rate
2021	5.6	9.1
2022	3.9	6.6
2023	3.9	6.1

The region's high poverty rates and limited access to economic resources have compounded these challenges (United States Department of Agriculture Economic Research Service, 2023). The United States Census Bureau, lists 27.4% persons in poverty for Hidalgo County (Attachment B).

Persons in Poverty



Hidalgo County Precinct 4 comprises approximately 21% of the population of Hidalgo County. As demonstrated by the data, the existing disparities were worsened by the pandemic and due to limited or no resources, residents have been unable to recover from the negative economic impacts resulting from the recession. Consequently, job loss and/or unemployment also affect other factors such as housing, food and health. Although the economy has added jobs to accelerate growth and restore the labor market, individuals lack training or job retraining to fulfill the diverse roles the pandemic has created. There is a continued need for response efforts to reduce poverty and provide comprehensive assistance that include access to services, resources and job training programs.

This situation underscores the urgent need for rural community resource centers, which can play a pivotal role in revitalizing these communities by providing essential support services, job training, and economic development initiatives. Currently, Precinct 4 relies on the nearest community resource center, San Carlos Endowment Center, located at 107 Sunflower Road, Edinburg, TX, to provide needs-based services. However, the services are in such high demand that residents make sacrifices to travel over 20 miles to this center to benefit from job training, education opportunities and child care. According to the United States Department of Agriculture (2004), poor rural households are three times more likely than non poor rural households to be without a vehicle. Lack of transportation and limited transportation options are barriers, thus a need for a center that is located in close proximity would benefit the residents. Access to a center that offers comprehensive services will help to leverage health and economic equity and mitigate unemployment rates in the long run in this underserved community. To further support residents to the north, Hidalgo County Precinct 4 aims to provide similar services at a proposed location 10187 Carmen Avila Road, Edinburg, TX, 78542. This area is an 83.22% low to moderate income population area (United States Department of Housing and Urban Development, 2024) and is located 15 miles from the area in the San Carlos Community. In the Final Rule, Treasury presumes that low-income households are disproportionately impacted and has prioritized services to these communities.

LMISD by Block Group: Block Group 2, Census Tract 235.11, Hidalgo County, Texas

Source	2015ACS
geoname	Block Group 2, Census Tract 235.11, Hidalgo County, Texas
Stusab	TX
Countyname	Hidalgo County
State	48
County	215
Tract	023511
Bkgrp	2
Low	1630
Lowmod	2405
Lmmi	2520
Lowmoduniv	2890
Lowmod_pct	83.22
ucLowmod	
ucLowmod_p	0.00
MOE_Lowmod	+/-25.64
MOE_ucLowm	

In Texas, and particularly in economically disadvantaged areas like Hidalgo County, the need for community resource centers is acute.

Justification of a Capital Expenditure:

Community resource centers can serve as hubs for economic development by providing services such as job search assistance, skills training, and business development support. These centers can help individuals gain new skills relevant to the current job market, which is especially important in areas where traditional industries have declined (Love, H. & Powe, M., 2020). By offering resources like high-speed internet access and financial literacy programs, these centers can also bridge the digital divide and enhance economic opportunities (Love, H. & Powe, M., 2020). Community resource centers in Hidalgo County could provide essential services to help mitigate these issues, including job training programs tailored to the local economy, support for entrepreneurs, and access to childcare services, which are critical for enabling parents to seek employment (Rural Health Information Hub, 2024) (Antipova, A & Momeni, E. (2021).

Community resource centers can address these disparities by offering targeted job training programs, access to technology, and support for small businesses, which are crucial for economic recovery and growth (Love, H. & Powe, M., 2020, 2020). Ensuring equitable access to community resources is essential for fostering inclusive economic recovery. The pandemic highlighted and often exacerbated existing racial and socioeconomic disparities in rural areas. Community resource centers can address these inequities by providing tailored support to marginalized groups, including racial minorities and low-income families, who have been disproportionately affected by the pandemic ([Khanijahani](#), A., [Iezadi](#), S., [Gholipour](#), K., [Azami-Aghdash](#), S. & [Naghbi](#), D., 2021).

Government and policy support are crucial for the establishment and sustainability of these centers. Initiatives like the ARPA Program can provide necessary funding and support to develop these centers, ensuring they can effectively serve their communities and drive economic recovery. The Interim Final Rule contains several enumerated eligible uses to provide assistance to households or populations facing negative economic impacts due to COVID-19 including assistance to unemployed or underemployed workers.

To adequately address and mitigate the negative economic impacts for our vulnerable population who experienced unemployment, underemployment and resources to acquire skills to compete in the workforce, Hidalgo County Precinct 4 aims to provide a state of the art structure that will be sustainable and long-lasting by ensuring that building code standards and requirements are met and meet public operating pandemic related needs. This setting will provide a safe and nurturing learning environment to support the mental and physical well-being of the residents. The

facility will include but is not limited to areas for instruction, equipment and office spaces to facilitate quality employment training programs and other related services (special lectures, guest speakers, career fairs, counseling, etc.) for workforce preparedness.

The services and resources will be provided in collaboration with partners that have provided letters of support that include the Edinburg Consolidated Independent School District, University of Texas–Rio Grande Valley, Prairie View A&M University (PVAMU), Texas A&M Agrilife Extension, Texas Workforce Commission, Region One Education Service Center, and Boys and Girls Club of Edinburg. (Attachment C). This rural located facility will be accessible and conveniently located to address the diverse employability needs of this low-income area which are currently not met and offer job education training, valuable resources and other services to improve skills development thereby increasing the employability.

In summary, rural community resource centers are essential for improving unemployment rates and fostering economic development in low economic populations post-COVID. The proposed center can provide critical services and support, helping the rural surrounding communities in Hidalgo County to recover and thrive in the post-pandemic economy. By addressing both immediate and long-term needs, the center can play a pivotal role in building resilient, inclusive, and economically vibrant rural communities.

Comparison of the Proposed Capital Expenditure Against Alternatives:

Hidalgo County has reviewed the different options for the proposed CRC Center and have gathered data to compare and recommend the best option for this capital investment. In making the best decision, several options were taken into consideration including renovation of an existing county building, leasing, and finally new construction. The most superior alternative would leverage costs and optimize service outcomes for the long haul.

To meet the needs of this underserved community, it is important to note that the specifications for the proposed community resource center include the following to ensure that residents access and receive services, resources and programs.

- 5,000 - 10,000 square foot building
- Education training rooms
- Counseling rooms
- Computer labs

Retrofitting:

As per the Hidalgo County Facilities Management Director, the county currently has no property available for renovation.

Leasing:

When researching locations near the proposed property, 10187 Carmen Avila Road, Edinburg, TX, 78542, it was difficult to locate any properties that met the 5,000 - 10,000 square foot target. In an attempt to meet US Treasury guidelines, we are including listings that were the strongest matches for comparison. Listings ranged from approximately 6,000 square feet to 8,000 square feet with an annual cost range from roughly \$80,000 to \$800,000. Although these listings are tailored to restaurant and warehouse purposes, they provide sufficient information to facilitate both comparison and benefits. Property searches for a building fitting the 5,000 to 10,000 square foot facility could not be found within a 10-mile radius. We found current listings in the Edinburg areas a few miles over the 10-mile radius.

Building 1, located at 3911 W University Dr., Edinburg, TX, 78541, is 8,000 square feet and is listed at \$9.60 per square foot (Attachment D). Although this building meets the square footage requirement, it is a metal warehouse that would require retrofitting or altogether new construction to provide the environment necessary for comprehensive services. This lease would not be conducive to the needs of our underserved community.

Building 2, located at 4138 Crosspoint Blvd, Edinburg, TX, 78539, is 5,755 square feet and is listed at \$12,661 per month (Attachment E). Even though this building meets the square footage requirement, its design is geared toward office space rentals rather than a community resource center. This lease would run at \$1,519,320 for a 10 year period but does not include costs to retrofit the building to meet the needs of a community resource center.

Building 3, located at 1102 N. Closner Blvd., Edinburg, TX, 78541, is 6,500 square feet and is listed at \$6,500 per month (Attachment F). While this building meets the square footage requirement, its design is restaurant-oriented rather than a community resource center. Additionally, this does not include costs to retrofit the building.

Leasing is not a financially sound option or long-term solution as there will be a perpetual budgetary impact to the Hidalgo County budget. In addition to the potential

annual lease expense, we would also have an upfront cost to retrofit the building to our specifications, as well as potential issues with adequate parking, lease term length, limitations to improve or expand buildings to meet the scope of comprehensive services needed to be rolled out. Leasing would not be the best alternative in comparison to new construction as the new construction estimate comes in at \$3,003,010 (Attachment G), is on county owned property, and will produce over 30 years of service outcomes.

New Construction:

Hidalgo County Precinct 4 has developed a conceptual estimated cost for the construction of a facility to be located at the property location on 10187 Carmen Avila Road in Edinburg, Texas. Hidalgo County already owns the land where the proposed community resource center can be constructed, which is a cost savings for the project. The preliminary estimated cost to build on our property is \$3,003,010 (Attachment G) with the possibility of potential cost-savings measures to be identified in the future with a detailed cost estimate that would include the pre-established criteria that would be well-equipped for the provision of comprehensive service delivery. The building would range from 5,000 to to 10,000 square feet, and have amenities such as classrooms/multipurpose rooms and a computer lab. Based on the information collected it is our recommendation that new construction is the most superior alternative.

The Hidalgo County Precinct 4 2812 Community Resource Center will be strategically located in rural northern Edinburg, be walking distance for many vulnerable residents, near an ISD campus and provide much needed services to combat unemployment and thereby improve overall community health, well-being and quality of life.

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Year	Period	Area	Area Number	Area Type	Adjustment	Employment	Civilian Labor Force	Unemployment	Unemployment Rate
2021	Annual	Hidalgo	000215	County	Not Adjusted	334,443	367,863	33,420	9.1
2021	Annual	Texas	000048	Texas	Not Adjusted	13,486,624	14,292,315	805,691	5.6
2022	Annual	Hidalgo	000215	County	Not Adjusted	347,089	371,568	24,479	6.6
2022	Annual	Texas	000048	Texas	Not Adjusted	14,093,906	14,672,312	578,406	3.9
2023	Annual	Hidalgo	000215	County	Not Adjusted	355,519	378,591	23,072	6.1
2023	Annual	Texas	000048	Texas	Not Adjusted	14,472,524	15,067,153	594,629	3.9

QuickFacts


Edinburg city, Texas; Hidalgo County, Texas


QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

Income & Poverty 	Edinburg city, Texas	Hidalgo County, Texas
Persons in poverty, percent	25.7%	27.4%
 PEOPLE		
Income & Poverty		
Median household income (in 2022 dollars), 2018-2022	\$54,139	\$49,371
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$25,488	\$20,844
Persons in poverty, percent	25.7%	27.4%

[About datasets used in this table](#)

Value Notes

 Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the left of each row in TAI to learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2022 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

Value Flags

- D** Suppressed to avoid disclosure of confidential information
- F** Fewer than 25 firms
- FN** Footnote on this item in place of data
- NA** Not available
- S** Suppressed; does not meet publication standards
- X** Not applicable
- Z** Value greater than zero but less than half unit of measure shown
- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution
- N** Data for this geographic area cannot be displayed because the number of sample cases is too small.

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

May 1, 2024



**BOYS & GIRLS CLUBS
OF EDINBURG
RIO GRANDE VALLEY**

702 Cullen St
Edinburg, Texas 78541
daisymartinez@edinburgkids.com

George Cardenas

President, Vantage Bank

Eduardo "Eddy" Villanueva

Vice President, County Court at Law #8

Sixto Garza Jr.

Treasurer, Six Shooter Softwash

Daniela Aguilar

Secretary, Vantage Bank

Juan Delgado

Noble Texas Builders

Joe Quiroga

Texas National Bank

Duane Guzman

Noble Texas Builders

Robert Lopez

Excelsis Global Private Wealth

Ron Garza

University of Texas Rio Grande Valley

Amanda Esquivel

Owner/Operator Chick Fil A

Letty Garcia

Hidalgo County Pct. 4 Commissioner Ellie Torres/
E.C.I.S.D. School Board Member

Jason Aguilar

Director of Business Development - Selah Hospice

Karina Cerda

The Law Office of Karina Cerda

It is with great enthusiasm that I am writing to express the unwavering support of the Boys and Girls Club of Edinburg for the establishment of a Community Resource Center on Carmen Avila Road and North West of ECISD Harwell Middle School, that will offer after-school programming tailored to meet the needs of our community, particularly those with low socio-economic status.

BGCE's primary goal is to provide a safe, supportive, and enriching environment where youth can thrive academically, socially, and emotionally. We recognize the critical role that after-school programs play in the lives of our youth, especially those facing economic challenges. The structured program and supervised environment during the vulnerable after-school hours is crucial for educational enrichment, skill development, and positive social interaction.

The establishment of a Community Resource Center with targeted programming aligns perfectly with our mission and values. It represents a significant step forward in addressing the unique needs of our communities youth, many of whom lack access to resources and opportunities that are readily available to their more affluent peers. By providing a dedicated space for after-school activities, tutoring, mentorship, and recreational programs, the Community Resource Center will serve as a vital hub for fostering the academic success and holistic development of our youth and giving their parents the opportunity to continue their workforce endeavors.

We extend our heartfelt gratitude for Precinct 4's leadership and advocacy on behalf of our youth. We are confident that the establishment of a Community Resource Center with after-school programming as this will make a lasting and positive impact on the lives of countless children and families in our area.

Please do not hesitate to reach out if we can provide any further information or support.

Sincerely,

Daisy Martinez

Chief Executive Officer
Boys & Girls Clubs of Edinburg RGV



EDINBURG CISD

411 N. 8th Ave., Edinburg, TX 78541
(956) 289-2300, (956) 289-2508
m.salinas@ecisd.us

CARMEN GONZÁLEZ, President
XAVIER SALINAS, Vice-President
LUIS G. ALAMIA, Secretary
MIGUEL "MIKE" FARIAS, Member
LETTY FLORES, Member
LETICIA "LETTY" GARCIA, Member
DOMINGA "MINGA" VELA, Member
Dr. Mario H. Salinas, Superintendent

May 2, 2024

To Whom It May Concern,

I am writing to express my support for the establishment of Hidalgo County Precinct 4 Community Resource Center located at 9207 N. Avila Road. This site is in the Northwest corner of the Edinburg Consolidated Independent School District boundary. This Community Center will cater to the educational and medical needs of this underserved community. This initiative is not only commendable but also crucial for ensuring the well-being and development of the children and adults in that area.

As the school Superintendent of the school district that serves this area, I have witnessed firsthand the challenges faced by many families in accessing essential educational and medical services. The lack of resources has often hindered opportunities for growth and improvement for members of this community. Therefore, the introduction of a community resource center dedicated to addressing these needs is a significant step towards fostering a healthier and more empowered community. By providing access to quality education and healthcare services, this resource center will undoubtedly make a positive impact on the lives of individuals across all age groups.

I am confident that with the establishment of this community resource center, we will witness positive transformation and improvement in the lives of this underserved community.

I pledge my full support of this initiative without reservation.

Sincerely,

Dr. Mario H. Salinas
Superintendent of Schools

Edinburg CISD does not discriminate on the basis of race, color, national origin, sex, disability or age in its programs or activities and provides equal access to the Boy Scouts and other designated youth groups. The following persons have been designated to handle inquiries regarding the nondiscrimination policies: Title IX issues: Robert Vina, r.vina@ecisd.us, Coordinator of Personnel/Legal Issues, ADA/504 issues: Sofia Hinojosa, sofia.hinojosa@ecisd.us, Director of Student & Social Services, 411 N. 8th Avenue, Edinburg, TX 78539, (956) 289-2300

Edinburg CISD no discrimina por motivos de raza, color, origen nacional, sexo, discapacidad o edad en sus programas o actividades y brinda igualdad de acceso a los Boy Scouts y otros grupos juveniles designados. La siguiente persona ha sido designada para manejar consultas sobre las políticas de no discriminación : Title IX issues: Robert Vina, r.vina@ecisd.us, Coordinator of Personnel/Legal Issues, ADA/504 issues: Sofia Hinojosa, sofia.hinojosa@ecisd.us, Director of Student & Social Services, 411 N. 8th Avenue, Edinburg, TX 78539, (956) 289-2300



Daniel P. King, Ph.D.
Executive Director

Region One Education Service Center

1900 W. Schunior, Edinburg, TX 78541 ♦ Ph (956) 984-6000 ♦ Fax (956) 984-7655

May 6, 2024

Re: Hidalgo County Precinct 4, Community Resource Center

To Whom It May Concern:

I am writing this letter in support of the construction of the Hidalgo County Precinct 4 Community Resource Center on Carmen Avila Rd. The resource center will benefit the community including the students and families that we jointly serve.

Representatives of the precinct have been clear as to the opportunities the facility will create for citizens through trainings, courses, and programs. The students will have access to trainings that will allow for better integration into the workforce, ultimately allowing them with the skills and ability to sustain themselves and meet their needs during challenging times.

We support the construction of the community resource center and await the formulation of the programs which have the potential to impact so many individuals. We look forward to future partnerships and collaboration in the utilization of the resource center as we collectively look to positively impact our local community.

Thank you,

Melissa Lopez (May 6, 2024 14:36 CDT)

Melissa I. Lopez

Executive Administrator

May 7, 2024

Ellie Torres
Commissioner Precinct 4
Hidalgo County
1051 N. Doolittle Rd.
Edinburg, TX 78542

Dear Commissioner Torres:

I am writing this letter to convey my support for the proposal submitted by the Office of Ellie Torres, Commissioner Precinct (PCT) 4, Hidalgo County for the American Rescue Plan Act (ARPA) to fund a community resource center (CRC). Workforce Solutions is the local workforce development board and focuses its efforts on providing job seekers the skills, and business the talent, they need to be successful. As the local workforce development board, we work closely with community-based organizations, local municipalities and county entities such as the Office of Commissioner Torres to expand workforce services to the community.

If funded, this grant will help connect residents in the rural community of Northeast Hidalgo County to much needed education, training, and health and social service resources in one centralized facility known as a CRC. Workforce Solutions supports the efforts to establish a CRC to serve as a one-stop center and commits to providing assistance with expanding its services to rural residents to include but not limited to hosting the following activities; (1) job readiness workshops; (2) job fairs and hiring events; and (3) facilitate presentations and trainings aligned with our available services. Resources are contingent on the availability of staff and funding.

This grant will help connect rural residents to resources they otherwise would not have access to, in addition to strengthening and expanding the community's capacity for learning, leading to a better quality of life. Please do not hesitate to contact me at 956.928.5000 if you need additional information on my behalf.

Sincerely,



Francisco Almaraz
Chief Executive Officer

A proud partner of the **AmericanJobCenter** network

 www.wfsolutions.org    @wfsolutions

EQUAL OPPORTUNITY IS THE LAW

Lower Rio Grande Valley Workforce Development Board dba Workforce Solutions is an equal opportunity employer/program and auxiliary aids and services are available upon request to individuals with disabilities. TTY/TDD via RELAY Texas service at 711 or (TDD) 1-800-735-2989/1-800-735-2988 (voice).

REVISED: 11/2019



PRAIRIE VIEW A&M UNIVERSITY

A Member of the Texas A&M University System

5/2/24

Re: Hidalgo County Precinct 4, Community Resource Center

To whom it may concern,

Prairie View A&M University Extension has been dedicated to enhancing the quality of residential life in Texas for over a century. It is with great enthusiasm and a sense of responsibility that we compose this letter in strong endorsement of the proposed construction of the Hidalgo County Precinct 4 Community Resource Center, situated on Carmen Avila Road and northwest of ECISD Harwell Middle School.

The establishment of this resource center promises a rejuvenation of Precinct 4, marked by the infusion of community and economic resources into the facility. This strategic location will serve as an ideal hub for us to conduct a variety of programs aimed at fostering 4-H youth development, advancing Agriculture & Natural Resources, promoting Family & Community Health, and facilitating Community & Economic Development initiatives.

At our core, we are committed to empowering individuals and families, particularly those with limited resources, to elevate their quality of life. The advent of the Hidalgo County Precinct 4 Community Resource Center presents an exciting opportunity to further this mission, enabling us to assist residents in their journey towards self-sustainability and advancement.

We stand firmly behind the construction of this much-needed community resource center and implore you to expedite its realization. By doing so, all collaborating agencies will be better equipped to address and meet the evolving needs of Precinct 4.

Thank you for your attention to this matter.

Sincerely,

Rina Castillo

Community & Economic Development Agent-Hidalgo County
Prairie View A&M University Extension

HIDALGO COUNTY EXTENSION OFFICE



May 1, 2024

To Whom It May Concern,

On behalf of Texas A&M AgriLife Extension Service, I am writing to express our enthusiastic support for the establishment of a Community Resource Center on Carmen Avila Road North West of Harwell Middle school in Hidalgo County, particularly one that will offer vital education programming and job training services.

At Texas A&M AgriLife Extension Service, our mission revolves around empowering individuals and strengthening communities through research based community education, skills development, and access to resources. We firmly believe that the establishment of a Community Resource Center aligned with the proposed initiatives will serve as a beacon of hope and opportunity for our residents.

The programming and services envisioned for the Community Resource Center are essential components in addressing the needs of our community members. Offering education programming in the areas of family and community health, physical activity and chronic disease prevention will contribute to the intellectual enrichment and health of our community, fostering a culture of lifelong learning and personal growth.

We commend Precinct 4's commitment to investing in initiatives that directly benefit our community's well-being and prosperity. The establishment of a Community Resource Center reflects proactive initiative and a dedication to addressing the evolving needs of our diverse population.

As an organization deeply rooted in community service, we pledge our full support in assisting with the implementation and ongoing programming and success of the Community Resource Center. Whether through collaborative programming, volunteer engagement, or resource mobilization, we are eager to contribute our expertise and resources to ensure that this endeavor flourishes and continues to positively impact the lives of our residents for generations to come.

Thank you for your attention to this matter, and please do not hesitate to reach out if we can provide any further information or support.

Respectfully,

Dr. Andrea A. Valdez

Dr. Andrea A. Valdez, M.P.H.
County Extension Agent-Family & Community Health, Hidalgo County Extension Administrator

Texas A&M AgriLife Extension Office
410 N. 13th Ave
Edinburg, Texas 78541

Tel. 956-383-1026 | Fax. 956-383-1735 | <http://hidalgo.agrilife.org>

May 7, 2024

To whom it may concern,

I am writing this letter in support of the construction of the Hidalgo County Precinct 4 Community Resource Center on Carmen Avila Road and northwest of Edinburg Consolidated Independent School District Harwell Middle School. This resource center would be of great benefit to the surrounding community, to current and future K-12 and university students, as well as to small business owners who utilize university services.

Representatives of Precinct 4 have been clear as to the opportunities the facility would create for citizens through trainings, courses, and programs. The students and residents of the community would have access to trainings which allows for better integration into the workforce and ultimately, to sustainable jobs.

The University of Texas Rio Grande Valley (UTRGV) is one of the largest state universities in Texas, with an enrollment of over 32,000 students. Our Workforce and Economic Development Office, which is part of the division of Governmental and Community Relations, is proud to offer countless trainings and advisory services to individuals and entrepreneurs and there is great opportunity for us to partner with Precinct 4 to provide services at this location.

We support the construction of the community resource center, await the formulation of the programs, and are eager to collaborate with Precinct 4 to assist residents living in this community.

Respectfully,



Veronica Gonzales
Senior Vice President for Governmental and Community Relations

Division of Governmental & Community Relations

701 E. Expressway 83
Box 12, Suite 6.661
McAllen, Texas 78501
(956) 665-2128

May 8, 2024

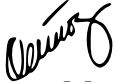
Dear Ms. Rodriguez,

This letter of support is for the expansion of the Hidalgo County Endowment Center in San Carlos. The exceptional work that is being done at the Endowment Center in San Carlos for its residents is an example of helping communities with resources and services through the wonderful collaboration with partners.

The Endowment Center in San Carlos has graciously housed our staff who provides information to pregnant mothers on services provided by the Rio Grande Regional Hospital. Additionally, The Endowment Center in San Carlos has allowed our staff member to provide information for families to connect to Women, Infants, and Children (WIC) services, and provides information and resources to families. In collaboration with our staff member local partners have been able to provide additional services for example Zumba classes.

I support the Hidalgo County Endowment Center in San Carlos expansion as more residents will have opportunities to receive services through this wonderful community center.

Respectfully,

A handwritten signature in black ink, appearing to read 'Oscar Muñoz', written in a cursive style.

Oscar Muñoz
Director



3911 W University Dr

Attachment D

8,000 SF of Flex Space Available in Edinburg, TX 78541

[Flex Space](#) / [Texas](#) / [Edinburg](#) / [3911 W University Dr, Edinburg, TX 78541](#)



Call

Message



3911 W University Dr
8,000 SF of Flex Space Available in Edinburg, TX 78541



Message



3911 W University Dr

8,000 SF of Flex Space Available in Edinburg, TX 78541



HIGHLIGHTS

1700 SF of finished out showroom & 6300 SF of Warehouse

26,862 VPD on State Highway 107

1 acre of yard that's available for

Message



3911 W University Dr

8,000 SF of Flex Space Available in Edinburg, TX 78541

ALL AVAILABLE SPACE (1)

Display Rental Rate
as

[\\$/SF/YR](#) ▾

1st Floor

SIZE

8,000 SF

TERM

3-5 Years

RENTAL RATE

\$9.60/SF/YR

SPACE USE

Flex

CONDITION

Full Build-Out

AVAILABLE

Now

[Details](#)

PROPERTY OVERVIEW

Discover the potential of this versatile warehouse building,

excellent visibility along West State Highway 107, with

[Message](#)



3911 W University Dr

8,000 SF of Flex Space Available in Edinburg, TX 78541

door and one dock-well door, 14-foot eaves, and ample parking with 14 spaces at the

businesses, this property offers a prime location for your operations.

PROPERTY FACTS

Building Size	8,000 SF
Lot Size	1.41 AC
Year Built	2000
Construction	Metal
Zoning	General Commercial

ATTACHMENTS

[3911_W_State_Highway_107](#) ↓

MAP



Message



3911 W University Dr

8,000 SF of Flex Space Available in Edinburg, TX 78541

TRANSPORTATION

AIRPORT

McAllen Miller International	16 min drive	9.8 mi
Valley International	59 min drive	37.8 mi

Listing ID: 31357797

Date on Market: 3/28/2024

Last Updated: 5/15/2024

Address: 3911 W University Dr, Edinburg, TX 78541

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Message



3911 W University Dr

8,000 SF of Flex Space Available in Edinburg, TX 78541

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Message

\$12,661 - 4138 Crosspoint Boulevard, Edinburg

MLS® #406776

\$12,661

0 Bedroom, 0.00 Bathroom, 5,755 sqft
Commercial Lease on 0.45 Acres

Crosspoint Business Center Condos Ph 2,
Edinburg, TX

Situated on a bustling and high-traffic major arterial road, the Crosspoint Business Center in Edinburg, TX offers prime office space opportunity. This strategic location provides excellent visibility and accessibility, making it an ideal choice for businesses seeking a prominent presence in the area. One of the key advantages of this office space is its proximity to the medical corridor and major hospitals. With healthcare facilities nearby, such as hospitals, clinics, and medical offices, businesses in the healthcare industry or those that serve the medical sector can benefit greatly from this convenient location.

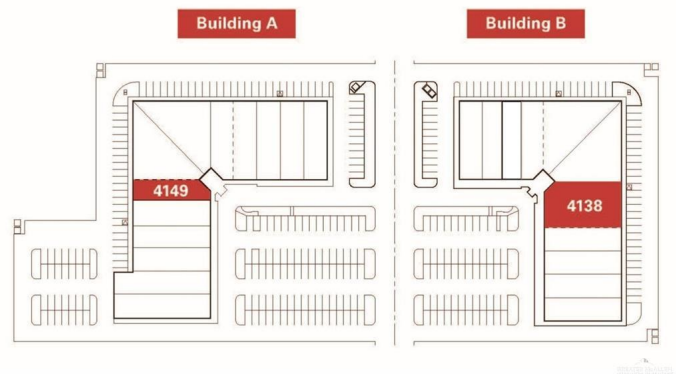
Built in 2007

Essential Information

MLS® #	406776
Price	\$12,661
Bathrooms	0.00
Square Footage	5,755
Acres	0.45
Year Built	2007
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

Community Information

Address 4138 Crosspoint Boulevard



Subdivision	Crosspoint Business Center Condos Ph 2
City	Edinburg
County	Hidalgo
State	TX
Zip Code	78539

Amenities

Parking Spaces	275
Parking	Handicap, Paved
# of Garages	275

Additional Information

Date Listed	June 6th, 2023
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Listing Details

Listing Agent	Daniel Galvan
Listing Office	Coldwell Banker Commercial Rio Grande Valley

The information being provided by the Greater McAllen Association of REALTORS®, INC. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.

\$6,500 - 1102 N Clossner Boulevard, Edinburg

MLS® #412179

\$6,500

0 Bedroom, 0.00 Bathroom, 5,738 sqft
Commercial Lease on 2.42 Acres

Texas Mexican Railway, Edinburg, TX

BUILDING FOR LEASE, 5738 SQFT, INCLUDES A EVENTS SALOON 1500 SQFT FOR EXTRA INCOME FOR LEASER, CURRENTLY USED AS A RESTAURANT, YET IN CAN BE CONVERTED TO MANY USES LIKE A CONVENIENCE STORE WITH A DRIVE-THRU, OTHER USES COULD BE RETAIL STORE, LAW OFFICE, MEDICAL & DENTAL OFFICE, AND MANY MORE USES, WELL LOCATED, ON NORTH CLOSSNER, EDINBURG, TX. ///// THE LEASE AMOUNT PER MONTH IS TOTALLY NEGOTIABLE! WITHIN REASONABLE LIMITS! INVENTORY NOT INCLUDED (TABLES, CHAIRS, KITCHEN UTENSILS, PLATES, GLASSES, SILVER WARE, & OTHERS), YET ALL IS NEGOTIABLE!, THIS BUILDING VERY SUITABLE FOR A CONVENIENCE STORE THAT SELLS FOOD, LIKE BREAKFAST TACOS, AND SO ON! SO CALL QUICK & EASY MEALS! OR KEEP IT AS A FULL SERVICE RESTAURANT! OWNER WILLING TO ACCOMMODATE ANY KIND OF LEASERS' NECESSITIES! (SOME RESTRICTIONS MAY APPLY)./////

Built in 1991

Essential Information

MLS® #	412179
Price	\$6,500
Bathrooms	0.00



Square Footage	5,738
Acres	2.42
Year Built	1991
Type	Commercial Lease
Sub-Type	Commercial
Status	Active

Community Information

Address	1102 N Closner Boulevard
Subdivision	Texas Mexican Railway
City	Edinburg
County	Hidalgo
State	TX
Zip Code	78541

Amenities

Features	None, Other
Parking Spaces	20
Parking	Other, Paved
# of Garages	20

Additional Information

Date Listed	August 17th, 2023
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Listing Details

Listing Agent	Francisco Pacheco
Listing Office	Alliance Real Estate Group

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Conceptual Estimate

Project Name:	Hidalgo County Precinct 4 Community Resource Center	Project Square Footage:	5,250
Project Location:	TBD	Date:	5/1/2024
Project Owner:	Hidalgo County - Precinct 4		

Div	Category	Description	Total	% of total	SF Total
1	General Requirements	General Conditions, Bonds, OH&P, Staff	\$370,020	16.96%	\$70.48
3	Concrete	Concrete, Reinforcement, Labor	\$82,215	3.77%	\$15.66
4	Masonry	Concrete Block	\$68,460	3.14%	\$13.04
5	Metals	Structural Steel, Labor	\$160,283	7.35%	\$30.53
6	Woods Plastics	Millwork	\$16,800	0.77%	\$3.20
7	Thermal & Moisture Protection	Roof, Insulation, Flashing, Sealant	\$55,545	2.55%	\$10.58
8	Doors & Windows	Aluminum Storefront, Hollow Metal Doors	\$91,665	4.20%	\$17.46
9	Finishes	Interior Finishes, Paint, Floor	\$105,210	4.82%	\$20.04
10	Specialties	Bathroom Accessories, Plaque, Folding Part.	\$252,000	11.55%	\$48.00
11	Equipment	Foodservice Equipment, Video Display	\$52,500	2.41%	\$10.00
12	Furnishings	Furnishings, Blinds	\$22,943	1.05%	\$4.37
22	Plumbing	Sanitary Sewer, Plumbing Fixtures, Waste	\$131,250	6.02%	\$25.00
23	Heating & Air Conditioning	A/C Equipment, Ductwork	\$220,500	10.11%	\$42.00
28	Electrical	Lighting, Switchgear	\$136,133	6.24%	\$25.93
31	Earthwork/Ext Improv/Utilities	Sitework, Fill, Detention, Clearing	\$131,250	6.02%	\$25.00
32	Exterior Improvements	Paving, Sidewalks, Landscape (included in 31)	\$0	0.00%	\$0.00
33	Utilities	Water, Sanitary Sewer, Septic, Storm Sewer (included in 31)	\$0	0.00%	\$0.00
-	Contingency	Owner/Design Contingency (5%)	\$94,839	4.35%	\$18.06
	Contingency	Conceptual Design Contingency (10%)	\$189,677	8.70%	\$36.13
TOTAL	Estimated Construction Cost		\$2,181,288	100.00%	\$415.48
0	Professional Fees	Architectural & Engineering	\$152,690.18		
		Program Management	\$174,503.07		
		Survey	\$25,000.00		
		Geotechnical	\$15,000.00		
		Material Testing	\$45,000.00		
		Other Consultant (AV/IT/Kitchen)	\$25,000.00		
TOTAL	Professional Fees		\$437,193	20.04%	\$83.27
0.1	Miscellaneous Expenses	Move	\$0.00		
		Reprographics	\$0.00		
TOTAL	Miscellaneous Expenses		\$0	0.00%	
0.2	Furniture Fixtures & Equipment	Moveable Furnishings	\$73,500.00		
		A/V Equipment	\$15,000.00		
		IT Equipment	\$63,000.00		
		Kitchen Equipment	\$15,000.00		
TOTAL	Furniture Fixtures & Equipment		\$166,500	7.63%	\$31.71
0.3	Contingency	Program Contingency (10%)	\$218,128.84		
TOTAL	Contingency		\$218,129	10.00%	\$41.55
TOTAL	Total Project Budget		\$3,003,110		\$572.02