



August 28, 2001



LEO MONTALVO, Mayor
CARLOS I. GARZA, Mayor Pro-Tem and Commissioner District 1
MARCUS C. BARRERA, Commissioner District 2
HILDA SALINAS, Commissioner District 3
AIDA RAMIREZ, Commissioner District 4
RIC GODINEZ, Commissioner District 5
JAN M. KLINCK, Commissioner District 6

MIKE R. PEREZ, City Manager

Juan Garcia, Asst. Chief Patrol Agent
McAllen Sector U.S. Border Patrol
2301 South Main Street
McAllen, Texas 78503

Re: Sale of Property for Sector Station

Dear Mr. Garcia:

Please be advised that at their regular meeting of August 27, 2001, the Mayor and City Commission considered the proposal of selling a 20-acre tract of land on the north west corner of Sarah and Ware Road, along with the Border Patrol building Sarah Avenue from Ware Road west 1320 feet. In addition, the City would donate an additional 20-acre adjacent to the above tract for a gun range and training center to be used by both the Border Patrol and the McAllen Police Department. After considerable discussion the Mayor and City Commission decided that due to the needs of Border Patrol and the McAllen Police Department, it would benefit each to have their own gun range.

The Mayor and City Commission have authorized me to offer to the Border Patrol the above 40-acre tract at \$15,000 an acre plus you must construct Sarah Avenue west of Ware Road 1320 feet. In addition, the gun range must be built to minimize the noise and any possibilities of rounds leaving the gun range. This is to protect the neighborhood.

Should you agree, please let me know so we can start the process of transferring the property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike R. Perez".

Mike R. Perez
City Manager

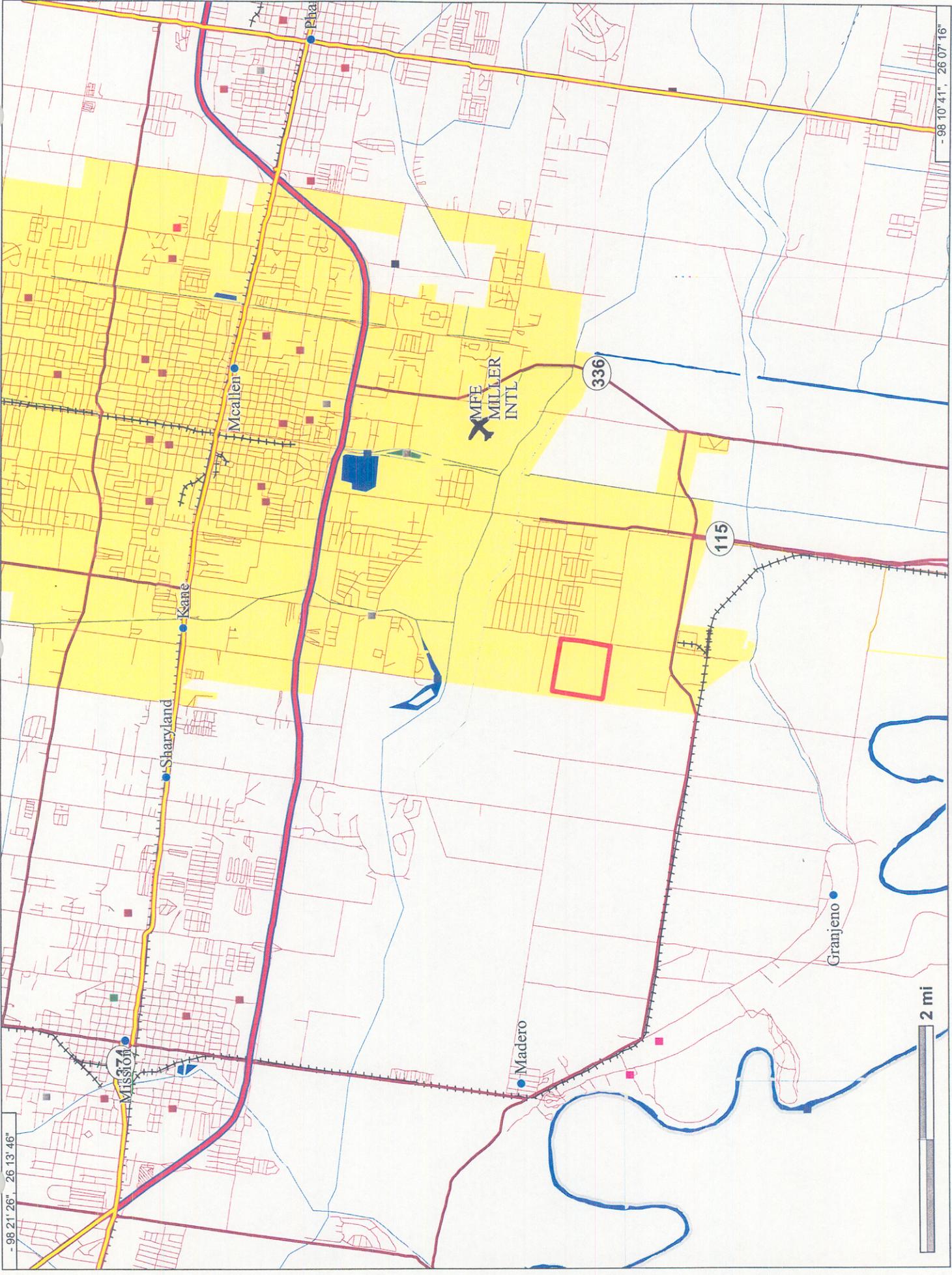
MRP:no

Xc: Mayor and City Commission
Jim Darling

CITY OF MCALLEN

Proposal Highlights:

- 20 to 40 Acres if needed.
- City Owned
- \$15,000.00 per Acre
- Site located on South Ware Rd. and Sarah Street.
- City is requiring from BP to pave on site unfinished Sarah St.
- All utilities available near or on site.
- Gas Pipeline running N/S parallel to Ware Rd.
- Drainage canal running parallel to Sarah St.
- Commercial and residential area.
- Sewage Treatment Plant located approximately 1 Mi. NW from this site.



-98 21' 26" 26 13' 46"

-98 10' 41" 26 07' 16"

Precision Mapping, Copyright 1995,96, Just Softworks Inc., Portions Copyright 1992-1996 TRIUS, Inc.



- 98 17' 30", 26 10' 26"

City of MCALLEN

40 Acres

S 23RD

S DEPOT RD

SH 115

RANCH 1016

MILITARY HWY

115

- 98 14' 49", 26 08' 48"

3000 ft









WARNING GAS PIPELINE

In Case of Emergency
Call Toll Free 1-800-644-4773

**EL PASO
FIELD SERVICES**



NOTICE
Intentionally moving, altering, or removing
this pipeline marker is a Class 2 Misdemeanor,
punishable by a fine not to exceed \$2,000
or confinement up to 90 days or both.







BP SITE EVALUATION

SITE No: McAllenby: F.G. Lopez BPA/Arch	Importance	Rating	Value	Remarks:
Site size	1.00	10.00	10.00	
Conflicts with MW transmission	0.85	10.00	8.50	
Conflicts with MW tower height	0.85	10.00	8.50	
Willingness of owner to sell	0.90	10.00	9.00	City Owned
Environmental clean up	0.70	8.00	5.60	
Compatibility with neighborhood	0.95	6.00	5.70	Warehouses
Conflicts with Air Ops traffic	0.85	9.00	7.65	
Site terrain and drainage	0.75	7.00	5.25	Canal on South side
Shape of property	0.60	10.00	6.00	Enough frontage
Vehicular traffic and circulation patterns	0.90	8.00	7.20	
Soil conditions	0.90		0.00	
Availability of Water	0.95	10.00	9.50	
Availability of Sewer	0.95	10.00	9.50	
Availability of Power	0.95	10.00	9.50	
Availability of Gas	0.95	10.00	9.50	
Availability of Communications	0.80	10.00	8.00	
Threatened or endangered species	1.00	10.00	10.00	
Conditions of existing access roads	0.90	5.00	4.50	BP has to pave a road
Demolition cost (existing site improvements)	0.00	10.00	0.00	
Land cost	0.90	5.00	4.50	\$15,000.00/acre
Location with respect to border	0.75	9.00	6.75	
Location with respect to other USBP facilities	1.00	7.00	7.00	
Ability to purchase additional acreage	0.50	8.00	4.00	

SITE SCORE:	156.15
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Comments: Good proximity to border, good vehicular access to major thoroughfares.
 Property has a gas line running N/S on East side. Drainage canal on South side of property.

[Handwritten Signature]

9/13/01

F.G. Lopez 3/28/01