

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
June 27, 2023**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a regular meeting open to the public, by teleconference and in person, on June 27, 2023, at 801 N. Bryan Road, Mission, Texas and at 5:36 PM, the roll was called of the duly appointed members of the Board, to-wit:

David Penoli, Chairman
Martin Garza, Vice Chairman
Aissa I. Garza, Secretary
Amanda O’Caña
Albert X. Chapa
Efrain Reyna Jr.
Hector Moreno

All the above were present except Secretary Aissa I. Garza. Participating via Zoom teleconference was Director O’Caña and Tim Austin. Participating in person were Mayor Norie Gonzalez Garza, J.P. Terrazas, Dr. Rolando Ortiz, Crystal Chavez, Joe Salazar, Cristian Garza, Colby Eckols, Randy Perez, Damien B. Tijerina, Xavier Hinojosa, Ruben James de Jesus, Rene Alcalá, and Judy Vega.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum
- B. Approve Minutes of the May 23, 2023 meeting of the TIRZ#1
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the June 27, 2023 meeting

Upon a motion duly made by Director Chapa and seconded by Director Reyna, the Board unanimously approved the minutes of May 23, 2023 meeting of the TIRZ#1

Upon a motion duly made by Vice Chair Martin Garza and seconded by Director Reyna, the Board unanimously approved the consent agenda.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Director Chapa and seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 5:37 PM.

By: _____ Attest: _____

Printed Name: David Penoli Printed Name: Aissa I. Garza

Title: Chairman Title: Secretary

Date: July 25, 2023 Date: July 25, 2023

**NOTICE OF MEETING OF THE
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
APRIL 26, 2023**

The Board of Directors of the Mission Education Development Council, Inc., held a meeting on Wednesday, April 26, 2023, at 4:00 PM, at The Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas, 78572, to discuss the following agenda:

1. Call to order and establish quorum
 2. Approval of minutes: January 25, 2023
 3. Deliberation & possible action to accept Financial Report ended March 31, 2023
 4. Adjournment
-

Minutes are as follows:

Members Present:

Richard Hernandez, Chair
Jose G. Vargas, Vice Chair
Deborah Cordova, Secretary
Estella Saenz, Treasurer
Noel Salinas
Carl Davis
Mayor Norie Gonzalez Garza

Absent:

Also Present:

Greg Kerr, JGKL LLP
Lee McCormick, CDA
Tony Barrera, Progress Times

Staff Present:

Joel Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Stephanie Palacios, Financial Officer
Blanca Davila, Director of Economic Development
Belen Guerrero-Aguirre, Director of Strategic Partnership & Program Development
Randy Perez, City Manager
Angie Vela, Finance Director
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director

1. Call to order and establish quorum

After establishing a quorum of the Board of Directors, President Richard Hernandez called the meeting to order at 5:23 PM

2. Approval of Minutes: Meeting of January 25, 2023

Mayor Norie Gonzalez Garza moved for approval of the meeting minutes of January 25, 2023 as presented. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

3. Deliberation & possible action for acceptance of Financial Report ended March 31, 2023

Financial Officer Stephanie Palacios presented and recommended approval of the financial report ended March 31, 2023. Ms. Palacios began her report by saying that Current Assets were \$104,836.50. Total Liabilities and Equity totaled \$104,836.50. Total Net Income was \$77.51. No expenses were reported for this quarter.

Treasurer Estella Saenz moved to accept the financial report ended March 31, 2023. Motion was seconded by Secretary Deborah L. Cordova and approved 7-0.

4. Adjournment

There being no further business to discuss, Vice Chair Jose G. Vargas moved to adjourn the meeting at 5:27 PM. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

**MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
BOARD OF DIRECTORS MEETING HELD ON APRIL 26, 2023 WERE APPROVED
ON THIS THE 26TH DAY OF JULY 2023.**

Deborah L. Cordova, Secretary

**Mission Redevelopment Authority
Board of Directors Meeting
June 27, 2023**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, by teleconference and in person, on June 27, 2023, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

David Penoli, Chairman
Martin Garza, Vice Chairman
Aissa I. Garza, Secretary
Amanda O'Caña
Albert X. Chapa
Efrain Reyna Jr.
Hector Moreno

All the above were present except Secretary Aissa I. Garza. Participating via Zoom teleconference was Director O'Caña and Tim Austin. Participating in person were Mayor Norie Gonzalez Garza, J.P. Terrazas, Dr. Rolando Ortiz, Crystal Chavez, Joe Salazar, Cristian Garza, Colby Eckols, Randy Perez, Damien B. Tijerina, Xavier Hinojosa, Ruben James de Jesus, Rene Alcala, and Judy Vega.

Call Meeting to Order at 4:00 PM

With a quorum present, Chairman Penoli opened the meeting with a welcome to all.

Approve minutes of the May 23, 2023 meeting of the Mission Redevelopment Authority

Upon a motion duly made by Director Chapa and seconded by Director Reyna, the Board unanimously approved the May 23, 2023 meeting of the Mission Redevelopment Authority as presented.

Project Reports

Chairman Penoli recognized Engineer Ruben James de Jesús with Melden & Hunt to report on the **Bentsen Palm Development Phase III Project**. Mr. De Jesús reported that this project is 100% complete with all sewer lines installed. The project description involves design and construction related services for a new sanitary sewer line extension Mile 1 South and Inspiration Rd. Sewer line extension will expand sewer service area and eliminate two existing lift stations within Meadow Creek. The sewer lines have been tested and passed inspection. Currently, the contractor, RDH Site & Concrete LLC, is clearing up the site. A walk through is being scheduled next week. The project will be closed by next month. Mr. de Jesus mentioned that he is planning on presenting a Change Order to the Board at the next meeting of no more than \$10,000. This is due to some alignment changes early in the project that needed additional meter footage at the crossing of Inspiration Road.

Chairman Penoli recognized Mr. de Jesús to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project involves the design to eliminate existing Lift Stations No. 13 & 14 within Tierra Dorada Subdivision and construct a new proposed lift station to reroute sewer discharge into existing sanitary sewer trunkline along Los Ebanos Road. The design survey has been completed along the proposed route for the sanitary sewer line and force main. Design plans for this project are 90%. Mr. de Jesus said that at the Board meeting last month, his report showed cost estimates for construction at \$1,549,500, but that the amount has increased to \$2,327,260 but it is only a construction estimate. The reason for the increase is due to the sanitary sewer force main that will be extended from Inspiration Road to Los Ebanos Road. Melden & Hunt continues to analyze the project to see if costs can be lowered. Mr. de Jesus mentioned that he included dewatering costs in the estimate, but that he is waiting for a geo report to see how much will be needed to dewater. The budget for dewatering is \$150,000, but perhaps it will be less once the geo report is received. Price increases in materials have also impacted construction cost estimates. No further comments were made.

Chairman Penoli recognized Mr. de Jesús to report on **the Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. Mr. de Jesús said that this project ties in with the Tierra Dorada Sanitary Sewer Improvements Project. He said that Lift Station #10, located on Mile 2 & FM 495 (El Valley Subdivision) will be relieving flows from various Mission area lift stations, which overflow through Inspiration Road. Mr. de Jesus said an estimated construction cost for this project is \$1,286,000, but a better idea will be when it goes out to bid letting. Nothing further was reported.

Chairman Penoli recognized P.E. Damien D. Tijerina with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. I & II**. On **Phase I**, Mr. Tijerina mentioned that the project involves environmental assessment, public involvement, and schematics. He reported the Environmental Assessment (EA) report was submitted to TxDOT by the end of May 2023 and it is being reviewed. Once received, TxDOT should send L&G Engineering a Finding of No Significance Impact (FONSI) letter, which is expected to be received by late August 2023. Mr. Tijerina said that after they receive the FONSI letter, then the City of Mission may begin their Right of Way (ROW) acquisition process. No further comments were made.

On **Phase II**, Mr. Tijerina mentioned that ROW maps were completed and have been submitted to the City of Mission for review and submittal to TxDOT. L&G submitted 90% PS&E (plans & design) to the City of Mission so they can submit to TxDOT for their review as well. No further comments were made.

Chairman Penoli recognized Dr. Rolando Ortiz with **Killam Development** to report on El Milagro Phase I Project. Dr. Ortiz said that his report on cumulative cost expenses has been updated. The report included work done to date, amounts paid for each category from December 2022 to May 2023. The project's contract calls for a completion date of November 2023, but they would like to extend it to March 2024. The project continues to progress without issues. Dr. Ortiz shared some images with the Board on the project's progress. Total project amount is \$12,574,934. The project has had delays due to the weather over the last 60 days. Crews have been working in intense high degree weather, but the contractor, Posillico LLC, has been training their crews on heat prevention and hydration. No further comments were made.

Chairman Penoli recognized Crystal Chavez, Project Manager with The Warren Group to report on the **Fire & Police Sub-Station #6**, Ms. Chavez mentioned that the project is 80.44% complete. On the site construction side, Ms. Chavez said that the contractor continues the installation of concrete masonry units at the gate islands and the brick cap above the perimeter block wall. Flag poles have been installed and asphalt at parking areas. Sidewalk installation and the widening of Schuerbach Road is ongoing. Roof top units have been installed. On the building construction side, installation of parapet wall is 95% completed. Vestibule aluminum doors have been installed and restroom ceramic tile has been completed. Plumbing fixtures are currently being installed, and the installation of electrical wire, panel boards, recessed can lights in the lobby area, electrical HVAC, and plumbing work is ongoing. A total of 33 weather days have been reported (copies provided), as well as aerial images of asphalt being installed, the back and the front, as well as a large clock that will be installed at the front of the building. Ms. Chavez mentioned that a chain link is being proposed, but the developer will be installing a cedar fence. The Warren Group submitted Pay Application #12 to the City of Mission for the pay period of May 23, 2023 in the amount of \$329,193.04. On construction scheduling, two items will extend the date of completion from February 2023 to mid-September 2023 as follows with no changes on delivery dates:

- 1) PA Panel that powers AC units, estimated delivery date of June 13, 2023; and
- 2) Main disconnect switchboard has an estimated delivery of April 19, 2023

Mayor Norie Gonzalez Garza mentioned that she'd like to invite the Board to take a tour of the facility soon, along with City Council members. No further comments were made.

Walsh Street Project: No update. **Mayberry Road Extension:** No update.

1st Street Extension: Las Esperanzas Subdivision. Mr. Terrazas introduced P.E. Javier Hinojosa, the development engineer, to provide a status report. Mr. Hinojosa said that River Side Development & Construction is the contractor, and that they are about 90% complete on the installation of sanitary sewer and main lines. Waterline improvements are currently underway. The project has been delayed due to rain, but they're on schedule. Assistant City Manager J.P. Terrazas shared images with the Board of the project's progress. No further comments were made.

TABLED 5/23/2023: Discussion & possible action related to the transfer of the following projects to their respective governmental entities:

- A. US 83 Overpass at Inspiration Road Phase I (TxDOT)**
- B. US 83 Overpass at Inspiration Road Phase II (TxDOT)**
- C. US 83 Overpass at Inspiration Road Phase III, (TxDOT)**
- D. Military Highway W. Wastewater & Water (City of Mission)**
- E. Anzalduas Lift Station (City of Mission)**
- F. Hoerner Rd. Project (City of Mission)**

Upon a motion duly made by Vice Chair Martin Garza and seconded by Director Chapa, the Board unanimously voted to bring this item off the table.

Interim Executive Director Randy Perez said that the Authority's auditors, Burton McCumber & Longoria LLP, have advised that these projects be taken off the accounting books by Board action so they can be handed over to their respective entities. The projects have been noted in the audit report, but TxDOT and the City of Mission have taken over them. Once the Board authorizes the removal

from the accounting books, staff can send a copy of the minutes reflecting the action to TxDOT and the City of Mission. He is requesting approval to remove them from the accounting books. Vice Chair Martin Garza asked a question related to the completion of projects. Assistant City Manager J.P. Terrazas said that once a project is completed, city staff does a walkthrough of the project before noting it as completed. Mr. Garza asked if it was possible that once a project is completed, can an agenda item be presented to the Board to accept the project as completed, as a means of not only informing the Board that a project is complete, but also so it is reflected in the minutes, so the auditors are informed. Mr. Perez said he will follow through as requested.

Upon a motion duly made by Vice Chair Martin Garza and seconded by Director Reyna, the Board unanimously authorized the conveyance of the improvements listed below to the appropriate owner subject to their acceptance:

- A. US 83 Overpass at Inspiration Road Phase I (TxDOT);
- B. US 83 Overpass at Inspiration Road Phase II (TxDOT);
- C. US 83 Overpass at Inspiration Road Phase III, (TxDOT);
- D. Military Highway W. Wastewater & Water (City of Mission);
- E. Anzalduas Lift Station (City of Mission); and
- F. Hoerner Rd. Project (City of Mission)

Deliberation & possible action related to a financing plan for the issuance of tax increment revenue bonds by Mission Redevelopment Authority – Colby Eckols, Hilltop Securities

Chairman Penoli recognized Colby Eckols, Senior Vice President/Investment Banker, with Hilltop Securities to present this item. Mr. Eckols said that the Finance Committee met on Friday, June 23, 2023 to discuss scenarios and options related to the sale of bonds. The Finance Committee reviewed the and compared the three scenarios provided at the Board meeting of May 23, 2023. The Interim Executive Director said that upon analyzing Scenario 1 – Open Market with Insurance and Scenario 3 – Subordinate Bank Placement, the cost of issuance would be about \$570,000, which are subject to change based on the market. The Board reviewed a spreadsheet with different fund sources and rates between an open market and a bank placement, for comparison. Director Chapa asked Mr. Perez what was his recommendation? Mr. Perez said he is recommending a bank placement to maximize the total amount of issuance. With a bank placement, an additional \$4.9 million in funding may be obtained or \$28.7 million; and with an open market placement it will be \$24.1 million. The recommendation is to move forward with a bank placement. Chairman Penoli asked the Authority's legal counsel Tim Austin on whether we needed approval from Hidalgo County or any other entity, to move forward with the bond issue, and on what happens if the TIRZ's life ends and there are projects that have not been completed? Mr. Austin said that the only approval the TIRZ needs is from Mission City Council, and unless the project list is changing, no other entity needs to approve. If a project is still ongoing upon the TIRZ's life term, the project then becomes the responsibility of the City of Mission. When the time comes, he will produce the documents needed for approval, whether it is by indenture or by resolution.

Upon a motion duly made by Director Chapa and seconded by Vice Chair Martin Garza, the Board unanimously authorized Hilltop Securities' Financial Advisor Colby Eckols to negotiate a private placement for the sale of bonds with ultimate confirmation by the Board.

Deliberation & possible action for acceptance of Financial Report for May 2023

Accountant Joe Salazar presented and recommended acceptance of the Financial Report for May 2023. He informed the Board that next month, staff will be requesting authorization from the Board for the solicitation of audit services. Burton, McCumber & Longoria, LLP was engaged for one audited year. Director Reyna asked Mr. Salazar about Capital One and why the Authority was using it and not a local bank. The administrative assistant said that the Authority has a Pledge Agreement with Capital One before they went away locally. He asked that the Pledge Agreement is reviewed for the possibility of using a local bank.

Upon a duly made motion by Vice Chair Martin Garza and seconded by Director Reyna, the Board unanimously accepted the Financial Report for May 2023.

Approval of invoices for May 2023

Accountant Joe Salazar presented and recommended approval of all invoices for May 2023.

Upon a motion duly made by Director Reyna and seconded by Vice Chair Martin Garza, the Board unanimously approved all invoices for the month of June 2023.

Adjournment

As there was no further business for the board to consider, upon a motion made by Director Chapa and being seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 5:35 PM.

Follow up items:

All projects: Binders with project reports. In progress.

Mayberry Extension: Approved amount: \$96,486. The Development Agreement (May 2022) was not signed by the developer. Board direction is pending.

By: _____

Attest: _____

Printed Name: David Penoli

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: July 25, 2023

Date: July 25, 2023

**NOTICE OF MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
APRIL 26, 2023**

The Board of Directors of the Mission Economic Development Authority, Inc., held a meeting on Wednesday, April 26, 2023, at 4:00 PM, by teleconference, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order and establish quorum
2. Approval of minutes: Meeting of January 25, 2023
3. Deliberation & possible action to accept Financial Report ended March 31, 2023
4. Adjournment

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Jose G. Vargas, Vice Chair
Deborah L. Cordova, Secretary
Estella Saenz, Treasurer
Mayor Norie González Garza

ABSENT:

ALSO PRESENT:

Greg Kerr, JGK&L LLP

STAFF PRESENT:

Tecló J. Garcia, Chief Executive Officer
Joel Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Stephanie Palacios, Financial Officer
Blanca Davila, Director of Economic Development
Belen Guerrero-Aguirre, Director of Strategic Partnership & Program Development
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
David Flores, Deputy City Manager
Joe Salazar, Accountant
Cristian Garza, Accountant

1. Call to order and establish quorum

With a quorum being present, Chair Richard Hernandez called the meeting to order at 5:18 PM

2. Approval of Minutes: January 25, 2023

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the meeting minutes of January 25, 2023 as presented. Motion was seconded by Vice Chair Jose G. Vargas and approved 5-0.

3. Deliberation & possible action to accept Financial Report ended March 31, 2023

Financial Officer Stephanie Palacios presented and recommended approval of the financial report ended March 31, 2023. Ms. Palacios began her report by saying that the Beginning Balance was \$470,643. Total revenues were \$190,748.00. Total Expenditures were \$181,437.00. Total Ending Balance was \$479,955.00. Total Assets were \$479,976.00. Total Liabilities and Fund Balance were \$479,976.00. End of report.

Vice Chair Jose G. Vargas moved to accept the Financial Report ended March 31, 2023. Motion was seconded by Secretary Deborah L. Cordova and approved 5-0.

4. Adjournment

At 5:22 PM, Secretary Debora L. Cordova moved to adjourn the meeting. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY'S
BOARD OF DIRECTORS MEETING OF APRIL 26, 2023, WERE APPROVED ON
THIS THE 26TH DAY OF JULY 2023.**

Deborah L. Cordova, Secretary

NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JUNE 28, 2023 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Richard Hernandez, President
Jose G. Vargas, Vice President
Deborah Cordova, Secretary
Estella Saenz, Treasurer
Noel Salinas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

ALSO PRESENT:

Gene Kerr, JGKL LLP
Tony Villarreal, Progress Times
Esther Salinas

STAFF PRESENT:

Teclo J. Garcia, Chief Executive Officer
Joel Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Stepanie Palacios, Financial Officer
Blanca Davila, Director of Economic
Development
Belen Guerrero-Aguirre, Director of Strategic
Partnership & Program Development
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Joe Salazar, Accountant

1. Call to Order and Establish Quorum

With a quorum being present, President Richard Hernandez called the meeting to order at 4:02 PM.

2. Approval of Minutes: Regular Meeting of May 31, 2023

Carl Davis moved for approval of the regular meeting minutes of May 31, 2023, subject to a correction on Item 9 related to the approval of a Performance Agreement between MEDC & Brand Geniuz, that the amount of the incentive is changed from \$85,000 to \$55,000. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

3. Deliberation & possible action to accept Adjusted Financial Statements for April 2023

Financial Officer Stephanie Palacios presented and recommended approval of the adjusted financial statement for April 2023.

There being no corrections or additions, Treasurer Estella Saenz moved for acceptance of the Adjusted Financial Statement for April 2023. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

4. Finance Committee Report

Treasurer Estella Saenz mentioned that the Finance Committee had met on May 25, 2023. The Finance Committee includes herself, President Richard Hernandez, and Vice President Jose G. Vargas. At this meeting, the Committee recommended a payment to PNC Bank, formerly BBVA Compass Bank, in the amount of \$1,160,000. The payment was successfully wired on June 6, 2023. The principal balance on this note was reduced from \$8,229,560.93 to \$7,406,530.04. This loan was acquired for the purchase of the CEED Building in 2018 at an interest rate of 4.82% to be paid off by 2038. President Richard Hernandez mentioned that this payment was made possible from MEDC land sale proceeds. MEDC saved \$823,030.29 in interest after this payment. No action was taken or required.

Mayor Norie Gonzalez Garza joined the meeting at 4:13 PM.

5. Deliberation & possible action for the approval of a final version of the Economic Development Performance Agreement between Mission Economic Development Corporation and Brand Geniuz, subject to approval by legal counsel

CEO Teclo Garcia presented this item by saying that the incentive amount of \$85,000 was incorrect in the economic development performance agreement presented at last month's meeting. The amount should be \$55,000 (payable in three years). After brief discussion on this item, the Board revisited **Item 2 – Approval of Minutes: Regular Meeting of May 31, 2023**, and instead approved the minutes of May 31, 2023, subject to a correction on the amount of the agreement from \$85,000 to \$55,000. **Refer to Item 2.**

6. Deliberation & possible action for approval of Invoice #13 from the City of Mission related to an EDA grant project, in the amount of \$625,486.38

Accountant Joe Salazar presented and recommended approval of Invoice #13 from the City of Mission related to an EDA grant project.

Vice President Jose G. Vargas moved for approval Invoice #13 from the City of Mission related to an EDA grant project, in the amount of \$625,486.38. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

7. Deliberation and possible action regarding the approval of a Master Service Agreement and Service Order between Mission EDC and SmartCom Telephone

CEO Teclo Garcia presented this item by saying that SmartCom Telephone provided a new proposal for internet and communications services. Their current service contract with MEDC has been in place for a long time. SmartCom's current services are significantly less for more in communication services. Mr. Garcia said that staff requested proposals from other providers like AT&T, but SmartCom is still the best option, not only for MEDC but for CEED tenants as

well. By approving this service agreement, MEDC will also align with the City of Mission's internet services, since they also use SmartCom. This service agreement is for 36 months at \$695.00 per month.

Subject to final review by legal counsel, Secretary Deborah L. Cordova moved for approval of a Master Service Agreement and Service Order between Mission EDC and SmartCom Telephone. Motion was seconded by Noel Salinas and approved 7-0.

At 4:33 PM, President Richard Hernandez announced that the MEDC Board of Directors will convene in closed session.

Mayor Norie Gonzalez Garza left the meeting at 4:35 PM. Vice President Jose G. Vargas left the meeting at 4:45 PM

8. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding commercial or financial information received the Mission EDC from a business prospect with which the Mission EDC is conducting economic development negotiations or with which the Mission EDC seeks to have to locate, stay, or expand operations in or near the City of Mission (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospects:

- A. Project Placita**
- B. Project Superman**
- C. Project Pliers**

Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following: M.E.D.C. Land

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary

At 5:37 PM, President Richard Hernandez announced the MEDC Board was reconvening in open session.

Motions are as follows:

- A. Project Placita: Secretary Deborah L. Cordova moved to authorize the CEO to negotiate a business prospect as discussed in executive session. Motion was seconded by Treasurer Estella Saenz and approved 5-0.
- B. Project Superman: Carl Davis moved to authorize the CEO to negotiate a business prospect as discussed in executive session. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

C. Project Pliers: Treasurer Estella Saenz moved to authorize the CEO to negotiate a business prospect as discussed in executive session. Motion was seconded by Noel Salinas and approved 5-0.

9. CEO Report on Economic Activity

None.

10. President Comments

President Richard Hernandez thanked the Board for their time and service at this meeting. He also recognized and thanked MEDC staff for a well-prepared Board meeting. Secretary Deborah L. Cordova recognized President Richard Hernandez for his leadership.

11. Adjournment

There being no further business to discuss, Carl Davis moved to adjourn the meeting. Motion was seconded by Treasurer Estella Saenz. The meeting was adjourned at 5:40 PM.

Richard Hernandez, President

ATTEST

Deborah L. Cordova



BOYS & GIRLS CLUB

OF MISSION

Minutes of the Boys and Girls Club Mission
Board of Director's Regular Meeting, June 13, 2023

The Board of Directors of the Boys and Girls Club of Mission held a special meeting on
Tuesday, June 13, 2023 p.m. in the Main Unit of the Boys and Girls Club Mission.

Board Members Present:	Board Members Absent:
Rolando Reyna Sergio Cruz Joel Garcia	Rebecca Lopez
April Chapa Jesus Garcia Scott Meyer	Nanette Ortiz
Jennifer Lee Venecia	Christine Barrera
BGCM Staff:	Henry Rodriguez
Rick Venecia Nanette Galvan	
Cayla Garza Edgar Villarreal	
Abraham Gutierrez	

1. Call to order **Sergio Cruz**

Meeting called to order at 12:43

2. Approval of Minutes – April 2023 **Sergio Cruz**

No minutes presented. Motion by J Garcia. S Meyer Seconded. Passes unanimously

3. Citizens Participation **Henry Rodriguez**

No Citizens Participation

4. Director's Report **Rick Venecia**

R Venecia spoke about summer program numbers. 300 at main, 170 at Bannworth, and 45 at teen unit. Venecia mentioned that registration numbers were higher than last year. Venecia spoke about athletic department's numbers and enormous growth. Venecia mentioned meeting with city council and city manager to discuss the initial plans for a new main unit at Lions Park. Venecia mentioned that new unit would be part of Lions Park phase 2 project and that unit would be open concept with almost 45 sq feet. Venecia mentioned new unit exact location and the BGCM would have all creative

input. Venecia mentioned that parking would be enough to accommodate all programs. Venecia mentioned that staff would be doing training for special needs children to be able to provide programming for all community youth.

5. Programs Report

Nanette Galvan

N Galvan detailed summer program activities. Galvan spoke about field trip schedules and the amount of members attending scheduled trips. S Meyer inquired about meals for kids. R Venecia explained that Mission and Sharyland ISD have been providing breakfast and lunch for all units. Venecia mentioned that BGCM is in a partnership with RGV food bank to provide weekend meals and teen program has been volunteering to help.

Venecia mentioned skate park project and the partnerships that will allow BGCM to begin project. A Gutierrez spoke about schedule at Bannworth Unit during summer program. S Cruz inquired about water availability for outdoor activities. A Gutierrez mentioned that water was available for all members throughout all activities. A Gutierrez announced sports tournaments and other camps for members. Gutierrez mentioned a barber school would be hosting a free cut and manicure event for members at Bannworth and Main Unit. Gutierrez and Venecia mentioned a summer staff member would be starting a music program and hosting a talent show at Bannworth Unit.

6. Athletics Report

Edgar Villarreal

E Villarreal discussed Pony Tournaments BGCM Hosted for Pony Baseball League. Villarreal mentioned success of concession stands at tournaments. Villarreal spoke about Soccer league issues and that games would be hosted at Mission High School practice fields. Villarreal mentioned a possible delay in start of season due to lack of coaches and weather. Villarreal mentioned beginning flag football and Volleyball in September. S Meyer asked if BGCM staff had reached out to different school districts to ask for help finding coaches for soccer. R Venecia mentioned that he had reached out to Mission and would be reaching out to Sharyland as well. Villarreal mentioned that flag football ages would be 5 to 12 and volleyball would be 7 to 12 because 5 and 6 year old league was poorly attended and was the most troubled division.

7. Grants Report

Cayla Garza

C Garza mentioned that BGCM is currently in 5 active grants. Garza mentioned that TX Syn grant was a bit rough but was working to get it back in line and up to date. S Cruz asked who would be in charge of getting it on point. Cruz mentioned that audits are beneficial.

8. Chairman's Comments

Sergio Cruz

NO Comments. S Meyer asked about online registration. Venecia mentioned that registration would be online for flag football and volleyball registration.

9. Adjournment

Sergio Cruz

Motion to adjourn J Venecia. Second J Garcia. Motion passes unanimously. Meeting adjourned at 1:17 pm

CITIZEN'S ADVISORY COMMITTEE
July 10, 2023
Special Meeting

Members Present

Lorenzo Garza
Roxanne Mendez
Alma Garcia
Zoreida Lopez
Victor Anzaldua
Cynthia Pacheco
Alex Guerra

Members Absent

Staff Present

Jo Anne Longoria
Helen Torres
Esther Rivera

Call Special Meeting to Order

Vicechairman Zoreida Lopez called the Special Meeting to order at 12:17 p.m. Ms. Jo Anne Longoria conducted roll call. She stated six members were present, therefore there was a quorum.

Citizens Participation

Vicechairman Lopez asked if there were any citizens present that wanted to express their concerns at this Special Meeting. With no one present and no comments, she continued with the next agenda item.

Discussion and Recommendation to Award Multiple Bids for Housing Assistance Program HAP Phase 22-II

Ms. Esther Rivera presented the Memo regarding the bids received for three (3) applicants for Housing Assistance Program (HAP) Phase 22-II with correction. Ms. Rivera informed the members that although there were four bid responses, there was a tie between two contractors, A-One Insulation, LLC and Calidad Construction, LLC. She stated purchasing department requested from both contractor's a final offer the lowest responsible bidder which is A-One Insulation, LLC. She also provided each project location and bid amount. Vicechairman Lopez asked for a motion to Award Multiple Bids for Housing Assistance Program HAP Phase 22-II as corrected. Ms. Cynthia Pacheco motioned to Award Multiple Bids for Housing Assistance Program HAP Phase 22-II with correction. Mr. Victor Anzaldua seconded the motion. Motion carried. (6-0)

Chairman Lorenzo Garza joined the meeting at 12:23 p.m.

Other Business

A. Chairman's Comments

Chairman Garza no comments.

B. Committee Member's Comments

Ms. Pacheco inquired about why so many residents were asking for funding for Astroland Park during the Public Hearing held on June 27, 2023. Ms. Longoria responded as being the Citizens Advisory Committee we solicit comments from the public and the park is the need of many amenities. No other comments were made by the members present.

Adjourn

Vicechairman Lopez asked for a motion to adjourn the meeting. Mr. Garza motioned to adjourn the meeting. Ms. Alma Garcia seconded. Motion carried (7-0). The meeting was adjourned at 12:26 P.M.

Lorenzo Garza, Chairman

CITIZEN'S ADVISORY COMMITTEE
July 11, 2023
Regular Meeting

Members Present

Lorenzo Garza
Roxanne Mendez
Alma Garcia
Zoreida Lopez
Victor Anzaldua
Cynthia Pacheco

Members Absent

Alex Guerra

Staff Present

Esther Rivera
Helen Torres
Jo Anne Longoria-Virtual

Call Regular Meeting to Order

Chairman Lorenzo Garza called the Regular Meeting to order at 5:30 p.m. Chairman Garza conducted roll call. He stated six members were present, therefore there was a quorum.

Citizens Participation

Chairman Garza asked if there were any citizens present that wanted to express their concerns at this Regular Meeting. With no one present and no comments, he continued with the next agenda item.

Ms. Jo Anne Longoria joined the meeting at 5:33 p.m.

Discussion and Recommendation to Approve Minutes for Public Hearing/Regular Meeting held on June 27, 2023

Ms. Helen Torres presented the minutes of the Public Hearing/Regular Meeting held on June 27, 2023. There being no questions or comments, Chairman Garza asked for a motion to approve the minutes as presented. Ms. Cynthia Pacheco motioned to approve the minutes as presented. Ms. Alma Garcia seconded the motion. Motion carried. (6-0)

Discussion on CDBG-CV Expenditure and provide directive on funding

Ms. Torres presented the CDBG-CV Expenditure. She stated the total expenses for FY22-23 was \$201,085.69 at 75%. There being no discussion, Chairman Garza continue with the next agenda item. No action was taken.

Ethic's Training

Chairman Garza presented the video of the Ethic's training. After the presentation, Chairman Garza continue with the next item. No action was taken

Other Business

A. Progress Report – June 2023

Ms. Torres presented the Unofficial Progress Report for June 2023. After a brief discussion, Chairman Garza asked for a motion to approve the progress report. Ms. Garcia motioned to approve the progress reports. Mr. Victor Anzaldua seconded the motion. Motion carried. (6-0).

B. Chairman's Comments

Chairman Garza no comments.

C. Committee Member's Comments

No other comments were made by the members present.

Adjourn

Chairman Garza asked for a motion to adjourn the meeting. Mr. Anzaldua motioned to adjourn the meeting. Vicechairman Zoreida Lopez seconded. Motion carried (6-0). The meeting was adjourned at 6:31 P.M.

Lorenzo Garza, Chairman