

**NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
JANUARY 24, 2024**

The Board of Directors of the Mission Economic Development Authority, Inc., held a special meeting on Wednesday, January 24, 2024, at 4:00 PM, in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order & name presiding officer.
2. Establish quorum.
3. Election of officers: Chair, Vice Chair, Secretary, and Treasurer.
4. Citizen's participation.
5. Approval of minutes: November 29, 2023.
6. Deliberation & possible action to accept Unadjusted Financial Report ended December 31, 2023.
7. Deliberation & possible action for approval of Release of Option to Repurchase related to Lots 4 & 5, EBP Phase X, owned by Raider Eye LLC.
8. Deliberation & possible action for approval of a Fifth Amendment to the Park at Trinity's Covenants Conditions & Restrictions.
9. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001
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:
MEDA Land
Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to Mission Economic Development Authority under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Texas Government Code Section 551.071).
The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.
10. Adjournment.

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Deborah Cordova, Secretary
Estella Saenz, Treasurer

ABSENT:

Jose G. Vargas, Vice Chair
Mayor Norie Gonzalez Garza

ALSO PRESENT:

Gene Vaughan JGKL LLP
Matt Jones, JGKL LLP
Pilar Gonzalez, Dip-It
Councilwoman Marissa Gerlach
Lee McCormick, Community Dev. Assoc.
S. David Deanda Jr., Lone Star National Bank
Robert Hernandez, PNC Bank
Sam Lopez, PNC Bank

STAFF PRESENT:

Tecló J. Garcia, Chief Executive Officer
Judy Vega, Executive Assistant
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Randy Perez, City Manager
Stephanie Palacios, Financial Officer
Belen Guerrero, Director of Business
Development & Retention
Naxiely Lopez, Director of Communications &
External Affairs
Brianna Casares, Manager of Marketing &
Programs

1. Call to order and name presiding officer:

Richard Hernandez called the meeting to order at 6:03 PM.

2. Establish quorum:

Executive Assistant Judy Vega confirmed a quorum was present.

3. Election of Officers.

Richard Hernandez nominated the same executive officers as the Mission Economic Development Corporation Board to serve on this Board as follows: Richard Hernandez, Chair; Jose G. Vargas, Vice Chair, Deborah L. Cordova, Secretary; and Estella Saenz, Treasurer.

There being no other nominations, Deborah Cordova moved to elect the same executive officers as the Mission Economic Development Corporation Board to serve on this Board as follows: Richard Hernandez, Chair; Jose G. Vargas, Vice Chair, Deborah L. Cordova, Secretary; and Estella Saenz, Treasurer. Motion was seconded by Estella Saenz and approved 3-0.

4. Citizen's Participation: None.

5. Approval of minutes: November 29, 2023

Treasurer Estella Saenz moved to approve the meeting minutes of November 29, 2023 as presented. Motion was seconded by Secretary Deborah L. Cordova and approved 3-0.

6. Deliberation & possible action to accept Unadjusted Financial Report ended December 31, 2023.

Financial Officer Stephanie Palacios presented and recommended approval of the Unadjusted Financial Report ended December 31, 2023. Ms. Palacios mentioned that Beginning Fund Balance was \$462,885.00. Total Revenues for this quarter were \$2,000.00. No expenditures were made during this quarter. Ending Fund Balance was \$464,885.00. Total Assets and Liabilities balance at \$464.885.00.

There being no corrections or additions, Secretary Deborah L. Cordova moved to approve the Unadjusted Financial Report ended December 31, 2023 as presented. Motion was seconded by Treasurer Estella Saenz and approved 3-0.

7. Deliberation & possible action for approval of Release of Option to Repurchase related to Lots 4 & 5, EBP Phase X, owned by Raider Eye LLC.

MEDA's legal counsel Matt Jones presented this item explaining that Raider Eye LLC (dba Thurmond Eye Associates Clinic) intended on selling its clinic to a real estate company, but that there was an option to repurchase the property in favor of MEDA included in Raider Eye LLC's deed if certain improvements were not constructed on the site. He explained that there was a building constructed on the site but it was slightly smaller than what was required

therefore giving MEDA the option to repurchase the property. Since this site has been operated as a medical clinic for many years and MEDA would presumably not have any interest in purchasing back a property upon which a successfully operating business is being conducted, he recommended approval of the Release of Option to Repurchase.

Secretary Deborah L. Cordova moved to approval the Release of Option to Repurchase related to Lots 4 and 5, EBP Phase X, owned by Raider Eye LLC. Motion was seconded by Estella Saenz and approved 3-0.

8. Deliberation & possible action for approval of a Fifth Amendment to the Park at Trinity's Covenants Conditions & Restrictions.

CEO Teclo J. Garcia welcomed MEDA's legal counsel Matt Jones to present this item. Mr. Jones said that when MEDA recorded Covenants Conditions & Restrictions (CCRs) for their Park at Trinity properties, there was a provision within the CCRs that said that MEDA could amend any portion of the CCR's at its discretion until 2027. He explained that the owner of the property that was discussed in the prior agenda item was requesting that MEDA not amend the CCR's in a matter that may affect their property, except in the limited circumstances allowable after 2027 in the CCRs. Additionally, the CCRs do not contain an amendment provision stating what percentage of owners is required to amend the CCRs after 2027, which means it would require 100% of the owners of the lots in such development. Mr. Jones explained that would make it very difficult to make reasonable adjustments to the CCRs after 2027 and recommended that the CCRs be modified to allow two-thirds of the owners to amend the CCRS after 2027.

After more discussion this item, Treasurer Estella Saenz moved to approve a Fifth Amendment to the Park at Trinity's Covenants Conditions & Restrictions. Motion was seconded by Secretary Deborah L. Cordova and approved 3-0.

At **6:19** PM Chair Richard Hernandez announced that the MEDA Board of Directors would convene in closed session.

**9. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001
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:**

MEDA Land

Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to Mission Economic Development Authority under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Texas Government Code Section 551.071). The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.

At 6:47 PM Chair Richard Hernandez announced that the MEDA Board of Directors would be reconvening in open session.

No action.

10. Adjournment

At 6:48 PM, Secretary Deborah L. Cordova moved for adjournment. Motion was seconded by Treasurer Estella Saenz and approved unanimously 3-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS MEETING HELD ON JANUARY 24, 2024 WERE APPROVED ON THIS THE ____ DAY OF _____ 2024.

Deborah L. Cordova, Secretary

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
APRIL 24, 2024**

The Board of Directors of the Mission Economic Development Authority, Inc., held a special meeting on Wednesday, April 24, 2024, at 4:00 PM, in person, 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. Citizen's Participation.
3. Approval of minutes:
 - A. Special meeting of February 7, 2024
 - B. Special meeting of February 28, 2024
4. Deliberation and possible action to accept unadjusted Financial Report ended March 31, 2024.
5. Deliberation and possible action for approval of a Seventh Amendment to the Park at Trinity's Covenants Conditions & Restrictions related to Lots 1A, 1B and 2, EBP Phase X.
6. 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: **MEDA Land** Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to Mission Economic Development Authority under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Texas Government Code Section 551.071).
The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.
7. Adjournment

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Jose G. Vargas, Vice Chair
Deborah Cordova, Secretary
Estella Saenz, Treasurer

ABSENT:

Mayor Norie Gonzalez Garza

ALSO PRESENT:

Gene Vaughan JGKL LLP

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Mike Perez, City Manager
Andy Garcia, Asst. City Manager
Naxiely Lopez-Puente, Director of
Communications & External Affairs
Brianna Casares, Manager of Marketing &
Programs

1. Call to order and establish quorum.

After establishing a quorum of the Board of Directors, Chair Richard Hernandez called the meeting to order at 6:07 PM.

2. Citizen's Participation: None.

3. Approval of minutes:

A) Special meeting of February 7, 2024

B) Special meeting of February 28, 2024

There being no corrections or additions, Vice Chair Jose G. Vargas moved to approve both sets of minutes as presented. Motion was seconded by Treasurer Estella Saenz and approved 4-0.

4. Deliberation and possible action to accept Unadjusted Financial Report ended March 31, 2024.

Financial Officer Joe Salazar presented and recommended acceptance of the Unadjusted Financial Report ended March 31, 2024. Mr. Salazar mentioned that no revenues were received for this quarter, but we did have Expenditures of \$1,287.00. Ending Fund Balance was 463,598.00. Total Assets and Liabilities matched the Ending Fund Balance of \$463,598.00.

There being no corrections or additions, Secretary Deborah L. Cordova moved for acceptance of the Unadjusted Financial Report ended March 31, 2024. Motion was seconded by Treasurer Estella Saenz and approved 4-0.

5. Deliberation and possible action for approval of a Seventh Amendment to the Park at Trinity's Covenants Conditions & Restrictions related to Lots 1A, 1B and 2, EBP Phase X.

CEO Teclo J. Garcia introduced this item by saying that it was the same as a prior amendment approved by this Board from another property owner, Ryder Eye LLC. It involves MEDA's recorded Covenants Conditions & Restrictions (CCRs) for the Park at Trinity properties. In the CCR's there was a provision that said that MEDA could amend any portion of the CCR's at its discretion until 2027. Now, the client interested in purchasing Lots 1A, 1B & 2, EBP Phase X, is requesting that MEDA not amend the CCR's in a matter that may affect the property, except in the limited circumstances allowable after 2027 in the CCRs. MEDA's legal counsel Gene Vaughan mentioned that the CCRs do not contain an amendment provision stating what percentage of owners is required to amend the CCRs after 2027, which means it would require 100% of the owners of the lots in such development. This amendment would change that requirement to only two-thirds of the owners. He recommends approval.

Vice Chair Jose G. Vargas moved to approve a Seventh Amendment to the Park at Trinity's Covenants Conditions & Restrictions related to Lots 1A, 1B and 2, EBP Phase X, Mission, Texas. Motion was seconded by Secretary Deborah L. Cordova and approved 4-0

At **6:12 PM**, Chair Richard Hernandez announced that the MEDA Board would be convening in executive session.

6. Closed Session Pursuant to V.T.C.A. Gov't Code Sec. 551.001

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: MEDA Land

Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to Mission Economic Development Authority under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Texas Government Code Section 551.071).

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

At **6:17** PM Chair Richard Hernandez announced that the MEDA Board of Directors would reconvene in open session.

No action.

7. Adjournment.

At 6:18 PM, Secretary Deborah L. Cordova moved to adjourn the meeting. Motion was seconded by Vice Chair Jose G. Vargas and approved 4-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS REGULAR MEETING HELD ON APRIL 24, 2024 WERE APPROVED ON THIS THE 24TH DAY OF JULY 2024.

Deborah L. Cordova, Secretary

**NOTICE OF MEETING
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
APRIL 24, 2024**

The Board of Directors of the Mission Education Development Council, Inc., held a meeting on Wednesday, April 24, 2024, 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. Citizen's Participation.
3. Approval of Minutes – Meeting of January 24, 2023.
4. Deliberation and possible action for acceptance of Unadjusted Financial Report ended March 31, 2024.
5. Adjournment.

Minutes are as follows:

Members Present:

Richard Hernandez, Chair
Jose G. Vargas, Vice Chair
Deborah L. Cordova, Secretary
Estella Saenz, Treasurer
Carl Davis

Absent:

Julian Alvarez
Mayor Norie Gonzalez Garza

Also Present:

Gene Vaughan, JGKL LLP

Staff Present:

Teclo Garcia, Chief Executive Officer
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Mike Perez, City Manager
Andy Garcia, Asst. City Manager
Naxiely Lopez-Puente, Director of
Communications & External Affairs
Brianna Casares, Manager of Marketing
& Programs

1. Call to order and establish quorum

Chair Richard Hernandez called the meeting to order at 6:19 PM.

2. Citizen's Participation: None.

3. Approval of Minutes: Meeting of January 24, 2024

Secretary Deborah L. Cordova noted a minor correction to the minutes. On Item 4, Election of Officers, second paragraph, it should read "Deborah L. Cordova moved to mirror the same executive officers..."

Subject to the correction, Secretary Deborah L. Cordova moved for approval of the meeting minutes of January 24, 2024. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

4. Acceptance of Unadjusted Financial Report ended March 31, 2024

Financial Officer Joe Salazar presented, and recommended acceptance of the Unadjusted Financial Report ended March 31, 2024. Mr. Salazar began his report by saying that Beginning Balance was \$115,157.75. Net income generated from interest earned was reported at \$10,084.05. No expenses were reported for this quarter.

Treasurer Estella Saenz moved to accept the Unadjusted Financial Report ended March 31, 2024 as presented. Motion was seconded by Vice Chair Jose G. Vargas and approved 5-0.

5. Adjournment

The meeting was adjourned at 6:24 PM.

MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC. BOARD OF DIRECTORS MEETING HELD ON APRIL 24, 2024 WERE APPROVED ON THIS THE 24TH DAY OF JULY, 2024.

Deborah L. Cordova, Secretary

**Mission Redevelopment Authority
Board of Directors Meeting
May 30, 2024**

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 May 30, 2024, 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:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Ricardo A. Perez
Dennis Burleson

All the above were present. Participating via Zoom teleconference were Sanjay Bapat, Vidal Roman, and Ezeiza Garcia. Participating in person were J.P. Terrazas, Rene Alcalá, Julio Cerda, Crystal Chávez, Joe Salazar, Damien D. Tijerina, Romeo Barrera, Mike Perez, Andy Garcia, Ruben James de Jesús, Joshua Longwell, Ricky Longoria, Interim Executive Director Teclo J. Garcia, and Judy Vega.

1. Call Meeting to Order at 4:06 PM.

Chairman Martin Garza opened the meeting with a welcome to all.

2 Citizen's Participation: None.

3. Approve minutes of April 23, 2024 of the Mission Redevelopment Authority.

Upon a motion duly made by Vice Chairman Albert X. Chapa and seconded by Director Reyna, the Board unanimously approved the April 23, 2024 meeting minutes of the Mission Redevelopment Authority.

4. Acceptance of Mission Redevelopment Authority's Audit Report for Fiscal Year ended September 30, 2023, by Burton McCumber & Longoria CPAs.

Chairman Martin Garza recognized Ricky Longoria with Burton McCumber & Longoria CPAs to present this item. Mr. Longoria introduced himself and his colleague Joshua Longwell to present the Authority's Fiscal Year ended September 30, 2023's audit. Mr. Longoria said that he conducted the year ended September 30, 2022 audit for the Authority as well, but that there was a delay in its delivery due to information not being submitted in a timely manner. He feels that with Investment Officer Joe Salazar, this next years' audit should be delivered sooner. He explained that there were no disagreements with management during this audit and that the firm only had questions as is expected. In the audit report, Mr.

Longoria included an unmodified standard letter of opinion and mentioned that this year, BML auditors did not encounter any findings of significant nature. In last year's audit, there were eight significant findings that he discussed with management, and all were resolved. Mr. Longwell joined in the presentation and explained some of the entries on the audit report including the Balance Statement, Statement of Net Position, and Fund Balances. He reported that a Debt Service amount of \$2.6 million related to Bonds 2013 and 2017 was in reserve, but since these bonds have been paid in full, those funds are set aside. On Capital Projects Fund, other financing resources, a total of \$28,590,000 remains and the source comes from a 2023 bond issue. Mr. Longwell explained Note 4 on Page 26 and said that some projects listed on that page had been completed, but that they continued to be listed on the Authority's project list. In 2022, however, the Authority released those projects to their respective project owners, and they will no longer be listed in the Authority's accounting books. Director Perez asked about the building that the TIRZ recently acquired, when will it be listed in the audit books? Mr. Longoria said that asset will appear in the FY's 2023-2024 audit report as a fixed asset. Secretary Aissa I. Garza asked about client-preparation list, when it was given to staff, as well as for a management letter, which was not included in the report. On the client preparation list, Mr. Longwell said it may have been provided in October, November, or December 2023 as he could recall the exact timing. She requested that BML ensure the client preparation list is provided to staff earlier, allowing sufficient time for preparation before the scheduled delivery of an audit in January. The request was noted by BML. Mr. Longoria mentioned that a management letter was not provided because they did not find anything of significant nature to report. Overall, BML gave the audit a clean opinion with no significant issues noted.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted the Mission Redevelopment Authority's Audit Report for Fiscal Year ended September 30, 2023, by Burton McCumber & Longoria CPAs as presented.

At **4:34 PM**, Chairman Martin Garza, announced that the Mission Redevelopment Authority Board would convene in closed session. Upon a motion duly made by Director Perez and seconded by Secretary Aissa I. Garza, the Board unanimously voted to convene in closed session.

**5. Executive Session Pursuant to V.T.C.A. Gov't Code Sections 551.071 and 551.072
Consultation with Attorney regarding:**

A. Deliberation and possible action regarding real property

The Mission Redevelopment Authority Board of Directors will reconvene in open session to take any actions necessary.

At **4:55 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would convene in open session. Upon a motion duly made by Director Perez and seconded by Director Reyna, the Board unanimously voted to convene in open session.

Item A: No action.

6. Acceptance of Project Reports:

Chairman Martin Garza recognized Ruben James de Jesus with Melden & Hunt Inc. (M&H) to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. Mr. de Jesus said this project involves the design to eliminate existing Lift Stations No. 13 and 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 contractor, RDH Site and Concrete has

mobilized and is currently working on the force main portion of the work which will be worked on thru the middle of June.

Chairman Martin Garza recognized Ruben James de Jesus with M&H to report on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project ties in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves the rerouting of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. Approximately 2 Million Gallons a Day (MGD) of sewer flows will be alleviated from the Inspiration Road trunkline. Discussions continue with AGUA SUD executives on the establishment of pass thru rates. AGUA SUD also has concerns with electrical usage at their lift stations.

Chairman Martin Garza recognized Ruben James de Jesus with M&H to report on the **Walsh Road Expansion Project**. Mr. de Jesus said that this project involves the design and survey to expand the road from Perez St. to Frontage Rd., approximately $\frac{3}{4}$ of a mile. The improvements consist of a paved 32-foot back-to-back curb street section with proposed drainage improvements. Mr. de Jesus mentioned that M&H is in the process of submitting a 30% design plan by the end of May. Bidding date has not been determined.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously accepted the Tierra Dorada Sewer Improvements, Inspiration Road Trunklines (Sanitary Sewer Master Plan), and the Walsh Road Expansion Reports as presented.

Chairman Martin Garza recognized Damien D. Tijerina with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. II and III**. On **Phase II**, the design phase of the project, Mr. Tijerina said that the project is 95.3% complete. Regarding a proposed outfall ditch, the firm has updated the drainage model and has submitted it to the United Irrigation District (UID) for review and concurrence, but no comments have been received. UID has informed L&G that they will not provide a review of any sheets submitted until on-going litigation between them and the City of Mission related to Taylor Road (Section II) is settled. L&G is preparing a letter for the City of Mission to send to UID informing them that the design of the project will continue with or without their comments. The city will continue submitting the plan to UID for review. On **Phase III**, Mr. Tijerina said ROW acquisition and Environmental Assessment (EA) for this project continues to be in progress. This phase also has hydrologic model coordination, which Hidalgo County Irrigation District #1 (HCDD #1) is in the process of reviewing. ROW acquisition involves 47 parcels and research is underway on property owners. Appraisals and title commitments have also been ordered on the parcels. There are 24 easements for this project and appraisals and title commitments have been ordered. The project is 18.6% complete. The outfall schematic has been updated and is being prepared to be presented to the affected property owners. A meeting with the affected property owners is being coordinated. HCDD #1 is nearly done with their review of the ditch model and L&G should be receiving comments or approvals within the next three weeks. Right of Way acquisition appraisal work continues. L&G should be receiving some of the appraisals within the next two weeks. Compensable utility management continues, and the proof of interest is being analyzed for possible conflicts. No further comments were made.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously accepted the Inspiration Road/Military Parkway Loop Phases II & III reports as presented.

Chairman Martin Garza recognized Rene Alcala with Killam Development to report on **Killam Development's El Milagro Phase I Project**. Mr. Alcala mentioned that he will be presenting Killam Development's El Milagro Phase I reports moving forward. He mentioned that the majority of the underground improvements have been completed. The project is 72% complete and is expected to be completed by mid-July. Mr. Alcala said that paving of the streets is scheduled to begin in early June, but it has been delayed due to rain. Ninety percent (90%) of the electrical conduits have been completed and the firm is currently working on drainage ponds, but rain has compromised completion since now dewatering needs to be done. He shared some images on the project's progress.

Upon a motion duly made by Director Burluson and being seconded by Director Reyna, the Board unanimously accepted Killam Development's El Milagro Phase I report as presented.

Chairman Martin Garza recognized Crystal Chavez with The Warren Group (TWG) to report on the **Fire & Police Sub-Station #6**. Ms. Chavez reported that this project is still at 99.97% complete. A generator startup was performed on May 21, 2023 and training with the City of Mission was on May 22, 2023. The temporary emergency new lights at truck bay area have been delivered and installed. A second follow up punch-list took place and millwork craftsmanship is still not acceptable. The general contractor, Gerlach Builders, has ordered additional plastic laminates to redo the millwork in the fire department kitchen, dormitories, police department records office, and breakroom. The contractor has also ordered three additional toilet partition panels to replace three damaged existing partitions. The vinyl composite tile is going to be buffed and re-waxed throughout the building. Ms. Chavez expects completion of the project by mid-June.

Upon a motion duly made by Director Perez and being seconded by Vice Chairman Albert X. Chapa, the Board unanimously accepted the Fire & Police Sub-Station #6 as presented.

Chairman Martin Garza recognized Mr. Terrazas to report on the **1st Street Extension (Dragonfly 6265 LLC)**. This project is in the vicinity of Glasscock & Shary Road and involves connectivity through 1st Street, which is perpendicular to Hoerner Street. The contractor, Riverside Contractors, has completed construction of the street, but hasn't been able to pave due to bad weather.

Mr. Terrazas mentioned that the hot mix is being finalized for paving on Las Esperanzas Subdivision. He plans on paving the street this month. United Irrigation District #1 is presenting the easements that they are planning on acquiring to punch through 1st Street. Once those acquisition agreements are signed, work may begin next week. The project is expected to be completed by the end of June.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted the report for 1st Street Extension (Dragonfly 6265 LLC) as presented.

Chairman Martin Garza recognized Romeo Barrera with Halff Associates to report on the **Hoerner Street Project**. Total engineering costs for this project is \$98,000.00. Mr. Barrera reported that Halff Associates is finalizing a 60% plan design, storm modeling and calculations. The project involves a road extension to connect water and sewer. The engineer's estimated construction cost for this project is \$1.4 million once completed. Coordination is ongoing with the United Irrigation District; adjacent property owners and City of Mission has occurred regarding the property within

the project limits. At this moment all property within the project limits should be accounted for and in the process of acquisition. Assistant City Manager J.P. Terrazas mentioned that agreements to convey 1.8 acres to the City of Mission from Dr. Pechero were approved by Mission City Council on Tuesday, May 28, 2024, for the 50 ft. ROW needed to connect to Hoerner Street. Two other parcels are pending and need to be acquired and Mr. Terrazas said he plans on meeting with the owners for acquisition negotiations.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board accepted the Hoerner Street Project report as presented.

Chairman Martin Garza recognized P.E. Julio Cerda with South Texas Infrastructure Group, to present the **Anzalduas Industrial Park Phase I Subdivision Project**. Mr. Cerda mentioned that cleaning of the project area has begun, and they have cleared the ROW on the west side. The industrial park will be located at the corner of W. Military Highway and S. Bryan Road. Mr. Cerda mentioned that he is working with City staff in order to coordinate water connection for Phase II of this project. As of May 23, 2024, several developments in the area have taken place. The property has been staked out for the waterline, streets, and storm sewer on the ground. Storm sewer pipes have been delivered to the site and are ready for installation. Mr. Cerda said that the regrading of the streets is still in progress. He expects completion of Phase I to be in September 2024.

Upon a motion duly made by Director Perez and seconded by Director Reyna, the Board unanimously accepted the Anzalduas Industrial Park Phase I Subdivision project report.

7. Discussion and possible action related to the approval of a Property Insurance Policy with Hub International for the building located at 1301 E. 8th Street, Mission, Texas.

Int. Exec. Director Tecló J. Garcia recommended tabling this item due to insufficient information available at the time of the meeting to present and address any questions the Board may have. Chairman Martin Garza recommended that a special meeting of the Board is scheduled in order to get the building insured as soon as possible. Vice Chairman Albert X. Chapa recommended that staff seek proposals from other providers for review and selection at a dedicated meeting.

Upon a motion duly made by Director Burleson and seconded by Director Perez, the Board appointed Director Reyna, along with Int. Exec. Director Garcia, to initiate an expedited solicitation of building insurance policy proposals to be presented at a specially convened Board meeting.

8. Discussion and possible action for approval of Bank Resolution of PlainsCapital Bank to update authorized signatories for the Authority's bank accounts.

Int. Exec. Dir. Garcia introduced this item by saying that this, as well as the next two agenda items, were similar because all have to do with the Authority's bank accounts. It is either to replace persons that are no longer associated with the Authority, and or to add authorized persons to conduct bank transactions. Investment Officer Joe Salazar explained that last month the Board approved a bank resolution adding Mr. Garcia on the PlainsCapital Bank accounts as a signatory,

but the bank is now requesting approval of this resolution not only by adding Mr. Garcia, but also by removing the following persons from PlainsCapital Bank accounts: Former Board Chairman David M. Penoli, former City of Mission Finance Director Angie Vela; and former City Manager Rosendo Perez.

Upon a motion duly made by Director Perez and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Bank Resolution of PlainsCapital Bank to update authorized persons for the Authority's bank accounts.

9. Discussion and possible action regarding the approval of Resolution Amending Authorized Representatives for the Authority's TexPool Account.

Investment Officer Joe Salazar presented and recommended approval of Resolution Amending Authorized Representatives for the Authority's TexPool Account. Mr. Salazar mentioned that this resolution was also provided by TexPool, and that it supersedes any other TexPool Resolution in place with TexPool. The change in this resolution is to replace former Investment Officer J.P. Terrazas with Mr. Salazar. As Chair of MRA's Finance Committee, Vice Chairman Albert X. Chapa is also listed on the resolution.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved Resolution Amending Authorized Representatives for the Authority's TexPool Account, removing former Investment Officer J.P. Terrazas and adding new Investment Officer Joe Salazar. Mr. Salazar noted that Tecló J. Garcia is also on the resolution as an authorized person that can make inquiries if so needed.

10. Discussion and possible action regarding the approval of Non-Corporate Resolution amending Authorized Representatives with Multi-Bank Securities Inc.

Investment Officer Joe Salazar said this resolution was with the Authority's investment broker, Multi-Bank Securities (MBS). This resolution it to replace former City Manager Rosendo Perez with Int. Exec. Director Tecló J. Garcia and to replace former Investment Officer J.P. Terrazas with Mr. Salazar as the new Investment Officer. This resolution supersedes any resolution in place with MBS. Director Perez inquired about the approval process for investment plans by bondholders and said he thought bondholders needed to approve investment plans. The Authority's legal counsel Sanjay Bapat said bondholders do not need to approve district investment plans or any modifications to resolutions. Investment funds are for the operating accounts and not debt service accounts, which are handled by the Authority's trustee.

Upon a motion duly made by Director Burleson and seconded by Director Perez, the Board unanimously approved the Non-Corporate Resolution Amending Authorized Representatives with Multi-Bank Securities Inc.

Director Dennis Burleson left the meeting at 5:59 PM.

11. Acceptance of Financial Report for April 2024.

Investment Officer Joe Salazar presented and recommended acceptance of the Financial Report for April 2024. Secretary Aissa I. Garza revisited something that was confusing her during the presentation of project status reports related to “amounts due” at the bottom of each report. She thought what was reported were outstanding invoices or balances, but they actually represented remaining budget amounts. She requested that “amount due” is replaced by “remaining budget” to avoid confusion. Mr. Salazar suggested using “remaining balance” to identify those amounts.

There being no corrections or additions, upon a motion duly made by Vice Chairman Chapa and seconded by Director Reyna, the Board unanimously accepted the Financial Report for April 2024.

12. Approval of invoices for May 2024.

Investment Officer Joe Salazar presented and recommended approval of all invoices for the month of May 2024.

Upon a motion duly made by Vice Chairman Chapa and seconded by Director Reyna, the Board unanimously approved all invoices for the month of May 2024.

13. Adjournment

As there was no further business for the board to consider, upon a motion made by Director Reyna and seconded by Vice Chairman Albert X. Chapa, the Board unanimously voted to adjourn the meeting at 6:06 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Redevelopment Authority
Board of Directors Special Meeting
June 17, 2024**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a special meeting open to the public, by teleconference and in person, on June 17, 2024, 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:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Ricardo A. Perez
Dennis Burleson

All the above were present except Chairman Martin Garza and Director Moreno. Participating via Zoom teleconference were Sanjay Bapat and Frances Blake. Participating in person were J.P. Terrazas, Joe Salazar, Mike Perez, Int. Executive Director Teclo J. Garcia, and Judy Vega.

1. Call Meeting to Order at 4:00 PM.

In the absence of Chairman Martin Garza, Vice Chairman Albert X. Chapa opened the meeting with a welcome to all.

2 Citizen's Participation: None.

3. Discussion and possible action regarding the selection of a Property Insurance Policy for the building located at 1301 E. 8th Street, Mission, Texas.

Interim Executive Director Teclo J. Garcia introduced this item by stating that staff had requested property insurance proposals and received five proposals for the building. The Board was provided with a comparison spreadsheet that included three lowest quotes received. Each quote included an estimate for coverage and a brief list of some of the coverages included in their premiums.

Supporting documents from each company were also included for the Board's review. Mr. Garcia mentioned that of the three quotes, HUB International was the most advantageous at \$4,395.00. He explained that although SageSure of Tallahassee, FL's quote of \$4,523.00 was competitive with HUB Internationals', their deductibles and limitations were not comparable. The highest quote received was iCAT Victor Exchange at \$6,847.00 but it had higher deductibles. The other two quotes received, although not mentioned, had significantly higher premiums. Mr. Garcia is recommending that we approve the quote from HUB International for the property insurance of the TIRZ Building, which amounts to \$4,395.00.

Liability insurance for the building is covered by the City of Mission. Mr. Garcia said we are already doing business with HUB International, since they also provide the Authority's Directors & Officers Commercial Insurance. Vice Chairman Albert X. Chapa acknowledged that flood insurance is typically a separate policy and strongly encouraged staff to explore the option of obtaining a quote for flood insurance. Mr. Garcia took note of this and will be looking into obtaining a quote as soon as possible.

Upon a motion duly made by Director Burlison and being seconded by Secretary Aissa I. Garza, the Board approved the Property Insurance Policy quote from HUB International in the amount of \$4,395.00 for the TIRZ building located at 1301 E. 8th Street, Mission, Texas. The quote received approval 4-1, with Director Reyna opposing.

4. Adjournment

As there was no further business for the board to consider, upon a motion made by Director Perez and seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 4:10 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Redevelopment Authority
Board of Directors Meeting
June 25, 2024**

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 25, 2024, 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:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Ricardo A. Perez
Dennis Burleson

All the above were present except Directors Burleson and Reyna. Participating via Zoom teleconference were Sanjay Bapat, Vidal Roman, Cristian Garza, Armando Sandoval, Ezeiza Garcia, and Frances Blake. Participating in person were J.P. Terrazas, Dr. Rolando Ortiz, Crystal Chávez, Mayor Norie Gonzalez Garza, Joe Salazar, Damien D. Tijerina, Romeo Barrera, Mike Perez, Ruben James de Jesús, Interim Executive Director Teclo J. Garcia, and Judy Vega.

1. Call Meeting to Order at 4:06 PM.

Chairman Martin Garza opened the meeting with a welcome to all.

2 Citizen's Participation: None.

3. Approve minutes of May 30, 2024 and special meeting of June 17, 2024 of the Mission Redevelopment Authority.

Tabled: Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously tabled the meeting minutes of May 30, 2024, due to a missing action item. The June 17, 2024 meeting minutes had no issues, but will be presented next month for approval consideration.

At **4:05 PM**, Chairman Martin Garza, announced that the Mission Redevelopment Authority Board would convene in closed session. Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously voted to convene in closed session.

**4. Executive Session Pursuant to V.T.C.A. Gov't Code Sections 551.071 and 551.072
Consultation with Attorney regarding:**

- A. Deliberation and possible action regarding real property.**
- B. Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following: Report from Int. Executive Director as to potential prospect(s).**

The Mission Redevelopment Authority Board of Directors will reconvene in open session to take any actions necessary.

Director Ricardo A. Perez joined the meeting at 4:23 PM.

At **4:46 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would convene in open session. Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously voted to convene in open session.

Item A: Regarding Real Estate: No action.

Item B: Report from Int. Exec. Director as to potential projects: Chairman Martin Garza directed Int. Exec. Director Teclo J. Garcia to prepare an amended budget list for the next meeting. The directive includes adding two projects to the project list: a water plant facility and the expansion of Taylor Road. No action was taken.

5. Acceptance of Project Reports:

Chairman Martin Garza recognized Ruben James de Jesus with Melden & Hunt Inc. (M&H) to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. Mr. de Jesus said this project involves the design to eliminate existing Lift Stations No. 13 and 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 contractor, RDH Site and Concrete has mobilized and is currently working on the force main portion of the project for a couple of weeks before moving on to the gravity portion of the design. This process will be worked on through the month of July. The contractor continues to work on receiving materials for the lift station. The project continues to move forward as planned.

Upon a motion duly made by Director Perez and being seconded by Secretary Aissa I. Garza, the Board unanimously accepted the Tierra Dorada Sanitary Sewer Improvements Project as presented.

Chairman Martin Garza recognized Ruben James de Jesus with M&H to report on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project ties in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves the rerouting of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. Approximately 2 million gallons per day (MGD) of sewer flows will be alleviated from the Inspiration Road trunkline. Mr. De Jesus mentioned that he had a meeting with the Agua SUD manager on sewer pass thru rates. AGUA SUD has a contract with the City of Mission for \$1.45 per 1,000 gallons

sewer for Mission to treat. AGUA SUD charges their constituents \$3.18 per 1,000 gallons, so AGUA SUDs manager wants to take to his Board a proposal of the difference between the two rates for a rate of \$2.73 per 1,000 gallons. Currently, AGUA SUD is trying to determine how much the City of Mission pays them to process sewer. A monthly process of sewer for Mission is of about 8 million gallons (or 300,000 gallons per day). In order to be a one-to-one ratio so that Mission pays the equivalent of what AGUA SUD is paying, a transfer of about 300,000 gallons of sewer a day will need to be done, but this is substantially less than what was hoped for flow alleviation. Their estimate was 1.5 MGD. AGUA SUD did agree to some concessions in the event of an emergency. These rates do not include electrical usage at their lift stations, which is another concern. If an agreement is not reached, then other options will need to be proposed. City Manager Mike Perez mentioned he'd like to attend the next AGUA SUD Board meeting to share with them some ideas he has and to continue negotiations.

Upon a motion duly made by Director Perez and seconded by Director Moreno, the Board unanimously accepted the Inspiration Road Trunklines (Sanitary Sewer Master Plan) as presented.

Chairman Martin Garza recognized Ruben James de Jesus with M&H to report on the **Walsh Road Expansion Project**. Mr. de Jesus said that this project involves the design and survey to expand the road from Perez St. to Frontage Rd., approximately $\frac{3}{4}$ of a mile. The improvements consist of a paved 32-foot back-to-back curb street section with proposed drainage improvements. Mr. de Jesus mentioned that M&H submitted a 60% design plan to the City of Mission for their review. He recapped on an inquiry from the Board last month related to a tower in the area and said that the firm is proposing a 60-foot ROW and has had clearance on the easement and property lines. He mentioned he has had discussions with property owners on the south and north side of the project related to property ROW acquisitions.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously accepted the Walsh Road Expansion Reports as presented.

Chairman Martin Garza recognized Damien D. Tijerina with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. II and III**. On **Phase II**, the design phase of the project, Mr. Tijerina said that the project is 95.3% complete. Regarding a proposed outfall ditch, the firm has submitted it to the United Irrigation District (UID) for review, and the good news is that they will now review the submitted sheets. Mr. Tijerina said he will follow up with UID regarding any comments on the submittal and thanked the City of Mission for getting involved in the review process. On **Phase III**, Mr. Tijerina said ROW acquisition and Environmental Assessment (EA) for this project continues to be in progress. He mentioned that Hidalgo County Irrigation District #1 (HCDD #1) had two changes related to the hydrologic model he submitted regarding covert crossings. L&G will update the hydrologic model and re-submit to HCDD #1 for approval consideration. ROW appraisals on the 47 parcels continues and information letters have been sent to property owners. Appraisals and title commitments have also been ordered on the parcels. Easement work continues. Mr. Tijerina mentioned that his firm is working on studying the easements to make sure there are no conflicts that may impact the project. He reported that there are utility high voltage transmission line easements (two) and various gas line easements (three) along crossways on Inspiration and Military and they all belong to five different owners, The project is 23.1% complete.

Secretary Aissa I. Garza noted a correction on Page 32 related to a balance on the Inspiration Rd./Military Parkway Loop Ph. III Project. The amount on the payment made to L&G (\$458,573.00) should be a negative instead of a positive from the expense amount, so the correct balance should be \$2,009,427.00 and not \$2,926,573.00. The correction was noted by Mr. Salazar.

Subject to the correction, upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Chapa, the Board unanimously accepted the Inspiration Road/Military Parkway Loop Phases II & III reports as presented.

Chairman Martin Garza recognized Dr. Rolando Ortiz with Killam Development to report on **Killam Development's** El Milagro Phase I Project. Dr. Ortiz mentioned that due to inclement weather, the project was pushed back about two weeks. The project is 80% complete and is expected to be completed by July. Dr. Ortiz said that Killam Development is about \$10 million in on reimbursements for this project. He said they are constructing additional detention facilities to the east consisting of several acres of regional detention facilities where stormwater will end right into the Mission inlet. This is a large million-dollar facility that will service stormwater west from Anzalduas all the way to FM 494 where it will detain there as well. He shared some images on the project's progress.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously accepted Killam Development's El Milagro Phase I report as presented.

Chairman Martin Garza recognized Crystal Chavez with The Warren Group (TWG) to report on the **Fire & Police Sub-Station #6**. Ms. Chavez reported that this project is still at 99.97% complete. On June 12, 2024, another punch list walk through was conducted. She reported that the millwork craftsmanship has still not been corrected and said that Gerlach Builders are going to hire another millwork sub-contractor to redo all the millwork door panels and drawers for both departments, along with correcting the imperfections on the current millwork. Gerlach Builders has ordered that all cabinet doors be replaced with new doors on the Fire Departments' side. Fire Chief Adrian Garcia stated that they would like these items to be corrected before they occupied the facility. All the restrooms are still missing the P-trap system. The P-trap is a plumbing component installed next to the toilet flush valve. How does this work, every time the toilet flushes water drains to the floor drain forming a barrier that stops sewer gasses from seeping into the building. Gerlach Builders has ordered three toilet partition panels to replace the damaged existing partitions, but the items have not been delivered. One of the mechanical roof top units in the police department is not functioning properly. During our walkthrough Gerlach called the sub-contractor to take a look at it. On the Fire Department's administration office, a leak appeared on the southeast corner and the contractor will repair it.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously accepted the Fire & Police Sub-Station #6 as presented.

Chairman Martin Garza recognized Mr. Terrazas to report on the **1st Street Extension (Dragonfly 6265 LLC)**. This project is in the vicinity of Glasscock & Shary Road and involves connectivity through 1st Street, which is perpendicular to Hoerner Street. The contractor is Riverside Contractors. Mr. Terrazas mentioned that the plat for the easement will be signed on Thursday,

June 27, 2024. After it is signed, developer Dolly Elizondo plans on paving the rest of the street which will punch through 1st Street to connect on the other side on Hoerner St. A widening of Glasscock is being planned for egress and ingress to the subdivision and as well as a proposed lift station.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously accepted the report for 1st Street Extension (Dragonfly 6265 LLC) as presented.

Chairman Martin Garza recognized Romeo Barrera with Halff Associates to report on the **Hoerner Street Project**. Total engineering costs for this project are \$98,000.00. Mr. Barrera reported that Halff Associates has submitted a 60% plan design, storm modeling and calculations to the City of Mission for their review. The project involves a road extension to connect water and sewer. The engineer's estimated construction cost for this project is \$1.4 million once completed. Mr. Barrera reported that upon reviewing exhibits from 2019, he noticed that a proposed irrigation stub-out crossing on Hoerner Rd. However, development has since occurred at the original location of this proposed irrigation stub-out. Halff is currently coordinating with the United Irrigation District (UID) to assess the necessity of the proposed irrigation stub-out, given that UID will no longer own property within the project area or its general vicinity. He is waiting for a response from UID. Mr. Barrera shared some images to describe stub-out location and the new development and says he doesn't think it is needed anymore, but will need to wait for UID's reply.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board accepted the Hoerner Street Project report as presented.

Chairman Martin Garza recognized Assistant City Manager J.P. Terrazas to present the **Anzalduas Industrial Park Phase I Subdivision Project**. In the absence of P.E. Julio Cerda with South Texas Infrastructure Group LLC, Mr. Terrazas mentioned that Mr. Cerda sent him a report related to this project. In his report, Mr. Cerda mentioned that as of June 19, 2024, the project has made steady progress. The installation of the storm sewer pipes, which have already been delivered to the site, is now in full swing. This marks a crucial step forward in developer's construction efforts. In addition, the regrading of the streets is progressing well, ensuring that the necessary groundwork is being prepared thoroughly for future construction activities. Completion of this project is expected in September 2024. No images on the project's progress were included with this report. Since no site plan or pictures were included, Vice Chairman Albert X. Chapa requested that a site plan or images on the project's progress and location be included or followed up on for this project.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously accepted the Anzalduas Industrial Park Phase I Subdivision project report.

6. Discussion and possible Discussion and possible action related to the approval an Amendment to the Authority's FY 2023-2024 Budget.

Investment Officer Joe Salazar introduced this item by saying that the Budget amendment was related to the General Fund, Capital Fund and Debt Service Funds. He briefly explained each fund and how they will be amended. A question was asked related to an increase in audit expenses in

the amount of \$3,500.00. Mr. Salazar said that the charge was for additional work performed by the Burton McCumber & Longoria CPAs (BML) for audit work. The CPA firm did not provide an itemized invoice for the additional work. Secretary Aissa I. Garza requested that staff send communication to BML requesting a client-preparation list by the beginning of September and in the communication, that we inform them the Board has requested an itemized list of any additional services outside of their engagement letter. Director Ricardo A. Perez requested that a narrative is included with each budget amendment for reference. Secretary Aissa I. Garza requested that a narrative is prepared for this budget amendment, which will be made part of the minutes as a supporting document. The requests were noted by Mr. Salazar.

Upon a motion duly made by Director Perez and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Amendment to the Authority’s FY 2023-2024 Budget. The budget amendment and supporting document is made part of these minutes.

7. Acceptance of Financial Report for May 2024.

Investment Officer Joe Salazar presented and recommended acceptance of the Financial Report for May 2024.

There being no corrections or additions upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously accepted the Financial Report for May 2024.

8. Approval of invoices for June 2024.

Int. Exec. Director Tecló J. Garcia presented and recommended approval of all invoices for the month of June 2024.

Upon a motion duly made by Vice Chairman Albert X. Chapa and seconded by Secretary Aissa I. Garza, the Board unanimously approved all invoices for the month of June 2024.

9. Adjournment

As there was no further business for the board to consider, upon a motion made by Director Perez and seconded by Vice Chairman Chapa, the Board unanimously voted to adjourn the meeting at 5:56 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
June 25, 2024**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on June 25, 2024 at 801 N. Bryan Road, Mission, Texas and at 5:57 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Dennis Burleson
Ricardo A. Perez

All the above were present except Directors Burleson and Reyna. Participating via Zoom teleconference were Sanjay Bapat, Vidal Roman, Cristian Garza, Ezeiza Garcia, and Frances Blake. Participating in person were J.P. Terrazas, Crystal Chávez, Mayor Norie Gonzalez Garza, Joe Salazar, Damien D. Tijerina, Mike Perez, Interim Executive Director Teclo J. Garcia, and Judy Vega.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum.
- B. Approve minutes for the May 30, 2024, and special meeting of the June 17, 2024 of the TIRZ #1.
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the June 25, 2024 meeting.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Moreno, the Board unanimously tabled Item I-B of the consent agenda.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously approved Items I-A and I-C of the consent agenda and ratified all actions taken by the Mission Redevelopment Authority Board of Directors at the June 25, 2024 meeting.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously voted to adjourn the meeting at 6:08 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
May 30, 2024**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on May 30, 2024 at 801 N. Bryan Road, Mission, Texas and at 6:07 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Dennis Burleson
Ricardo A. Perez

All the above were present except Director Burleson. Participating via Zoom teleconference were Sanjay Bapat and Ezeiza Garcia. Participating in person were J.P. Terrazas, Crystal Chávez, Joe Salazar, Damien D. Tijerina, Mike Perez, Andy Garcia, Interim Executive Director Teclo J. Garcia, and Judy Vega.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum.
- B. Approve minutes for the April 23, 2024 of the TIRZ #1.
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the May 30, 2024 meeting.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Authority Board of Directors at the May 30, 2024 meeting.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Director Perez and seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 6:08 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Special Board of Directors Meeting
June 17, 2024**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on June 17, 2024 at 801 N. Bryan Road, Mission, Texas and at 4:11 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Dennis Burleson
Ricardo A. Perez

All the above were present except Chairman Martin Garza and Director Moreno. Participating via Zoom teleconference were Sanjay Bapat and Frances Blake. Participating in person were J.P. Terrazas, Joe Salazar, Mike Perez, Int. Executive Director Teclo J. Garcia, and Judy Vega.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum.
- B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the special meeting of June 17, 2024.

Upon a motion duly made by Director Perez and seconded by Secretary Aissa I. Garza, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Authority Board of Directors at the special meeting of June 17, 2024.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously voted to adjourn the meeting at 4:12 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JUNE 26, 2024 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

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

ABSENT:

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Aaron Farmer, The Retail Coach LLC

STAFF PRESENT:

Teclo J. Garcia, CEO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Stephanie Mendiola, Project Manager
Mike Perez, City Manager
Andy Garcia, Asst. City Manager
Naxiely Lopez-Puente, Director of
Communications & External Affairs
Brianna Casares, Manager of Marketing &
Programs

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 4:03 PM.

2. Invocation: Treasurer Estella Saenz

3. Pledge of Allegiance: Carl Davis

4. Citizen's Participation: None.

5. Approval of Minutes: Regular Meeting of May 29, 2024

There being no corrections or additions, Carl Davis moved for approval of the meeting minutes of May 29, 2024 as presented. Motion was seconded by Vice President Jose G. Vargas and approved 7-0.

6. Deliberation and possible action for the acceptance of adjusted Financial Statements for May 2024.

Financial Officer Joe Salazar presented and recommended acceptance of adjusted Financial Statements for May 2024.

There being no corrections or additions, Vice President Jose G. Vargas moved for acceptance of the adjusted Financial Statement for May 2024. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

7. Deliberation and possible action to approve a First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and 7 Beans LLC dba Scooter's Coffee.

CEO Teclo J. Garcia introduced this item by saying that 7-Beans LLC (Scooter's Coffee) has an Economic Development Performance Agreement in place with Mission EDC (effective May 15, 2023), for a financial incentive of \$100,000, for the opening of two coffee shops. The financial incentive is to be paid over five years. However, in order to receive the incentive, the company needs to obtain two Certificates of Occupancy. The company has opened one coffee shop and is requesting a change in the performance agreement to receive the first installment to cover expenses for their second location. Questions were asked on whether the existing performance agreement had been rescinded, on how many employees they currently have at their first location, whether the hires at his first location had been verified, and on how far in construction was the owner on his second location. Mr. Garcia said he may have brought it to the Board as an update related to their delay to execute the first agreement, but only as an update. He mentioned that the second location has not started construction and said once owner Michael Espinoza opens the second location, verification of all requirements will follow.

Vice President Jose G. Vargas moved for approval of a First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and 7 Beans LLC dba Scooter's Coffee, contingent upon confirmation of a rescinded performance agreement. Motion was seconded by Secretary Deborah L. Cordova and approved 7-0.

8. Deliberation and possible action for the approval of a Professional Services Agreement between Mission Economic Development Corporation and The Retail Coach LLC.

CEO Teclo J. Garcia introduced and welcomed Aaron Farmer, President of The Retail Coach LLC (TRC). Mr. Farmer has been with TRC for 17 years and has worked with clients such as the Cities of Pharr and Edinburg. Mr. Garcia requests that we engage TRC to assist Mission with retail recruitment. MEDC already has an engagement with Buxton, which provides data and demographics; however, in addition to what Buxton offers, TRC provides personal services, has retail contacts, attends retail conferences, and actively recruits companies. Mr. Garcia welcomed Mr. Farmer to introduce himself, his company, and their services. Mr. Farmer gave a presentation about his company's recruitment projects, deliverables, scope of work, pricing, and timelines. Their proposed engagement is for one year starting October 1, 2024, at a cost of \$46,250.

MEDC's legal counsel, Gene Vaughan, suggested that Section 6.13 of the Professional Services Agreement under Article VI, Miscellaneous, Competing Communities, be revised. This section currently states: The Retail Coach LLC agrees not to work with any other economic development corporation or city in Hidalgo County, except the City of Mercedes. Mr. Farmer explained that TRC has a long-term relationship with Mercedes and believes that we should aim to match the status of cities like McAllen, Edinburg, and Pharr. CEO Teclo J. Garcia mentioned that he would like to bring TRC on board on August 1, 2024, to represent MEDC at upcoming retail conferences. He also noted that MEDC's existing agreement with Buxton expires on September 30, 2024, and confirmed that legal advice indicated no conflicts. The Retail Coach LLC's Professional Services Agreement will start in the Fiscal Year 2024-2025.

Secretary Deborah L. Cordova moved for the approval of a Professional Services Agreement between Mission Economic Development Corporation and The Retail Coach LLC., contingent to a revision to Section 6.13 of the Professional Services Agreement under Article VI, Miscellaneous: Competing Communities. This revision to stipulate that The Retail Coach LLC is prohibited from offering recruitment services to any other community in Hidalgo County, except for the City of Mercedes, with which they have a pre-existing relationship. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

Julian Alvarez left the meeting at 5:04 PM.

At 5:11 PM. President Richard Hernandez announced that the Mission Economic Development Corporation Board will convene in closed session.

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

**Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:
Report from CEO as to potential prospect(s).**

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

A. M.E.D.C. Land.

B. Project Centro, including possible action to: (1) accept assignment of contracts for the purchase of two lots and designate persons who are authorized to sign closing documents; and (2) authorize the commencement of an action to acquire adjacent lots through eminent domain.

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

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

At 5:35 PM., President Richard Hernandez announced that the Mission Economic Development Corporation Board was reconvening in open session.

Motions are as follows:

Report from CEO as to potential prospect(s): No action.

Regarding Real Estate Property:

A. M.E.D.C. Land: No action.

B. Project Centro: Vice President Jose G. Vargas moved to approve Resolution No. 2024-04 as discussed in closed session. Motion was seconded by Carl Davis and approved 6-0.

10. CEO Report on Economic Activity.

CEO Tecló J. Garcia provided an update on the recent visit to San Luis Potosí, Mexico (SLP). The delegation included several MEDC employees, along with other representatives from other organizations. The purpose of the trip was to promote the Anzalduas International Bridge as a cargo crossing, highlight Mission as an investment location, and showcase the region as deserving of attention from SLP. SLP is the home of major manufacturing plants, such as BMW, GMC, and Goodyear, among others. The group visited various historical landmarks, including the Palacio Municipal. The trip was productive, and they were warmly received by investors and community leaders. Mayor Norie Gonzalez Garza expressed her satisfaction with the trip and mentioned that SLP officials are eager to visit Mission. A non-binding accord was signed between Mayor Norie Gonzalez Garza and the Mayor of San Luis Potosí to support each other, promote trade, and foster education collaboration. The trip coincided with Mexico's Nearshoring Industry Summit, where MEDC had a booth. Mayor Norie Gonzalez Garza also highlighted the South Texas Alliance to showcase the broader region to officials and expressed her desire to invite the Alliance mayors when they visit. Mr. Garcia concluded by mentioning that there will be follow-ups related to the trip.

11. President Comments.

President Richard Hernandez expressed gratitude to the MEDC Board for their presence and the MEDC staff for organizing the meeting. He reminded the Board about the upcoming 4th of July Holiday and emphasized his appreciation for the country we live in. President Hernandez urged everyone to celebrate the Constitution of the United States, highlighting that no other country offers the same opportunities and freedom we enjoy. He wished everyone a joyful and safe 4th of July Holiday.

12. Adjournment.

Vice President Jose G. Vargas moved to adjourn the meeting. Motion was seconded by Carl Davis and approved 6-0. The meeting was adjourned at 6:15 PM.

Richard Hernandez, President

ATTEST

Deborah L. Cordova, Secretary

CITIZEN'S ADVISORY COMMITTEE
June 25, 2024
Public Hearing/Regular Meeting

Members Present

Lorenzo Garza, Chairman
Roxanne Méndez
Alma Garcia
Monika Rosales-Flores
Emigdio Villanueva, Jr.
Francisco Cadena
Ruben Davila Lozano

Members Absent

Zoreida Lopez- Vice Chair
Marsha Terry

Staff Present

Jo Anne Longoria
Esther G. Rivera
Danny Sanchez

Call Public Hearing to Order to Establish Quorum

Chairman Garza called Public Hearing to order at 5:32 pm. Mr. Danny Sanchez conducted roll call. He stated that seven members were present therefore there was a quorum.

Citizens Participation

Chairman Garza asked if there were any citizens present to discuss any items on the agenda or to express their concerns. At 5:35 p.m. Mr. Victor Fidel Navarro briefly explained his living conditions and expressed a need for support services and housing assistance for homeless individuals. He mentioned that he had been referred and assisted by an agency but continues to need other services. Ms. Roxanne Mendez informed him that the Community Development staff would provide him with numerous resources for assistance. Chairman Garza thanked Mr. Navarro for expressing his concerns and continued with the next item.

Discussion and Recommendation on Substantial Amendment to Five-Year Consolidated Plan and Strategy FY 2023-27

Ms. Jo Anne Longoria presented the Substantial Amendment to the Five-Year Consolidated Plan and Strategy (CPS) 2023-27. She mentioned that due to a change in the strategic direction of the CDBG Program, we would need to follow the amendment process for the CPS. She stated that the City Manager recommended to fund infrastructure which has a priority level of low and goal of 0 beneficiaries and keep rehabilitation of housing stock as high priority but decrease the goal from 30 to 10 households. After a brief discussion, CAC members stressed the importance of the Housing Assistance Program and suggested alternatives to continue with the program. Chairman Garza asked for a motion to approve the Substantial Amendment to the Five-Year Consolidated Plan and Strategy 2023-27. Mr. Emigdio Villanueva, Jr. motioned to approve the Substantial Amendment to the Five-Year Consolidated Plan and Strategy 2023-27 as presented. Ms. Mendez seconded the motion. Motion carried (7-0).

Discussion and Recommendation on Proposed Annual Action Plan FY 2024-25

Ms. Longoria presented the Proposed Annual Action Plan FY 2024-25 by illustrating the recommendations made by the CAC. She explained the extension of two days to the deadline due to federal holidays that fell within the thirty-day comment period. She stated that the item would be presented for approval on July 22, 2024 to City Council. Mr. Villanueva expressed that the

Housing Assistance Program should be funded to allow staff to continue to assist the applicants on the waiting list and the members to advocate for the families. Ms. Longoria recommended that members express their concerns at the City Council meeting on July 22, 2024. Mr. Navarro commented that housing assistance programs should be funded before providing funds for infrastructure projects. Several CAC members discussed reviewing the HAP guidelines. Ms. Longoria responded that the guidelines would need to be discussed if City Council did not provide funding. Chairman Garza mentioned that although he supports the Housing Assistance Program but he also agrees with the City Manager to provide funding for infrastructure projects throughout the city. After a brief discussion, Chairman Garza asked for a motion for no action and requested a workshop with the City Manager to discuss reallocation of funds. Mr. Villanueva motioned for no action and request for a workshop with the City Manager. Ms. Monika Rosales-Flores seconded the motion. Motion carried (7-0).

Close Public Hearing and Open Regular Meeting

Chairman Garza closed the Public Hearing at 6:14 p.m. and opened the Regular Meeting. Chairman Garza presented Mr. Ruben Davila Lozano, new CAC member and asked him to introduce himself. The CAC members and CDBG staff introduced themselves to Mr. Davila.

Citizens Participation

Chairman Garza asked if there were any citizens present to discuss any items on the agenda or to express their concerns. With no one present, and no comments, he continued with the next item.

Discussion and Recommendation to Approve Minutes for Regular Meeting held on May 28, 2024

Mr. Sanchez asked the members if they had reviewed the minutes of the Regular Meeting held on May 28, 2024. He asked if there were any questions or comments. After a brief discussion, Chairman Garza asked for a motion to approve the minutes as presented. Mr. Villanueva motioned to approve the minutes as presented. Ms. Mendez seconded the motion. Motion carried (7-0).

Presentation on Status of Housing Assistance Program (HAP) Phase 23-I

Ms. Esther Rivera presented the construction status of the Housing Assistance Program (HAP) Phase 23-I. She indicated the percentage of completion for each home as follows: 1047 Los Ebanos Road 60% complete; 408 E. Melba Carter Street (Hardship Case) 10% complete; 3731 Garza Street 10% complete; 615 N. Francisco Avenue 10% complete; 222 N. Slabaugh Avenue demolition scheduled for June 27, 2024. She stated that she was working on floor plans and specification for two rehabilitation projects: 1501 Blue Rock Road; 1217 Oblate Avenue and would solicit for bids when plans are completed. Chairman Garza thanked Ms. Rivera for the Presentation on Status of Housing Assistance Program (HAP) Phase 23-I and continued with the next item.

Discussion and Recommendation on Options for Housing Assistance Program

Ms. Longoria presented the Options for Housing Assistance Program and was open for discussion concerning the applicants on the waiting list. She stated that a total of 15 applicants on the waiting list were either underway, eligible for assistance or under review. Chairman Garza recommended no discussion on this item until they meet with the City Manager. Ms. Longoria stated she would check with City Manager for availability. Chairman Garza asked for a motion to table the item

until direction is provided by the City Manager. Mr. Villanueva motioned to table the item. Ms. Garcia seconded the motion. Motion carried (7-0).

Other Business

A. Progress Reports- May

Mr. Sanchez presented the May 2024 Unofficial Progress Reports for CDBG expenditures received to date for the agencies, housing, and administration. He also mentioned the CDBG-CV expenditures for Emergency Assistance Program, Affordable Homes, and Fire Department. After a brief discussion, Chairman Garza asked for a motion to approve the progress reports as presented. Ms. Mendez motioned to approve the Progress Reports as presented. Ms. Garcia seconded the motion. Motion carried (7-0).

B. Chairman's Comments

Chairman Garza expressed a concern regarding the city removing the use of Safe Haven homes due to misuse of the program. He stated that standards were set, but not followed. He mentioned that he will see everyone at the next meeting and to take care.

C. Committee Member's Comments

No comments at this time.

D. Director's Comments

No comments at this time.

Adjourn

Chairman Garza asked for a motion to adjourn the meeting. Ms. Garcia motioned to adjourn the meeting. Mr. Villanueva seconded the motion. Motion carried (7-0). The meeting was adjourned at 6:37pm.

Lorenzo Garza, Chairman

CITIZEN'S ADVISORY COMMITTEE

July 9, 2024

Regular Meeting

Members Present

Lorenzo Garza, Chairman
Zoreida Lopez- Vice Chair
Roxanne Mendez
Marsha Terry
Alma Garcia
Monika Rosales-Flores
Emigdio Villanueva, Jr.
Francisco Cadena
Ruben Davila Lozano

Members Absent

None

Staff Present

Jo Anne Longoria
Esther G. Rivera

Other Staff

Andy Garcia, Assistant City Manager
Michael J. Elizalde, MPA, CPM

Call Regular Meeting to Order to Establish Quorum

Chairman Lorenzo Garza called the Regular Meeting to order at 5:33 pm. Jo Anne Longoria conducted roll call. She stated that nine members were present, therefore there was a quorum.

Citizens Participation

Chairman Garza asked if any citizens were present to discuss any items on the agenda or express their concerns. With no one present and no comments, he continued with the next agenda item.

Discussion on CDBG FY 2024/25 Funding Allocations with City Manager

Chairman Garza presented Andy Garcia, Assistant City Manager and Michael J. Elizalde, Grants Director to discuss the CDBG FY 2024-25 Funding Allocations on behalf of the City Manager. Mr. Garcia thanked the members for having this meeting and informed them of the City's Five-Year Master Plan for Infrastructure. He stated the City's intention is to fund projects that benefit low/mod neighborhoods. Mr. Garcia mentioned researching other cities that receive CDBG funds and found that many allocate funds for infrastructure projects instead of housing programs. Mr. Elizalde stated that grant applications were submitted to various federal, state, and local agencies and were awarded to cover a portion of the project costs. After a brief discussion, members agreed with Mr. Garcia's revisions to the City Manager's recommendation as follows: Housing Assistance Program \$80,000, Recreational Connectivity Trail Project \$200,000, Sanitary Sewer Improvements (Manholes) \$200,000 and Amigos Del Valle, Inc \$24,444. Ms. Longoria advised the members that the funds recommended for public services would be the amounts made by the City Manager with the exception of Amigos Del Valle. Chairman Garza asked if there any questions. Monika Rosales-Flores and Emigdio Villanueva commented to consider additional funding for HOPE Medical Services and Area Agency on Aging. Chairman Garza stated no action was needed as it was a discussion item.

Discussion and Recommendation on the Status of Housing Assistance Program (HAP) Applicant Waiting List

Ms. Longoria provided an update on the Status of Housing Assistance Program Applicant Waiting List. She stated there are five reconstructions underway, floor plans/specifications being finalized for three rehabilitations that will go out for quotes, nine eligible applicants, applicant number 10 is deceased and request to be removed from the list and five applicants that are incomplete. After a brief discussion, Chairman Garza asked for a motion to approve the Housing Assistance Program (HAP) Applicant Waiting List as presented. Ms. Alma Garcia motioned to approve the Housing Assistance Program (HAP) Applicant Waiting List. Ms. Marsha Terry seconded the motion. Motion carried (9-0)

Tabled Item: Discussion and Recommendation on Options for Housing Assistance Program (HAP)

Ms. Longoria stated that this item needed to be removed from the table for discussion. She advised the members that the funding recommendations would be presented at the City Council meeting on July 22, 2024. Chairman Garza recommended that no action be taken on this item until the funding allocations are approved by City Council. Chairman Garza asked for a motion of no action as presented. Ms. Garcia motioned no action until the City Council approves the funding. Vice-Chair Lopez seconded the motion. Motion carried (9-0).

Other Business

A. Chairman's Comments

Chairman Garza mentioned inquired on when the city would spray for mosquitos. He also noted that many children are participating in the Boys & Girls Club summer sports activities. He also mentioned a concern about the condition of the railroad crossing on Expressway 83 and Conway Avenue that slows traffic and may cause accidents.

B. Committee Member's Comments

Ms. Roxanne Mendez mentioned that not only residential but also City properties have tall grass and need to be maintained. Ms. Garcia also mentioned a concern with the condition of the railroad crossing on Stewart and Business 83. Ms. Terry mentioned her son was graduating from the Army Reserves basic training. Ms. Rosales-Flores commented she had concerns with the discussion on CDBG allocations and recommended a workshop prior to submitting their recommendations. Mr. Villanueva inquired who recommended to do away with the Safe Heaven Program. Ms. Longoria informed him it was the City Manager's decision. Mr. Ruben Davila recommend the City consider obtaining funds from developers for infrastructure projects such as developer fees.

C. Director's Comments

No comments.

Adjourn

Chairman Garza asked for a motion to adjourn the meeting. Ms. Garcia motioned to adjourn the meeting. Mr. Villanueva seconded the motion. Motion carried (9-0). The meeting was adjourned at 6:53 p.m.

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
July 11, 2024**

Commission-Present

**Polo Garza-Chairman
Jerry Saenz-Vice-Chair-A
Guillermo Delgadillo-Member**

Staff Present

**Jesse Lerma Jr-CS Director
Randy Cruz-DC
Mike Silva-LT FD
Randy Alvarez-FF/ENG
Robert Hinojosa-Dir Org Dev
Patricia Rigney-City/CS Atty
Casandra Bernal-FF**

Call to Order

Mr. Polo Garza called the meeting to order at 9:00 a.m.

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-May 22, 2024

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as submitted. Mr. Garza seconded the motion. Motion was approved unanimously.

Approval of Mission Fire Department ENG's Promotional Examination Scores and the Creation of a New Eligibility List

Mr. Lerma advised the Commission that we had conducted the promotional exam on June 28, 2024. We had twelve (12) individuals that participated and five (5) passed.

Mr. Lerma submitted the following scores for approval:

See attached

Mr. Lerma advised them that the eligibility list would reflect the following:

1. Randy Alvarez-91 raw score plus 5 points seniority-96
2. Horacio Longoria-84 raw score plus 3 points seniority-87
3. Ricardo Torres-78 raw score plus 5 points seniority-83
4. Roberto Villalon-73 raw score plus 6 points seniority-79
5. Evan Lavoie-70 raw score plus 3 points seniority-73

Mr. Lerma advised the Commission that the top four (4) individuals would be promoted immediately and ENG Lavioe would remain #1 on the list. After a brief discussion, Mr. Delgadillo made a motion to approve the scores and to create an eligibility list for ENG. Mr. Garza seconded the motion. Motion was approved unanimously

Pending Business

Mr. Lerma presented and welcomed our new City/CS Attorney Patricia Rigney

Adjourn

Meeting was adjourned at 9:15 a.m.