

**PARKS AND RECREATION BOARD MEETING**  
**February 13, 2024**

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Diego Gutierrez	Pete Charles
Maggie Guajardo Pena	Rick Contreras
Julissa Martin	
Mark Minton	
Jesus Mendiola	

**Call to Order**

Tony Guerrero called the meeting to order.

**Roll Call**

Roll call was taken and quorum was met.

**Prayer**

Brad Bentsen led us in prayer.

**Approval of Minutes**

The Board Members approved the minutes for the January 9, 2024 Board meeting. Motion to approve was made by Maggie Guajardo Pena and seconded by Chris Voss. The motion to approve minutes passed unanimously.

**CITIZEN PARTICIPATION**

N/A

**UPDATE OF PARKS**

A new water fountain has been installed at Astroland, currently improvements at the park are being made after it had been abandoned and vandalized for some time. Discussion of possibly bringing back the Rocket Playground and also adding restroom facilities.

Parks staff has repaired broken wind screens that were torn down by windy weather at the Bentsen, Oblate, and Birdwell Tennis Courts.

At the Lions Park, Parks staff has removed trees, brush, and weeds to clean the perimeter of Lions park while it is being constructed.

The Parks staff assisted with several events in the past month such as, setting up the flags outside of the State Veterans Cemetery for an unaccompanied Veterans Funeral Service, set up and tear down at the Texas Citrus Fiesta Parade and Fun fair. Assisted the Streets department in cleaning all Conway and intersections for the parade.

Hosted a Warming Shelter at the Parks and Recreation office.

Made some changes in the landscape at the Museum by removing some shrubs and also revamped the landscape at the Texas Citrus Office.

### UPDATE OF RECREATION

The Birdwell Tennis Center hosted Mission High School's Tennis tournament, discussion of the benefits of having a tennis pro shop was brought up by the board.

Voting took place at the Parks and Recreation old gym.

Pickleball numbers have increased. Currently there are 240 registered participants.

Our Annual Texas Citrus Fiesta 5k was a success with 190 registered runners and 150 that participated at the Hike and Bike Trails. Many runners have brought it to parks and recreations attention that in the future they would like the 5K to be ran down Conway, a route that has been done in previous years.

The Men's Basketball League began on the 24<sup>th</sup> with 8 teams signed up. Currently looking for participants for a 35 and over league.

Recreation staff met with the Coach from Mission High School for to discuss hosting their annual fast pitch tournament at Bentsen Palm Park.

Boy Scout Troop used the Parks and Recreation old gym for their Night Stay.

February "Music at the Park" Event was Valentines Theme and had about 300 people attended, planning has already started for March's Music at the Park Event.

## Aquatics Update

Lap swimming continues at the Bannworth Pool with numbers fluctuating between 10-28 swimmers.

Border patrol is currently using facility for training.

There are 60 USA Swim Team members registered through the Parks and Recreation Swim Team. This past weekend there was a swim meet in Brownsville, and the team is preparing for an upcoming SCAGS competition in two weeks.

Sharyland High School continues using Bannworth facility for practice, while and Mission High/Veterans use facility upon request when it is too windy or cold outside.

South Texas College also uses the facility for one of their Kinesiology classes.

Aquatics staff assisted the Facilities Dept with repairs on the fountain at Mission Event Center, and also with duties at the Texas Citrus Fiesta 5K.

## New Business

The construction of restrooms at Oblate Park had been on hold after being taken to council in 2022, the indecision is because Astroland Park may be used for a water detention facility, but a study is still needing to take place to determine if it can hold water, so decision is still undetermined.

A Park Land Development Fund will be funding two restrooms being constructed at Astroland Park and CWV Park. The restrooms will consist of 2 family toilets and a septic tank will be used at Oblate Park for restrooms.

Future plans to build a basketball court at Beto Salinas Park and also at Jaycee Park.

AEP has finally repaired many lights that had been out at various different parks. Jaycee Park and Bannworth Park still have a few lights pending, and new lights have been installed at the Bannworth Park in parking lot crosswalk area.

Parks department has teamed up with Facilities to install lights over the picnic shelters at Bannworth and Jaycee Park.

Discussion of removing the ducks from the Bannworth Park has been a priority now that complaints have been made that they are bringing filth to the playground area, pool, and neighboring properties. Brad Bentsen has been in contact with the Health Department and the Texas Park and Wildlife to get permission to relocate the ducks. The Texas Parks and Wildlife are also doing an irradiation of the coyotes at the Hike and Bike Trails, while doing so they found there is also a Javelina problem.

Farmer Market continues to grow in popularity, did not open this past Sunday due to the Super Bowl. Talk about the Community Garden is still in the works, Mr. Bentsen has 5 possible location for this garden he would like to present to Mayor.

Grant to create the tunnel for the bike trails is still in the works and the plans will be completed this month to be able to go out to bid.

Group of ladies from the Palm Valley Church in Mission have donated their time to do 3 community projects which include adding native plants to the landscape at the library, and also two green houses for the Library and Boys and Girls club.

### Old Business

N/A

### Adjournment

**Mark Minton** made a motion to adjourn the meeting and was seconded by **Jesus Mendiola**. The Board voted unanimously to approve.

**CITIZEN'S ADVISORY COMMITTEE**  
**February 13, 2024**  
**Regular Meeting**

**Members Present**

Lorenzo Garza, Chairman  
Roxanne Mendez  
Marsha Terry  
Emigdio Villanueva  
Monika Rosales-Flores  
Zoreida Lopez, Vice-Chairwoman  
Francisco Cadena  
Alma Garcia

**Members Absent**

Cynthia Pacheco

**Staff Present**

Jo Anne Longoria  
Esther G. Rivera  
Danny X. Sanchez

**Call Regular Meeting to Order**

Chairman Lorenzo Garza called Regular Meeting to order at 5:30 pm. Mr. Danny Sanchez conducted roll call. He stated that (8) 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. With no one present, and no comments, he continued with the next item.

**Discussion and Recommendation to approve Minutes for Regular Meeting held on January 23, 2024**

Mr. Sanchez asked the members if they had reviewed the minutes for the Regular Meeting held on January 23, 2024 and if there were any questions or comments. After a brief discussion, Chairman Garza asked for a motion to approve the minutes as presented. Mr. Emigdio Villanueva motioned to approve the minutes as presented. Ms. Alma Garcia seconded the motion. Motion carried (8-0).

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

Ms. Jo Anne Longoria presented the Memorandum on Status of Housing Assistance Program (HAP) Applicant Waiting List. She stated that the applicant waiting list has been revised to reflect 5 reconstruction homes and 2 rehabilitation homes that are currently being processed. She elaborated that the maximum allowed for a rehabilitation home is \$25,000 and a reconstruction home cannot exceed 5% of staff cost estimate. Ms. Longoria also went on to say that if there are any funds available after bids are awarded, they would include applicant #6 from the list. Ms. Longoria explained that the HAP assists on a first come first serve basis except for hardship cases. After a brief discussion, Chairman Garza asked for a motion to approve the Status of HAP Applicant Waiting List. Ms. Roxanne Mendez motioned to approve the Status of HAP Applicant Waiting List as presented. Ms. Monika Rosales-Flores seconded the motion. Motion carried (8-0).

### **Discussion and Recommendation to Approve Applicants for Housing Assistance Program (HAP) Phase 23-I**

Ms. Esther Rivera presented the Memorandum to Approve Applicants for Housing Assistance Program (HAP) Phase 23-I. She stated that there are 5 reconstruction homes and 2 rehabilitation homes ready for processing. Several members had expressed concerns on the cost for lead based testing for rehabilitation home projects. Ms. Longoria explained that the maximum for a rehabilitation home is \$25,000, and stated that one rehabilitation project might have to be tested for lead which would be covered by the rehabilitation budget as a soft project cost. After a brief discussion, Chairman Garza asked for a motion to Approve Applicants for HAP Phase 23-I and 23-IA as discussed. Mr. Villanueva motioned to Approve applicants for HAP Phase 23-I and 23-IA as revised not to exceed the maximum allowed. Ms. Garcia seconded the motion. Motion carried (8-0).

### **Ethics Training**

Chairman Garza advised the members that the ethics training is required for all committee members. Ms. Longoria stated that the training would last approximately an hour. No action was taken and continued with the next item.

### **Other Business**

#### **A. Chairman's Comments**

Chairman Garza stated he had no comments.

#### **B. Committee Member's Comments**

Members present did not provide any comments. Ms. Garcia introduced herself while Ms. Rosales-Flores and Mr. Villanueva introduced themselves.

#### **C. Director's Comments**

Ms. Longoria stated that the CAPER 22 submission review had excellent remarks from HUD, and would present the approval letter during the next CAC meeting. Ms. Longoria also stated that Paint Mission Beautiful was introduced February 12, 2024 at the City Council meeting. Ms. Longoria mentioned that Paint Mission Beautiful focuses on beautifying the exterior of the home and would include landscaping if needed.

### **Adjourn**

Chairman Garza asked for a motion to adjourn the meeting. Ms. Garcia motioned to adjourn the meeting. Mr. Villanueva seconded. Motion carried (8-0). The meeting was adjourned at 7:01 P.M.

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Lorenzo Garza, Chairman

## **Minutes of the Boys and Girls Club Mission**

### **Board of Director's Regularly Scheduled Meeting, January 09<sup>th</sup>, 2024**

The Board of Directors of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, January 09<sup>th</sup>, 2024, 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

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#### **I. Call to Order**

S. Cruz called the meeting to order at 1:22 p.m.

#### **II. Approval of 501c3 Minutes for December 12<sup>th</sup>, 2023 Meeting**

After a brief review, a motion was made by R. Lopez to approve the minutes for the December 12<sup>th</sup>, 2023 501c3 meeting; the motion was seconded by N. Ortiz; the motion carried forward unanimously.

#### **III. 501C3 Financial Report**

Jose Salazar and Christian Garcia represented the Finance Department for the City of Mission to review with the Board the 501C3 standings. Mr. Salazar and Mr. Garcia reviewed with the Board the expenditures, expenses and reconciliations for the months of September and October. The complete financial packets for the months listed above are attached to this packet. The financial reports were discussed and some questions were generated. After a brief discussion, the Board decided to vote on the entire report at one time. A motion was then made by R. Lopez to approve the financial reports for the months of September and October; the motion was seconded by R. Reyna; the Board voted unanimously to approve the motion. After concluding the regular order of business, Mr. J. Salazar announced to the Board that the annual IRS Form 990 will be due in a few months and he would like to secure the same CPA who has been completing the Form for several years now. After some discussion, a motion was made to allocate \$750.00 to complete the Form 990 by the same accountant by J. Garcia; the motion was seconded by S. Cruz; the motion carried forward unanimously.

#### **IV. Officer Elections**

R. Venecia announced to the Board that the current corps of officers needed to be updated for the current year. He also stated that there was one vacancy: secretary (Previously held by A. Chapa). He also stated to the Board that they could nominate themselves or other Board Members for the various Officer positions. After a brief discussion, The Board elected to leave the Officers positions as they are now. At this time, S. Cruz asked the Board if anyone would like to nominate themselves or someone from the Board for the position of Secretary of the Board. R. Reyna announced that he would like to nominate R. Lopez for the position. After a short discussion, R. Lopez accepted the nomination. S. Cruz entertained a motion to accept all officer positions of the Boys and Girls Club of Mission 501C3 advisory board and to elect R. Lopez as the new Board Secretary. A motion was made by J. Garcia to accept the changes to the Board; the motion was seconded by R. Reyna; the motion carried forward unanimously.

#### **The Boys and Girls Club of Mission 501C3 Advisory Board stand as follows:**

Henry Rodriguez	-	President
Sergio Cruz	-	Vice-President
Rebecca Lopez	-	Secretary
Jennifer Venecia	-	Historian
Rolando Reyna	-	Treasurer
Nanette Ortiz	-	Board Member
Christine Barrera	-	Board Member
Scott Meyers	-	Board Member
Jesus Garcia	-	Board Member
Aimee Ortega	-	Board Member
Peter Geddes	-	Board Member

Continued . . .

**V. Committee Appointments (Safety, Scholarships, Sports, By-laws and Fundraising)**

R. Venecia announced to the Board the appointment of Board members to specific Committees for the upcoming fiscal year. After a brief discussion. The new committees stand as follows:

**Safety Committee:**

Sergio Cruz (C)  
Peter Geddes  
Rolando Reyna  
Scott Meyers

**Scholarship Committee:**

Rebecca Lopez (C)  
Nanette Ortiz  
Jennifer Venecia  
Henry Rodriguez

**Sports Committee:**

Aimee Ortega (C)  
Sergio Cruz  
Scott Meyers  
Jesus Garcia

**By-Laws Committee:**

Peter Geddes (C)  
Henry Rodriguez  
Rebecca Lopez  
Christine Barrera

**Fundraising Committee:**

Christine Barrera (C)  
Aimee Ortega  
Nanette Ortiz  
Jennifer Venecia  
Jesus Garcia

**VI. Run with Heart 5K**

R. Venecia announced to the Board the upcoming 5K Run with Heart scheduled for February 12<sup>th</sup>, 2024. He stated that the event is already planned-out and ready for participants to register. R. Venecia also explained to the Board the purpose of the run was to make heart awareness a priority for the Club and the community. He encouraged the Board to participate and invited the community to participate.

**VII. 2024 Fundraisers**

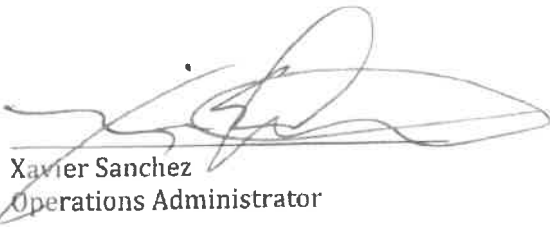
R. Venecia asked the Board if they had any suggestions to conduct fundraisers for the upcoming year. Several suggestions were entertained including re-visiting Dances/Galas, Golf Tournaments and other possible events. More information to be forthcoming . . .

**VIII. Announcements**

None at this time . . .

**IX. Adjournment**

After a brief discussion, S. Cruz entertained a motion to adjourn the meeting. A motion was made by R. Reyna; the motion was seconded by N. Ortiz; the motion passed unanimously. Adjournment time was 1:52 p.m.

  
Xavier Sanchez  
Operations Administrator

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Sergio Cruz  
BGCM Board Secretary





# BOYS AND GIRLS CLUB OF MISSION

Minutes of the Boys and Girls Club Mission  
Youth Advocacy Advisory Board Meeting, January 09<sup>th</sup>, 2024

The Youth Advocacy Advisory Board of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, January 09<sup>th</sup>, 2024 at 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

## Board Members Present:

Nanette Ortiz	Jesus Garcia
Rebecca Lopez	
Rolando Reyna	Jennifer Lee Venecia
Aimee Ortega (N)	Sergio Cruz

## Board Members Absent:

Henry Rodriguez  
Scott Meyer  
Christine Barrera  
Peter Geddes (N)

## BGCM Staff:

Rick Venecia	Sujei Rodriguez
Xavier Sanchez	Edgar Villarreal
	Abraham Gutierrez

## Guests:

Jose Salazar  
Christian Garza  
Andy Garcia, A. C. M.

### I. Call to Order

S. Cruz called the meeting to order at 12:53 p.m.

### II. Approval of Minutes for the December 12<sup>th</sup>, 2023 Meeting

After a brief review, a motion was made by R. Lopez to approve the minutes for the December 12<sup>th</sup>, 2023 meeting; the motion was seconded by Jesus Garcia; the motion carried unanimously.

### III. Citizen Participation

No citizens participated . . .

### IV. Director's Report

R. Venecia stated that the Club is doing very well. The Winter Break was successful and the students had a good break. The Christmas Giveaways were very popular and the students enjoyed themselves immensely. He also reiterated that the Club was here to help the community and not hinder. We are open to all students . . .

### V. Programs Report

A. Gutierrez reported that the Club served approximately seventy students during the Winter Break. Mission C. I. S. D. did provide breakfast and lunch for the students as well. He also stated that registration is currently on-going for the Spring Semester. More information to be forthcoming. (Program Coordinator's Report attached)

Continue . . .

**VI. Athletics Report**

E. Villarreal reported for the Athletic Department. He reviewed with the Board the current Soccer league status and registration procedures for the upcoming Basketball league. He also reported the other activities the Sports Department are actively engaged in at this time. R. Venecia also stated that the Club is considering moving away from the Pony League tournaments. The cost associated with the program is very expensive and the number of Club members is relatively small. More information to be forthcoming . . .

(Athletic Coordinator's Report attached)

**VII. Grants Report**

R. Venecia reported to the Board the current number of grants that the Club has been able to secure. He also added the monetary amounts associated with the grants and which grants have expired. He also stated that the TeXSYN Grant is still active and the Club is receiving funds for participating in this program.

**VIII. Chairperson Comments**

R. Venecia stated that Aimee Ortega and Peter Geddes were the Clubs newest Board Members. They will be replacing April Chapa and Joel Garcia.

**IX. Adjournment**

After a brief discussion, S. Cruz entertained a motion to adjourn this part of the Advisory Board meeting. A motion was made by J. Garcia; the motion was seconded by R. Lopez; the motion passed unanimously. Adjournment time was 1:21 p.m.

**Mission Tax Increment Reinvestment Zone  
Board of Directors Meeting  
January 23, 2024**

**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 January 23, 2024 at 801 N. Bryan Road, Mission, Texas and at 6:38 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. Participating via Zoom teleconference were Sanjay Bapat, Dacia Salinas, Roxanna Salas, Joshua Crabtree and Ezeiza Garcia. Participating in person were Randy Perez, Angie Vela, Raul Garcia, Romeo Barrera, Mayor Norie Gonzalez Garza, J.P. Terrazas, José Luis Silva, Javier Hinojosa, Crystal Chávez, Joe Salazar, Cristian Garza, Damien B. Tijerina, Rubén James de Jesús, Julio Cerda, and Judy Vega.

**I. Consider Consent Agenda**

- A. Call meeting to order and establish quorum.
- B. Swearing in of new Board of Director and reappointed Board of Directors.
- C. Election of Officer: Vice Chairman.
- D. Approve Minutes of November 28, 2023, of the TIRZ #1.
- E. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the January 23, 2024, meeting.

Notary Public Judy Vega swore in the following new Board Directors Ricardo A. Perez and Dennis Burleson; and reappointed Board Directors Albert X. Chapa, Hector Moreno, and Efrain Reyna Jr.

Director Reyna nominated Director Chapa for Vice Chairman. There being no other nominations, Director Chapa was elected Vice Chairman by acclamation.

Upon a motion duly made by Secretary Aissa I. Garza and being seconded by Director Reyna, the Board approved the minutes of November 28, 2023, of the TIRZ #1.

Upon a motion duly made by Secretary Aissa I. Garza and being seconded by Director Reyna, the Board approved the consent agenda and ratified all actions taken by the Mission Redevelopment Authority Board of Directors at the January 23, 2024, meeting.

**II. Adjournment**

As there was no further business for the board to consider, upon a motion duly made by Director Reyna and seconded by Director O'Caña, the Board unanimously voted to adjourn the meeting at 5:58 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  
January 23, 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 January 23, 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 on Zoom teleconference were Sanjay Bapat, Dacia Salinas, Roxanna Salas, Joshua Crabtree and Ezeiza Garcia. Participating in person were Randy Perez, Angie Vela, Raul Garcia, Romeo Barrera, Mayor Norie Gonzalez Garza, J.P. Terrazas, José Luis Silva, Javier Hinojosa, Crystal Chávez, Joe Salazar, Cristian Garza, Damien B. Tijerina, Rubén James de Jesús, Julio Cerda, and Judy Vega.

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

With a quorum present, Chairman Martin Garza opened the meeting with a welcome to all with a special greeting and welcome to Mayor Norie Gonzalez Garza.

**Swearing in of new Board of Director and reappointed Board of Directors.**

Notary Public Judy Vega swore in the following new Board of Directors Ricardo A. Perez and Dennis Burleson; and reappointed Board Directors Albert X. Chapa, Hector Moreno, and Efrain Reyna Jr.

**Election of Officer: Vice Chairman.**

Chairman Garza called for nominations from the floor for the position of Vice Chairman. Director Reyna nominated Director Chapa for Vice Chairman. Chairman Garza called for any other nominations. There being no other nominations, Director Chapa was elected Vice Chairman by acclamation.

**Citizen's Participation.**

Chairman Garza's call for citizens to participate either by Zoom's virtual platform or in-person did not yield any responses.

**Approve minutes of November 28, 2023 meeting of the Mission Redevelopment Authority.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved the November 28, 2023 meeting minutes of the Mission Redevelopment Authority as presented.

**Project Reports:**

Chairman Garza recognized Assistant City Manager JP Terrazas to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project involves the design and construction of a new lift station to eliminate existing Lift Stations No. 13 & 14 within Tierra Dorada Subdivision to reroute sewer discharge into existing sanitary sewer trunkline along Los Ebanos Road. Terrazas reported that a pre-bid meeting was held last week for the two lift stations and the alignment they are planning on doing through the drain ditch. This project will go for bid letting the first week of February 2024. Mr. Terrazas anticipates that this project's cost estimate will be \$2.3 million and mentioned that this estimate was subject to construction material availability. It is expected to be completed within 18 months. This project will benefit the Inspiration Road expansion project and will provide additional capacity as well as divert sewer flow in the area. No further comments were made.

Chairman Garza recognized Mr. Terrazas 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 Lift Station #10, located on Mile 2 & FM 495 (El Valle Subdivision). Mr. Terrazas reported that Melden & Hunt Inc. is coordinating an agreement with AGUA SUD. This project involves the rerouting of sewer lines to an existing lift station to alleviate overflow and rerouting it to AGUA SUD's system. Ruben James de Jesus, P.E. with Melden & Hunt said that the design for this project has been completed. No further comments were made.

Chairman Garza 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 TxDOT has approved the Finding of No Significant Impact (FONSI) and the project is now environmentally cleared. The next step is to begin Phase III which is ROW Acquisition and Compensable Utility management. The City of Mission has submitted a letter to TxDOT requesting a release for them to begin the acquisition process. Once the City receives this release letter from TxDOT, ROW acquisition may begin. No other new developments were reported for Phase I.

On **Phase II**, Mr. Tijerina reported that L&G's surveyor had completed the ROW maps, which were submitted to TxDOT, who in return assigned parcel numbers for acquisition purposes. Mr. Terrazas mentioned that this project was just one project broken into three phases. Phase I involves the schematics and environmental, Phase II is PS&E, and Phase III is acquisition of ROW from Expressway 83 all the way to Conway Avenue. Nothing further was reported.

Int. Exec. Dir. Randy Perez said Dr. Rolando Ortiz was not available to attend this meeting but did email a report related to **Killam Development's El Milagro Phase I Project**, which he will present. On his report, Dr. Ortiz mentions that the project is was 57% complete by December 2023. The firm continues to work on streets, caliche placement, curbs, sewer improvements and gutter construction. The project's target date for completion continues to be the first quarter of 2024. Mr. Perez said that this project has been approved and is budgeted contingent on completion. Assistant City Manager Mr. Terrazas mentioned that this project, of about 170 acres, is between the vicinity of Conway, Bryan Road, and Los Indios; and involves residential as well as commercial development. He mentioned that some railroad crossings will be closed to gain one main connectivity. End of report.

Chairman Garza recognized Crystal Chavez, Project Manager with The Warren Group to report on the **Fire & Police Sub-Station #6**. Ms. Chavez said this project is 99.4% complete. She reported the widening of Schuerbach Road has been completed and that Melden & Hunt Inc. is in the process of scheduling a walkthrough. Chairs at the Fire Dept. kitchen island are in place. The PA panel arrived on Jan. 12, 2024 and the contractor is installing it. She mentioned that three breakers are pending arrival, but that the contractor is working on purchasing them locally to complete the project. Nothing further was reported.

**Walsh Road Expansion Project:** This project will be discussed further down on the agenda.

Chairman Garza recognized Int. Exec. Dir. Randy Perez to report on the **Mayberry Road Extension**. Mr. Perez mentioned that this project was approved; however, the developer has not started it. A development agreement, in the amount of \$96,485.89 has been in place since June 2022, but it has not been executed by the developer. Chairman Garza proposed that we contact the developer to inquire about the status of his development. Following that, we will present a report to determine the course of action to take. Mayor Norie Gonzalez Garza suggested implementing a policy that would require developers to commence their projects within 12 or 18 months. If the developer fails to initiate their project within this timeframe, appropriate action will be taken.

Chairman Garza recognized Mr. Terrazas to report on the **1<sup>st</sup> Street Extension (Dragonfly 6265 LLC)**. Mr. Terrazas said that this project is in the vicinity of Glasscock & Shary Road. This project involves connectivity through 1<sup>st</sup> Street, which is perpendicular to Hoerner Street. The developer is Dolly Elizondo, and the contractor is Riverside Contractors. The project is 80% complete with the infrastructure completed and caliche being placed on the road. This development is expected to be completed by March 2024. Secretary Aissa I. Garza asked if any payments have been made towards this project. Mr. Terrazas said no funds will be paid until the development is complete and a lift station is placed in the south/west quadrant of the subdivision. This subdivision contains approximately 66 multi-family residential lots. End of report.

**Discussion & possible action related to the approval of a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Hoerner Street Project.**

Chairman Garza recognized Mr. Terrazas to present this item. Mr. Terrazas said that this item inter-connected with the 1<sup>st</sup> Street Project, which is about ¼ mile from Hoerner Street. The project involves the extension of Hoerner Street along the west side of Home Depot (approximately 1,100 ft), the connection of water or wastewater lines extension along the project roadway, and storm drain connection to the existing pond at the north end of the project. Half Associates was originally engaged for engineering services in 2019 but the project was paused. At the Board meeting in November 2023, the Board re-engaged Half Associates for engineering services (design & surveying). At today's meeting, Half Associates presented a proposal for their services in the amount of \$98,000. Upon approval by the Board, the Authority's legal counsel, Sanjay Bapat with Allen Boone Humphries & Robinson (ABHR), LLP, will create the reimbursement agreement. Mr. Bapat is stepping in for the Authority's former legal counsel Tim Austin's, who retired in December 2023. More discussion took place related to possible future amendments to the agreement as the project progresses and more information is provided related to construction costs and right of way acquisition estimates.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Chapa, the Board unanimously approved a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Hoerner Street Project in an amount not to exceed \$98,000. The final agreement is subject to review by Int. Exec. Director Perez.

**Discussion & possible action related to the approval of a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Walsh Road Expansion Project.**

This item will be discussed in the Executive Session.

**Discussion & possible related to the approval of a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related Anzalduas Industrial Park Phase I Subdivision Project.**

Int. Exec. Dir. Perez noted a correction on the agenda item and said that this reimbursement agreement was not between the City of Mission and Mission Redevelopment Authority, but rather between the developer, Union Design Developers LP, and the Authority. Mr. Perez said this project was approved by the Board during their meeting of November 28, 2023 in an amount not to exceed \$281,905.14 for water and sewer improvements only.

He introduced the project engineer, P.E. Julio Cerda with South Texas Infrastructure Group Union Design Developers LP to introduce the project to new Board members. Mr. Cerda recapped from the meeting in November 2023, when he first presented it and touched on capital investment and property tax values. The project involves the construction of an industrial park within Anzalduas Highway and Bryan Road, an area within the TIRZ #1 boundary. Mr. Cerda shared an image describing water and sewer extensions from south Military Road all the way to old Military Highway. He expects the buildout to be completed within five (5) years. Mr. Perez recommends approval of a reimbursement agreement between Mission Redevelopment Authority and Union Design Developers LP, with reimbursement to the developer upon 100% completion.

Upon a motion duly made by Director Burleson and seconded by Director Ricardo A. Perez, the Board unanimously approved a reimbursement agreement between Mission Redevelopment Authority and Union Design Developers LP for infrastructure improvements in an amount not to exceed \$281,905.14. The final agreement is subject to review by Int. Exec. Dir. Randy Perez.

**Discussion and possible action related to a Fourth Amendment to Reimbursement Agreement between the City of Mission & Mission Redevelopment Authority related to the Police & Fire Sub Station #6 Project.**

Chairman Garza recognized Accountant Joe Salazar to present this item. Mr. Salazar said that the City of Mission has paid \$7,374,975.21 to date on this project. Total amount in the Third Amendment to Reimbursement Agreement is \$7,231,270.80 of this amount \$143,704.41 remains. The project's total cost is \$7,817,173.60 leaving an estimated shortage of \$585,902.80. The shortage amount is due to engineering costs and testing of materials. Secretary Aissa I. Garza asked a question related to engineering costs and as to why it was not documented before. Mr. Salazar said that the reconciliations were made using the existing reimbursement agreements which included construction costs when the project was first awarded but did not include engineering costs nor testing of materials. Other amendments were due to change orders related to furniture, road improvements, and other equipment.

Upon a motion duly made by Director Ricardo A. Perez and seconded by Director Burleson, the Board unanimously approved a Fourth Amendment to Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Police & Fire Substation #6 in an amount not to exceed \$585,902.80.

**Discussion & possible action related to the approval of a Depository Pledge Agreement between Mission Redevelopment Authority and PlainsCapital Bank.**

For the record: Director Chapa and Director Reyna recused themselves from engaging in any discussion or voting related to this item. The request was made considering Director Chapa represents PlainsCapital Bank, and Director Reyna is a Financial Advisor for Edward Jones.

The Authority's legal counsel, Mr. Bapat, said that this Depository Pledge Agreement was necessary with the financial institution to ensure that the Authority is covered for their deposit of over \$250,000 insured by the FDIC, which means that when a deposit is made, the bank will then collateralize those deposits up to the amounts of the deposits. This is required by the Public Funds Investment Act. Director Burleson asked a question related to how PlainsCapital Bank was the selected bank for the Authority's depository funds. Int. Exec. Dir. Perez mentioned that a solicitation process took place with a total of six area banks submitting proposals. The proposals were evaluated by the Authority's Finance Committee, who in turn made their recommendation to the Board that PlainsCapital Bank was the most advantageous for depository funds. Director Burleson also asked who the depository bank for the City of Mission was. Mr. Perez said it was Texas National Bank.

Upon a motion duly made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board approved a Depository Pledge Agreement between Mission Redevelopment Authority and PlainsCapital Bank, with two abstentions by Director Chapa and Director Reyna.



**Discussion & possible action related to the approval of Signature Resolution for Bank Transactions from PlainsCapital Bank.**

For the record: Director Chapa and Director Reyna recused themselves from engaging in any discussion or voting related to this item. The request was made considering that Director Chapa represents PlainsCapital Bank, and Director Reyna is a Financial Advisor for Edward Jones.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Ricardo A. Perez, the Board approved the Signature Resolution, naming Chairman Martin Garza, Director Burleson, and Int. Dir. Randy Perez as signatories for Bank Transactions from PlainsCapital Bank, with two abstentions by Director Chapa and Director Reyna.

**Approval of Non-Corporate Resolution from Multi-Bank Securities Inc. related to the Authority's investment accounts.**

For the record: Director Reyna recused himself from engaging in any discussion or voting related to this item. The request was made considering that Director Reyna is a Financial Advisor for Edward Jones.

Upon a motion duly made by Secretary Aissa I. Garza and being seconded by Director Ricardo A. Perez, the Board approved a Non-Corporate Resolution from Multi-Bank Securities Inc. related to the Authority's investment accounts, with one abstention by Director Reyna.

**Acceptance of General Fund, Debt Service, and Capital Projects Fund Investment Reports for Quarter Ending September 30, 2023.**

Accountant Joe Salazar noted that this report was for the quarter ending **December 31, 2023** and not September 30, 2023. Correction noted.

Upon a motion duly made by Director Reyna and seconded by Director Ricardo A. Perez, the Board unanimously accepted the General Fund, Debt Service, and Capital Projects Fund Investment Reports for the Quarter ended December 31, 2023, as noted by Mr. Salazar.

**Acceptance of Financial Reports for November & December 2023.**

Upon a motion duly made by Director Reyna and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the Financial Reports for November & December 2023 as presented.

**Approval of invoices for December 2023 & January 2024.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved all invoices for the months of December 2023 & January 2024.

At **6:04** PM, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors were convening in closed session.

Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.72, Deliberation regarding real property:

- A. 1301 E. 8<sup>th</sup> Street, Mission, Texas 78572
- B. Walsh Road (Item 8 of this agenda related to a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Walsh Road Expansion Project)

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

At **6:35** PM, Chairman Martin Garza announced that the Mission Redevelopment Authority Board was convening in open session.

Motions:

- A. Upon a motion duly made by Director Burlison and seconded by Director Chapa, the Board unanimously approved a Sales & Purchase Agreement related to 1301 E. 8<sup>th</sup> Street, Mission, Texas
- B. Upon a motion duly made by Director Chapa and seconded by Director Ricardo A. Perez, the Board unanimously approved a reimbursement agreement between the City of Mission and Mission Redevelopment Authority related the Walsh Road Project in an amount not to exceed \$1,764,369.25.

**Adjournment**

As there was no further business for the board to consider, upon a motion made by Director Reyna and being seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 6:37 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name:  Martin Garza

Printed Name:  Aissa I. Garza

Title:  Chairman

Title:  Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTICE OF SPECIAL MEETING & PUBLIC HEARING**  
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**JANUARY 24, 2024            4:00 PM**  
**CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Richard Hernandez, President  
Deborah L. Cordova, Secretary  
Estella Saenz, Treasurer  
Julian Alvarez  
Mayor Norie Gonzalez Garza

**ABSENT:**

Jose G. Vargas, Vice President  
Carl Davis

**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:**

Teclo 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  
Cristian Garza, Accountant  
Joe Salazar, Accountant

**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 4:02 PM. President Hernandez recognized and welcomed Mr. S. David Deanda Jr., former MEDC Board President; and newly elected Councilwoman Marissa Gerlach. Councilwoman Gerlach is alternate to the Mayor position on the MEDC Board.

**2. Invocation:** The invocation was led by President Richard Hernandez.

**3. Pledge of Allegiance:** The Pledge of Allegiance was led by Treasurer Estella Saenz.

**4. Swearing in of appointed Board Director.**

Notary Public Judy Vega swore in newly appointed Board Director Julian Alvarez. Mr. Alvarez said that he was thankful for serving on this Board. A former Texas Workforce Commissioner appointed by Gov. Greg Abbott from 2016-2019, Mr. Alvarez is Executive Vice President-Director of Community Relations at Lone Star National Bank.

**5. Citizens Participation.**

President Hernandez's call for citizens participation yielded no responses.

**6. Approval of Minutes: Meeting of November 29, 2023**

Mayor Norie Gonzalez Garza moved for approval of the meeting minutes of November 29, 2023 as presented. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**7. Acceptance of Unadjusted Financial Statements:**

**A. Unadjusted Financial Statement for November 2023**

**B. Unadjusted Financial Statement for December 2023**

Financial Officer Stephanie Palacios presented and recommended acceptance of the unadjusted financial statements for the month of November 2023.

Secretary Deborah L. Cordova moved for acceptance of the unadjusted Financial Statement for December 2023. Motion was seconded by Julian Alvarez and approved 5-0.

Financial Officer Stephanie Palacios presented and recommended acceptance of the unadjusted Financial Statement for December 2023.

Treasurer Estella Saenz moved to accept the unadjusted Financial Statement for the month of December 2023. Motion was seconded by Julian Alvarez and approved 5-0.

**8. Deliberation and possible action for approval of Resolution No. 2024-01, A resolution regarding request of Vinton Steel LLC for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding the bonds; and authorizing other action related thereto.**

Joining via Zoom online platform, Lee McCormick, President of Community Development Associates, introduced this project by saying that this was an inducement resolution for Vinton Steel, LLC. Vinton Steel LLC manufactures and sells specialty steel products for construction use. The company's products include deformed steel bar, structural steel bar, flat steel bar, and angle bar. The company owns a mini mill located in El Paso County that produces steel with EAF technology and uses ferrous scrap as a primary raw material. Operations include scrap processing facilities, a steel mill, rolling mill, and a grinding ball mill. The new facility will be equipped with state-of-the-art manufacturing technology producing a higher quality, lower cost product with 91% less CO<sub>2</sub>e/MT using high efficiency electric arc furnaces, fume capture and heat recovery, and other high-performance processes and emissions reduction technologies. Vinton Steel will increase its recycling capacity intake on a wide range of steel scrap from the region and will create the affordable, domestic deeply decarbonized steel. The new plant will be located adjacent to the current facility within Vinton Steel's premises. Environmental permits are ongoing, and selection of equipment supplier and contractor are in process. Approval of this resolution does not impose any obligation on MEDC, or the City of Mission and the borrower is responsible for repayment of the bond. There is potential "reputational risk" if the borrower defaults since the MEDC

name is included on the bonds. The Company anticipates issuing \$100 million of tax-exempt bonds in both 2025 and 2026 to reimburse construction costs. Assuming tax-exempt bond allocation is received, each year at closing, MEDC is expected to receive approximately \$160,000 for serving as issuer of the bonds and an annual fee of \$25,000 until maturity. (For each \$100M transaction.) The MEDC Chief Executive Officer recommends that the MEDC Board of Directors adopt a resolution in the amount not to exceed \$300 million of tax-exempt private activity bonds to finance the proposed Project.

Mayor Norie Gonzalez Garza moved for approval of Resolution No. 2024-01. Motion was seconded by Secretary Deborah Cordova and approved 5-0.

Resolution No. 2024-01

Resolution regarding request of Vinton Steel LLC for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding the bonds; and authorizing other action related thereto.

After the conclusion of the last agenda item, CEO Tecló J. Garcia made an announcement regarding the presence of PNC Bank representatives. Mr. Garcia said that MEDC was very thankful to PNC Bank for their support during past years for funding MEDC's programs. PNC Bank, formerly BBVA Compass Bank, had funded programs in the past and now as PNC Bank, they asked to participate in the Ruby Red Ventures re-launch program so they will be funding that as well. Representatives from PNC Bank were present at this meeting. Board Treasurer Estella Saenz, who represents PNC Bank, said she was excited that PNC Bank was contributing to the community through MEDC's programs.

Following Mr. Garcia's announcement, President Richard Hernandez called for a meeting recess at 4:34 PM for a Board photograph with PNC Bank representatives.

At 4:45 PM, President Richard Hernandez called the meeting to order with quorum present.

**9. Deliberation and possible action for the acceptance of Quarterly Report of Investments for the Quarter ending September 30, 2023 and Interest Earned for Twelve Months Ending September 30, 2023.**

Finance Director Angie Vela presented and recommended acceptance of the Quarterly Report of Investments for the Quarter ending September 30, 2023 and Interest Earned for Twelve Months Ending September 30, 2023.

Mayor Norie Gonzalez Garza moved for acceptance of the Quarterly Report of Investments for the Quarter ending September 30, 2023 and Interest Earned for Twelve Months Ending September 30, 2023. Motion was seconded by Secretary Deborah L. Cordova and approved 5-0.

CEO Tecló J. Garcia mentioned that he will be coordinating an investment strategy, which he is discussing with Treasurer Estella Saenz on some options.

**10. Public Hearing: Project consideration for FY 2023-2024 related to an economic incentive for a food processing facility located at 106 International Blvd., Suite 1-B, Mission, in an amount not to exceed a total of \$62,500 to be paid over a period of two (2) years.**

**CANCELLED:** The public hearing was cancelled subject to an error on the project's economic incentive amount. MEDC's legal counsel Gene Vaughan said the correct economic incentive amount, as discussed in executive session when first presented to the Board, should be an amount not to exceed \$125,000 to be paid over a period of two years. Another notice will be published, and a public hearing will be scheduled in February. Once a performance agreement is approved, the date for disbursement of funds will not be affected since the notice of intention to undertake the project was published in early December 2023.

**11. Deliberation and possible action to approve Invoice #15 from the City of Mission in the amount of \$535,336.10 related to an EDA grant.**

Assistant Finance Director Ezeiza Garcia presented and recommended approval of Invoice #15 from the City of Mission in the amount of \$535,336.10. This invoice is related to a \$3 million grant being used for drainage improvements related to property being developed by Killam Development. Ms. E. Garcia briefly explained that total paid to date is \$5,192,489.92. Total reimbursed was \$4,657,153.892, leaving a balance of \$535,336.10. She is requesting approval of the invoice.

CEO Tecló Garcia briefly introduced this project to new Board member Julian Alvarez and Councilwoman Marissa Gerlach. The project, a 175-acre light industrial and residential project, is being developed by Killam Development and is located north west of the Anzalduas Bridge.

Mayor Norie Gonzalez Garza moved for the approval of Invoice #15 from the City of Mission in the amount of \$535,336.10. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**12. Deliberation and possible action to form a Downtown Assistance Program Committee and to designate its members, or authorize the President to do so.**

Mayor Norie Gonzalez Garza mentioned that the City of Mission has had a Downtown Revitalization Committee for many years. Since that committee was funded by Mission EDC, she is proposing that it is now managed by Mission EDC. Mission EDC previously managed a Downtown Façade Improvements Program which was exclusive to façade improvements of downtown buildings only, but she is proposing that this new program is extended to other areas and businesses, with other building improvement needs.

Mayor Norie Gonzalez Garza moved to authorize President Richard Hernandez to form a Downtown Assistance Program Committee and to designate its members, or authorize him to do so. Motion was seconded by Julian Alvarez and approved 5-0.

President Richard Hernandez appointed Carl Davis, Treasurer Estella Saenz, and Secretary Deborah L. Cordova as Chair, to the new Downtown Assistance Program Committee. Other members of the public at large may be invited to participate on the committee.

At 4:57 PM, President Richard Hernandez announced that the Mission Economic Development Corporation Board of Directors would be convening in closed session.

**13. 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:**

**Project Titan**

**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 5:24 PM, President Richard Hernandez announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session.

**Project Titan:** Mayor Norie Gonzalez Garza moved to approve an economic incentive in the amount of \$200,000 for equipment to be paid in two annual installments; and an incentive for jobs in an amount not to exceed \$201,600 to be paid in four annual installments.

**M.E.D.C. Land:** No action was taken.

**14. CEO Report on Economic Activity.**

CEO Tecló J. Garcia welcomed Naxiely Lopez-Puente, MEDC's Director of Communications & External Affairs, to present a report on MEDC's social media activity. Mr. Garcia said that although we are not on all online platforms, we do focus on platforms that have the most audience. Ms. Lopez-Puente began her presentation by saying that MEDC is on LinkedIn and Facebook. Facebook provides tracking records for three years prior, 2021-2023. On Facebook we connect with the community; on LinkedIn we connect with businesses and networking. Significant traffic was reported on Facebook. In 2022, we had 48,900 interactions; but in 2023 we had almost 500,000 interactions, an increase of 917% year over year. In 2022,

MEDC had 293 followers but in 2023 we added 1,254, an increase of 30% year over year. On LinkedIn, almost 70% of followers are senior followers, while 20% are entries and 10% others. Senior followers are decision makers, community leaders, directors, CFOs & CEOs, the audience we want to reach. Ms. Lopez-Puente concluded her presentation by saying that social media platform growth is a key aspect of the MEDC's messaging strategy to meet goals and raise brand awareness among key audiences. 2023's growth was strategic and exponential. Nearly half a million unique visitors witnessed MEDC's efforts and accomplishments, which elevated our overall standing in the business community.

Belen Guerrero, Director of Business Development & Retention announced that a Ruby Red Ventures Awards Ceremony will be held tomorrow, January 25, 2024, at 10:30 AM at the CEED building and invited the Board of Directors to participate. Fifteen business-owners will be awarded grants for different types of businesses in various amounts.

**15. President Comments.**

President Richard Hernandez thanked the Board of Directors for their time and for accepting to serve on this Board. City Manager Randy Perez reported that MEDC had a 60% increase in sales tax revenues and on December 8, 2023, January 6 and January 12, 2024, transfers had been made to MEDC's bank account. He reported that all expenditures were made, and all commitments were met.

**16. Adjournment**

Treasurer Estella Saenz moved to adjourn the meeting. Motion was seconded by Secretary Deborah L. Cordova and approved 5-0. The meeting was adjourned at 5:47 PM.

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Richard Hernandez, President

ATTEST:

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Deborah L. Cordova, Secretary



**NOTICE OF SPECIAL MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
FEBRUARY 7, 2024      5:00 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Richard Hernandez, President  
Jose G. Vargas, Vice President  
Estella Saenz, Treasurer  
Carl Davis  
Mayor Norie Gonzalez Garza

**ABSENT:**

Deborah Cordova, Secretary  
Julian Alvarez

**ALSO PRESENT:**

Eugene Vaughan, JGKL LLP  
Steve Taylor, RGV Guardian  
Angela Navarrete, Keller Williams  
Gilberto Rocha, Clear Ice LLC  
Mario Hernandez, Clear Ice LLC  
Paul Treviño

**STAFF PRESENT:**

Tecló J. Garcia, Chief Executive Officer  
Judy Vega, Executive Assistant  
Naxiely Lopez, Director of Communications &  
External Relations  
Belen Guerrero, Director of Business Development  
& Retention  
Randy Perez, City Manager

**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 5:29 PM.

**2. Invocation:** The invocation was previously done at a prior meeting.

**3. Pledge of Allegiance:** The Pledge of Allegiance was done at a prior meeting.

**4. Citizens Participation:** President Richard Hernandez's call for citizens participation did not yield any responses.

At 5:31 PM. President Richard Hernandez announced that the Mission Economic Development Corporation Board of Directors would be convening in closed session.

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

**Deliberation and possible action regarding commercial or financial information received 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 prospect(s).**

**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:**

**Lot 6, M.E.D.C. Subdivision, Mission, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2019-3040396, Map Records, Hidalgo County, Texas.**

**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 Corporation 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 Corporation Board of Directors will reconvene in open session to take any actions necessary.**

At 5:46 PM. President Richard Hernandez announced that the Mission Economic Development Corporation Board of Directors would convene in open session.

Mayor Norie Gonzalez Garza moved to authorize CEO Tecló J. Garcia, to sell the west 1.5 acres of Lot 6, M.E.D.C. Subdivision, Mission, Hidalgo County, Texas, as per map or plat thereof recorded under Document No. 2019-3040396, Map Records, Hidalgo County, Texas, to Mayan Capital Marketing LLC, in the amount of \$849,420.00, and to further authorize the CEO to execute whatever documents and pay whatever costs deemed necessary and reasonable by the CEO in order to consummate this transaction. Motion was seconded by Vice President Jose G. Vargas and approved 5-0.

## **6. Adjournment**

Treasurer Estella Saenz moved to adjourn the meeting. Motion was seconded by Vice President Jose G. Vargas and approved 5-0. The meeting was adjourned at 5:45 PM.

\_\_\_\_\_  
Richard Hernandez, President

ATTEST

\_\_\_\_\_  
Deborah L. Cordova, Secretary

# Minutes

## TRAFFIC SAFETY COMMITTEE

Wednesday, July 5, 2023 12:00 Noon

Mission Police Department – Conference Room

1200 E. 8<sup>th</sup> Street

Mission, Texas 78572

### MEMBERS PRESENT

Gilbert Salinas  
Apolinar Solis  
Humberto Garza  
Luis Moreno  
Rodolfo Trevino  
Luis Dovalina.  
Apolinar Solis

### MEMBERS ABSENT

German Reyna  
Francisco Rivera  
Luis Enrique Lopez

### OTHERS PRESENT

Chief Cesar Torres  
Assistant Chief Ted Rodriguez  
Abel Bocanegra City Engineer  
Deputy City Mgr. J.P. Terrazas

#### **I. Call To Order**

With a quorum being present, Chief Cesar Torres called the Regular Meeting to order at 12:17 p.m.

#### **II. Invocation**

Assistant Chief Ted Rodriguez led the Invocation

#### **III. Pledge of Allegiance**

Chief Torres led the pledge of allegiance.

#### **IV. Citizens' Participation**

None

#### **V. New Business**

Deputy City Manager Mr. JP Terrazas update on the expansion of Taylor Road from Frontage to Business 83. He stated that all the drains and power polls have been replaced. The project is a local government initiative which is 98% refunded by MPO. The projected day of completion is January 2024. He also stated that Phase II will begin once Phase 1 is completed and it will cover Taylor Road from Business 83 to 2 Mile Line. The project will also include two north bound and two south bound lanes with a tuning lane. Additionally, there will be sidewalks on both sides of the road.

#### **A. Discussion and possible action on the implementation of a stop sign intersection of Stonegate Drive & Sierra Court.**

Chief Torres begins to discuss that the city is responsible for the care of Stonegate Drive and Sierra Court. He stated how much traffic transits on that particular road and is recommending approval for the stop sign on the intersection of

Stonegate Drive and Sierra Court. Mr. Rodolfo Trevino started by saying that he is in favor due to the school children's safety. Without further discussion the request was approved.

*Action:* Mr. Humberto Garza motions for approval for the stop sign; Mr. Luis Moreno seconds this motion. Motion was approved unanimously, 7-0.

**VI. Old Business**

**VII. Approval of Minutes**

**VIII. Traffic Report**

**IX. Adjournment**

At 12: 34 p.m., Mr. Luis Moreno moved for adjournment, Mr. Apolinar Solis seconded the motion and it was approved unanimously 7-0.

Witnessed by my hand on this 16th day of February 2024.

  
Ted Rodriguez, Assistant Chief of Police