

**MINUTES FOR THE  
MISSION CIVIL SERVICE COMMISSION  
November 6, 2023**

**Commission-Present**

**Jerry Saenz-Chairman  
Polo Garza-Vice-Chair  
Michael Davis-Member**

**Staff Present**

**Jesse Lerma Jr-CS Director  
Noemi Munguia-HR Director  
Victor Flores-City Attorney  
David Flores-ACM  
Cesar Torres-Chief of Police  
Randy Cruz-Deputy Chief Fire**

**Call to Order**

Mr. Jerry Saenz called the meeting to order at 9:00 a.m.

**Pledge of Allegiance**

Mr. Garza led the pledge of Allegiance

**Approval of Minutes-October 11, 2023**

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

**Approval to Create a New Eligibility List for the Mission Fire Department**

Mr. Lerma advised the Commission that they had exhausted the existing eligibility list and that they still had one opening. At this time, they are requesting a new list to proceed with the hiring process. Mr. Lerma presented the following schedule for approval:

1. Post Notice on website-November 6, 2023
2. Advertise in the Monitor-November 11, 2023
3. Deadline to submit applications-January 11, 2024
4. Date of Examination-January 18, 2024

After a brief discussion, Mr. Davis made a motion to approve the schedule and to start the process in creating a new eligibility list. Mr. Garza seconded the motion. Motion was approved unanimously.

**Approval of Mission Police Department Entry Level Scores and the Creation of a New Eligibility List**

Mr. Lerma advised the Commission that they held an entry level examination test on November 3, 2023. We had 23 individuals that signed up and 21 actually showed up. We had 21 individuals that passed and would continue on with the hiring process. Chief Torres also advised the Commission that they had just received notice that they had received a COPS grant that would allow them to hire eight (8) additional officers. After a brief discussion, Mr. Garza made a motion to approve the scores as presented and to create a new eligibility list. Mr. Davis seconded the motion. Motion was approved unanimously.

**Pending Business**

Mr. Lerma reminded all present of the upcoming training being held in Georgetown on November 8-9, 2023.

**Adjourn**

Meeting was adjourned at 9:15 am



# BOYS AND GIRLS CLUB OF MISSION

Minutes of the Boys and Girls Club Mission  
Youth Advocacy Advisory Board Meeting, October 10<sup>th</sup>, 2023

The Youth Advocacy Advisory Board of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, October 10<sup>th</sup>, 2023 at 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

## Board Members Present:

April Chapa (Z)	Jesus Garcia	Rolando Reyna
Rebecca Lopez	Scott Meyer	
Henry Rodriguez	Jennifer Lee Venecia (Z)	
Nanette Ortiz (Z)	Sergio Cruz	

## BGCM Staff:

Rick Venecia	Sujei Rodriguez
Xavier Sanchez	Abraham Gutierrez

## Board Members Absent:

Joel Garcia  
Christine Barrera

## Guests:

Jose Salazar  
Christian Garza  
David Flores, A. C. M.

### I. Call to Order

H. Rodriguez called the meeting to order at 12:38 p.m.

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

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

### III. Citizen Participation

No citizens participated ...

### IV. Director's Report

R. Venecia reported that the After-School programs are well under way. He also noted that the Mission CISD Transportation Department has begun bussing students from their respective schools to our units. Furthermore, he also added how the Club will be able to help parents with transportation costs for next semester. More information to be forthcoming ...

### V. Programs Report

R. Venecia reported for Nannette Galvan that the After-School Programs are going very well. He also reviewed the number of students in each unit and a brief overview of what the students are doing when they arrive at their respective units. He also announced that the Club would also be participating in a "Trunk or Treat" Event at the Mission Event Center. The event is scheduled to take place October 26<sup>th</sup>, 2023 at 6:00 p. m.

(Program Coordinator's Report attached)

Continue . . .

**VI. Athletics Report**

S. Rodriguez announced to the Board that Flag Football and Volleyball leagues are progressing very smoothly. She further informed the Board that Soccer Registration will begin in approximately two weeks with league play to begin shortly after that. She also mentioned that Basketball Registration will begin right after Soccer has finished.

(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.

**VIII. Chairperson Comments**

No comments at this time . . .

**IX. Adjournment**

After a brief discussion, H. Rodriguez entertained a motion to adjourn this part of the Advisory Board meeting. A motion was made by R. Lopez; the motion was seconded by S. Meyer; the motion passed unanimously. Adjournment time was 12:55 p.m.

## **Minutes of the Boys and Girls Club Mission Board of Director's Regularly Scheduled Meeting, October 10<sup>th</sup>, 2023**

The Board of Directors of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, October 10<sup>th</sup>, 2023, 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

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- I. Call to Order**  
H. Rodriguez called the meeting to order at 12:55 p.m.
  
- II. Approval of 501c3 Minutes for June 13, 2023 Meeting**  
After a brief review, a motion was made by S. Cruz to approve the minutes for the September 12, 2023 501c3 meeting; the motion was seconded by R. Lopez; the motion carried unanimously.
  
- III. 501C3 Financial Report**  
Jose Salazar and Christian Garcia represented the Financial Department for the City of Mission to review with the Board the 501C3 standings. Mr. Salazar reviewed with the Board the expenditures, expenses and reconciliations for the month of April. The complete financial packets for the month of April are attached to this packet. The financial review for April was discussed and after a brief review, a motion was made by S. Cruz to approve the financial report for the month of April; the motion was seconded by S. Meyer; the Board voted unanimously to approve the motion.
  
- IV. Veteran's Day Golf Tournament**  
R. Venecia reviewed with the Board the current plans in place for the BGCM Golf Fundraiser. This fundraiser will be for the Veterans' Day Parade. The Club will be purchasing a Fireworks Display and all proceeds left over will go for Club activities. Some discussion was generated concerning the cost to the teams and the events planned-out for the day.
  
- V. Christmas 5K**  
R. Venecia announced to the Board the plans to generate a new 5K Walk/Run fundraiser for the Club. The money generated would be for a Christmas Party for our Club Members. The Tentative Date is scheduled for December 15<sup>th</sup>, 2023. More information to be forthcoming ...
  
- VI. Congressional Community Project**  
R. Venecia announced to the Board the grant that was awarded to the Clubs of the Rio Grande Valley from the Boys and Girls Club of America. The Award will include furniture, technology and cleaning equipment for the Club. The Items will be distributed over a specific length of time ...  
(Specific list of items attached)

Continued . . .

**VII. Building Restoration**

R. Venecia informed the Board that the City cannot make structural changes to the current building. Since the building is still considered to be owned by the Mission School District, no changes can be made to the building itself. The only renovations that are allowed are painting and window replacements, as needed. More information to be forthcoming.

**VIII. Announcements**

R. Venecia announced to the Board that one of our staff members will be attending a conference at NASA in Houston. The Boys and Girls Clubs of America will reimburse the Club for the amount we spend for transportation and lodging. However, we must make the up-front costs at this time. Mr. Venecia asked to Board for \$500.00 to purchase airfare and hotel expenses. After a brief discussion, a motion was made by R. Lopez to allocate \$500.00 for the conference; the motion was seconded by S. Cruz; the motion passed unanimously. No further announcements at this time . . .

**IX. Adjournment**

After a brief discussion, H. Rodriguez entertained a motion to adjourn the meeting. A motion was made by N. Ortiz; the motion was seconded by R. Lopez; the motion passed unanimously. Adjournment time was 1:25 p.m.

  
Xavier Sanchez  
Operations Administrator

\_\_\_\_\_  
Sergio Cruz  
BGCM Board Secretary

**Mission Tax Increment Reinvestment Zone  
Board of Directors Meeting  
October 24, 2023**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission TIRZ #1, held a regular meeting open to the public, by teleconference and in person, on October 24, 2023 at 801 N. Bryan Road, Mission, Texas and at 7:21 PM, the roll was called of the duly appointed members of the Board, to-wit:

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

All the above were present. Participating via Zoom teleconference were Tim Austin and Colby Eckols. Participating in person were Angie Vela, Randy Pérez, Mayor Norie Gonzalez Garza, J.P. Terrazas, Dr. Rolando Ortiz, Crystal Chávez, Joe Salazar, Cristian Garza, Damien B. Tijerina, Rubén James de Jesús, Rene Alcalá, Tano Carranza, Dolly Elizondo, and Judy Vega.

**I. Consider Consent Agenda**

- A. Call meeting to order and establish quorum
- B. Approve Minutes of the September 26, 2023 meeting of the TIRZ#1
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the October 24, 2023 meeting

Upon a motion duly made by Secretary Aissa I. Garza seconded by Director O'Caña the Board unanimously approved the minutes of September 26, 2023 meeting of the TIRZ#1

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved the consent agenda.

**II. Adjournment**

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Chapa, the Board unanimously voted to adjourn the meeting at 7:22 PM.

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

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

Printed Name: David Penoli

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

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

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

**Mission Redevelopment Authority  
Board of Directors Meeting  
October 24, 2023**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, by teleconference and in person, on October 24, 2023, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

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

All the above were present. Participating via Zoom teleconference were Tim Austin and Colby Eckols. Participating in person were Angie Vela, Randy Pérez, Mayor Norie Gonzalez Garza, J.P. Terrazas, Dr. Rolando Ortiz, Crystal Chávez, Joe Salazar, Cristian Garza, Damien B. Tijerina, Rubén James de Jesús, Rene Alcalá, Tano Carranza, Dolly Elizondo, and Judy Vega.

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

With a quorum present, Chairman Penoli opened the meeting with a welcome to all. He recognized and congratulated Mayor Norie Gonzalez Garza for a successful event presented by the City of Mission, the recent State of the City Address held on October 18, 2023 at the Mission Event Center.

**Approve minutes of the September 26, 2023 meeting of the Mission Redevelopment Authority**

Chairman Penoli noted a correction on the first page of the minutes related to Mr. Colby Eckols' update, a reported amount of \$27,018.66 should be \$2,718.66. Subject to the correction, upon a motion duly made by Director O'Caña and seconded by Secretary Aissa I. Garza, the Board unanimously approved the September 26, 2023 meeting minutes of the Mission Redevelopment Authority.

Board Secretary Aissa I. Garza asked a question regarding the Police & Fire Sub Station #6s' cost estimate of \$6,612,779.00 and The Warren Groups' fees, what are their fees? Project Manager Crystal Chavez clarified that the information was not available to be shared, as she did not have access to it at that time. Secretary Aissa I. Garza then requested that the project cost amount of \$6,612,779.00 is removed from the minutes and requested that the fees are clarified.



Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director O'Caña, the Board unanimously approved the removal of the project cost amount of \$6,612,779.00 from the minutes related to the Police & Fire Sub Station #6 project report.

Vice Chairman Garza joined the meeting at 4:05 PM.

### **Project Reports:**

Chairman Penoli recognized Engineer Ruben James de Jesús with Melden & Hunt to report on the **Bentsen Palm Development Phase III Project**. Mr. de Jesús stated that this project is 100% complete. The item's reconciliation of construction costs will be discussed further down on this agenda.

Chairman Penoli recognized Mr. de Jesús 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. Design plans for this project are 100% complete and bid-letting for the project has been approved by Mission City Council. The firm is working with City of Mission's Purchasing Department on bid numbers to proceed with solicitations. He plans to bring it back to the Board in November with bid dates. No further comments were made.

Chairman Penoli recognized Mr. de Jesús to report on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. Mr. de Jesús said that this project ties in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves Lift Station #10, located on Mile 2 & FM 495 (El Valle Subdivision). A participation agreement between the City of Mission and AGUA SUD has been approved but is being finalized. Estimated cost for this project is \$1.3 million, of which 7-8% is for engineering costs. Chairman Penoli requested that a breakdown is reported for each project related to construction and engineering costs. This project involves the rerouting of sewer lines to an existing lift station to alleviate overflow. Mr. de Jesus said he expects bidding to take place in January 2024.

Chairman Penoli recognized P.E. Damien D. Tijerina with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. I & II**. On Phase I, Mr. Tijerina mentioned that TxDOT continues reviewing the Finding of No Significant Impact (FONSI) report and has indicated that the City of Mission should receive approval of the report by November 2023. No further comments were made. On Phase II, Mr. Tijerina reported that L&G's surveyor had completed the ROW maps, which are currently being reviewed by the City of Mission. The City of Mission will then submit to TxDOT so they can assign parcel numbers for acquisition purposes. The firm continues to work on a 95% submittal by January 2024.

Chairman Penoli recognized Dr. Rolando Ortiz with **Killam Development** to report on El Milagro Phase I Project. Dr. Ortiz said expenses paid to date are at \$5.5 million with a balance of \$7 million. Dr. Ortiz shared some aeriels on the project's progress that showed streets, curbs, and gutter construction. He said there has been significant interest in the residential area and that the firm has begun to market the lots. Killam Development also has their own builders and Dr. Ortiz and his team have already started discussions on potential town home designs, not only with their builders, but with other area builders as well. The project is expected to be completed by the first quarter of 2024. No further comments were made.

Chairman Penoli recognized Crystal Chavez, Project Manager with The Warren Group to report on the **Fire & Police Sub-Station #6**. Ms. Chavez said this project is 96% complete. She reported that the Fire Department parking lot block wall facing the south side along military installation is ongoing. The Fire Department gates have been installed. Installation of the access controls and motors is ongoing. The Schuerbach Road widening construction is in coordination among the city, civil engineer, Texas Gas, and general contractor, due to a potential relocation of a gas valve/gas line that is in the way. Regarding the building construction, Ms. Chavez mentioned that bullet proof windows in the reception area have been installed. Room signage has been installed. Ongoing is access control installation. Holding cells have received the stain concrete floor finish and equipment. All receptacles and TVs have been installed at all designated offices. Restrooms have received the pending mirrors and accessories such as dispensers, hand dryers, grab bars, and shower curtains. Water heaters and IT equipment have been installed. Dormitories have received the barn doors as requested by the Fire Chief. Bed frames and mattresses have been placed at all dormitories. Millworks at dormitories have been completed. The kitchen hood has been installed. Ms. Chavez shared some images with the Board on the building's construction progress. She completed her report by saying that the furniture should arrive the week of October 30<sup>th</sup> and should be installed by the first week of November. No further comments were made. Int. Exec. Director Perez said that if the Board wishes to do a walk through, either individually or as a Board, he will gladly coordinate it.

**1<sup>st</sup> Street Extension (Dragonfly LLC):** Assistant City Manager J.P. Terrazas mentioned that this project is 100% complete. The developer and engineer are now working on the streets. Mr. Terrazas introduced and welcomed Dolly Elizondo, the developer of Las Esperanzas Subdivision, to report on this project. Ms. Elizondo said she continues to work with United Irrigation District #1 on a 50 ft. easement acquisition that will facilitate Shary Road and 1<sup>st</sup> Street connectivity.

**Discussion & possible action to authorize staff to search for a consultant to review and analyze the Authority's projects.**

Interim Executive Director Perez introduced this item by saying that he was seeking authorization to search for a consultant to review and analyze the Authority's projects. Mr. Perez said that not only for current projects, but also for future projects based on the available funds and their return on investment and tax increment. Secretary Aissa. I. Garza raised a concern about engaging a consultant too quickly by emphasizing the importance of an internal analysis and understanding the potential effects of projects. Mr. Perez mentioned that in the upcoming Board workshop, we will also discuss a consultant's analysis of projects related to either extending TIRZ #1 or creating a TIRZ #2. Vice Chairman Martin Garza proposed conducting an internal project analysis by staff. The analysis should include a list of current and future properties, with a focus on prioritizing the necessary steps for either the expansion of TIRZ #1 or the creation of a TIRZ #2, and determining how to achieve those goals.

No action was taken.

**Discussion & possible action related to the approval of a Fifth Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the South Conway Lift Station Project.**

Accountant Joe Salazar introduced this item by sharing a spreadsheet that contained a reconciliation of the South Conway Lift Station Project expenses. He explained that this project has been completed and what he was presenting was the actual costs paid by the City of Mission. The project needs to be closed out and reconciled, but to do that an amendment to the reimbursement agreement in place needs to be made. The total project cost was \$2,842,658.69. Total paid by TIRZ was \$2,838,639.15. An overage charge of \$4,019.54 was paid for this project. He is requesting approval of an Amendment to the Reimbursement Agreement. Upon approval by the Board, the amendment, which will be prepared by the Authority's legal counsel, Tim Austin, will be presented to the City Council at their meeting of November 13, 2023 for approval consideration.

Upon a motion duly made by Director Chapa and seconded by Director Reyna, the Board unanimously approved a Fifth Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the South Conway Lift Station Project in the amount not to exceed \$4,019.54.

**Discussion & possible action related to the approval of a Second Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Inspiration Road/Military Parkway Loop Phase I Project.**

As with the prior agenda item, Accountant Joe Salazar introduced this item by sharing a spreadsheet that contained a reconciliation of the Inspiration Road/Military Parkway Loop Phase I Project expenses. Mr. Salazar explained that this project has been completed and what he was presenting was the actual costs paid by the City of Mission. The project needs to be closed out but to do that, an amendment to the reimbursement agreement in place needs to be made. The total project cost was \$1,533,152.68. Total paid by TIRZ was \$1,371,454.68. The additional amount of \$174,375.37 (includes a city over-billed amount of \$12,677.37) was due to TxDOT City Share of Direct State Costs. He is requesting approval of an Amendment to the Reimbursement Agreement. Upon approval by the Board, the amendment, which will be prepared by the Authority's legal counsel, Tim Austin, will be presented to the City Council at their meeting of November 13, 2023 for approval consideration.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved a Second Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Inspiration Road/Military Parkway Loop Phase I Project in the amount of \$174,375.37.

**Deliberation & possible action related to the approval of a Sixth Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Bentsen Palm Development Sanitary Sewer Line Improvements Phase III Project.**

This item was presented by Accountant Joe Salazar. The Bentsen Palm Development Sanitary Sewer Line Improvements Phase III Project has been completed and needs to be closed out, but an Amendment to the Reimbursement Agreements needs to be in place. Mr. Salazar said that the most recent Bentsen Palm Development Sanitary Sewer Line Improvements Phase III Project's Reimbursement Agreement was for \$1,921,012.50. The actual project cost was \$2,001,254.50, a difference of \$80,242.00. He is requesting an Amendment to the Reimbursement Agreement in the amount of \$80,242.00 to reconcile and close the project. The Authority's legal counsel Tim Austin will prepare the amendment, which will be presented for approval consideration at the next Mission City Council meeting of November 13, 2023.

Upon a motion duly made by Vice Chairman Martin Garza and seconded by Secretary Aissa I. Garza, the Board unanimously approved a Sixth Amendment to Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Bentsen Palm Development Sanitary Sewer Line Improvements Phase III Project in the amount of \$80,242.00.

**Discussion & possible action to authorize investment in TexPool state investment pool.**

Int. Executive Director Perez introduced this item by saying that he'd like to invest with the bonds recently acquired by the TIRZ, but to do so, the Authority needs to open an account with TexPool. TexPool is an organization that allows public funds to participate in investments such as securities investments as well as certificates of deposits. Different accounts can be created within TexPool depending on where we want to invest and with which accounts. A bank resolution provided by TexPool needs Board approval to participate. The City of Mission participates in TexPool. Secretary Aissa I. Garza asked a question on whether it was necessary for the Board to approve the resolution. Mr. Perez said that Assistant City Manager J.P. Terrazas was the Board appointed Investment Officer; however, since Mr. Perez and Finance Director Angie Vela are both signatories for the City of Mission, neither can be signatories for this account. Ms. Vela said there can be more than two signatories. Chairman Penoli recommended MRA Finance Committee Chair Albert X. Chapa to be the second signatory.

Upon a motion duly made by Vice Chair Martin Garza and seconded by Secretary Aissa I. Garza, the Board unanimously authorized the approval of a TexPool Resolution for the Authority's participation in investments with the TexPool state investment pool.

Upon a motion duly made by Chairman Penoli and seconded by Vice Chairman Martin Garza, the Board unanimously named the Authority's Investment Officer J.P. Terrazas and MRA's Finance Committee Chair Albert X. Chapa as the authorized signatories for the TexPool account.

**Deliberation & possible action for the acceptance of General Fund and Debt Service Investment Reports for Quarter ending September 30, 2023.**

Accountant Joe Salazar presented and recommended acceptance of the General Fund and Debt Service Investment Reports for the Quarter ending September 30, 2023.

There being no changes or corrections, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted the General Fund Investment Report as presented.

There being no changes or corrections, upon a motion duly made by Secretary Aissa I. Garza and seconded by Chairman Penoli, the Board unanimously accepted the Debt Service Investment Report as presented.

**Acceptance of the Unadjusted Financial Report for September 2023.**

Accountant Joe Salazar presented and recommended acceptance of the Unadjusted Financial Report for the month of September 2023.

There being no changes or corrections, upon a motion duly made by Director Chapa and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the Unadjusted Financial Report for September 2023 as presented.

**Approval of invoices for October 2023.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director O'Caña, the Board unanimously approved all invoices for October 2023.

Upon a motion duly made by Aissa I. Garza and seconded by Director O'Caña, the Board unanimously approved to convene in Executive Session at 6:21 PM.

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

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

At 7:18 PM, Chairman Penoli announced that the Mission Redevelopment Board was convening in open session.

Upon a motion duly made by Vice Chairman Martin Garza and seconded by Secretary Aissa I. Garza, the Board authorized Interim Executive Director Perez and staff to proceed as discussed in executive session related to real property acquisition.

**Adjournment**

As there was no further business for the board to consider, upon a motion made by Director Chapa and being seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 7:20 PM.

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

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

Printed Name: David Penoli

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

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

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

**NOTICE OF REGULAR MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
OCTOBER 25, 2023      4:00 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Jose G. Vargas, Vice President  
Noel Salinas  
Carl Davis  
Mayor Norie Gonzalez Garza

**ABSENT:**

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

**ALSO PRESENT:**

Eugene Vaughan, JGKL LLP

**STAFF PRESENT:**

Teclo J. Garcia, Chief Executive Officer  
Joel Garza, Chief Operating Officer  
Belen Guerrero, Director of Strategic  
Partnerships & Program Development  
Judy Vega, Executive Assistant  
Angie Vela, Finance Director  
Ezeiza Garcia, Assistant Finance Director

**1. Call to Order and Establish Quorum**

In the absence of the President, after establishing a quorum of the Board of Directors, Vice President Jose G. Vargas called the meeting to order at 4:12 PM.

**2. Approval of Minutes: September 27, 2023**

There being no corrections or additions, Carl Davis moved for approval of the meeting minutes of September 27, 2023 as presented. Motion was seconded by Noel Salinas and approved 4-0.

**3. Acceptance of Adjusted Financial Statements for August 2023**

City of Mission Finance Director Angie Vela presented and recommended acceptance of the adjusted financial statements for August 2023.

There being no corrections or additions, Carl Davis moved for acceptance of the adjusted Financial Statement for August 2023. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

**4. Deliberation and possible action regarding the ratification of City Council's action of October 23, 2023 related to the approval of Change Order No. 1 for Shary Village Business Park, Phase I with Posillico Civil, Inc.**

Director of Finance, Ms. Vela said this was Change Order No. 1 in the amount of \$1,429,400.25, for the Shary Village Business Park Phase I with Posillico Civil, Inc. and related to an EDA grant of \$3.7 million. Ms. Vela said that during construction, additional costs were incurred due to unforeseen findings. This amount has been approved by the City of Mission and Posillico's Company, Cascade

Real Estate Operating, LP. The developer, Killam Development, has committed to paying any overages; however, for the purpose of approving the change order and continuing with the project, it needs to be approved by both the City of Mission and Mission EDC.

Mayor Norie Gonzalez Garza moved to ratify City Council's action of October 23, 2023 related to the approval of Change Order No. 1 for the Shary Village Business Park, Phase I with Posillico Civil, Inc. Motion was seconded by Noel Salinas and approved 4-0.

**5. Deliberation and possible action regarding the approval of an Amendment to the Mission Economic Development Corporation Purchasing Policy.**

CEO Tecló J. Garcia presented and recommended the approval of an Amendment to the Mission Economic Development Corporation Purchasing Policy. Staff is requesting an amendment to MEDC's Purchasing Policy to align with the City of Mission's purchasing policy in relation to their capital purchase threshold amount changing it from \$2,500 to \$5,000.

Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Carl Davis and approved 4-0.

At 4:29 PM., Vice President Jose G. Vargas announced that the MEDC Board of Directors would be convening in executive session.

**6. 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 prospects.**

**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.**

**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 4:40 PM. Vice President Jose G. Vargas announced that the MEDC Board of Directors would be reconvening in open session.

No action was taken.

## **7. CEO Report on Economic Activity.**

CEO Tecló Garcia said that MEDC was re-launching the Ruby Red Ventures Program, a successful program that was paused due to the COVID-19 pandemic. The program, which is now being called the Ruby Red Ventures “Build Mission Fund” will be re-launched to assist small businesses anywhere in the Mission area. The Ruby Red Ventures Program will work with a budget of \$200,000 for disbursement in small business grants. Belen Guerrero, Director of Strategic Partnerships & Program Development invited the Board to a press conference announcing the re-launch of the program, scheduled for Nov. 1, 2023 at 11:00 AM at the CEED building. She also said two informational sessions (Nov. 8<sup>th</sup> & 14<sup>th</sup>) in the evening are also scheduled to answer any questions from applicants related to the application process. The application process begins with a form business owners can access online. Applications will be reviewed and evaluated in-house and upon meeting and verifying certain criteria, they will then be notified about awards. Mr. Garcia said he will keep the Board informed about awards and stages of the program. He also offered to do a presentation at the next City Council meeting to inform Mission citizens about the program.

### **Vice President Comments.**

Vice President Jose G. Vargas recognized and congratulated Mayor Norie Gonzalez Garza for a successful State of the City of Mission Address event presented jointly with City Council members and staff on October 18, 2023 at the Mission Event Center. He said that he was pleased and content to see that with the increase in the city’s growth and sales tax revenues, and stated that we now have a wider range of options for shopping, dining, and accommodations. He mentioned he has been receiving wonderful feedback from individuals who previously had to travel in search of such hospitality. It’s truly remarkable to witness the positive impact of the collaborative efforts put forth by the City Council and the MEDC team working hand in hand. Vice President Jose G. Vargas thanked the Board for their participation at this meeting.

CEO Tecló Garcia announced that we will not hold a November meeting and that the next MEDC Board meeting is scheduled for December 6, 2023. He also reminded the Board about the TEDC Sales Tax Workshop of December 1, 2023 in Austin.

## **8. Adjournment**

Carl Davis moved to adjourn the meeting. Motion was seconded by Noel Salinas and approved 4-0. The meeting was adjourned at 4:57 PM.

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Richard Hernandez, President

ATTEST

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Deborah L. Cordova, Secretary



**NOTICE OF MEETING  
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.  
AUGUST 30, 2023**

The Board of Directors of the Mission Economic Development Authority, Inc., held a meeting on Wednesday, August 30, 2023, at 4:00 PM, by teleconference, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order and establish quorum
2. Approval of minutes: July 26, 2023
3. Deliberation and possible action for the approval of Resolution No. 2023-01, adopting Mission Economic Development Authority, Inc.'s FY 2023-2024 Budget.
4. 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:  
Sale of Lots 1A & 1B, and Lot 2 of EBP Phase X.  
The Mission Economic Development Authority Board of Directors will reconvene in open session to take any actions necessary.
5. Adjournment

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***Minutes are as follows:***

**PRESENT:**

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

**ABSENT:**

**ALSO PRESENT:**

Carl Davis, MEDC Board  
Noel Salinas, MEDC Board  
Eugene Vaughan, JGKL LLP  
Phil Rimes, CEO, Bettcher Manufacturing  
John Wenker, CFO, Bettcher Manufacturing  
Melayne Martin, Director of Sales & Marketing,  
Bettcher Manufacturing  
Eddie Silva, Domain Development  
Sebastian Arizola, RGV Padel Club  
Hector Ronquillo, RGV Padel Club

**STAFF PRESENT:**

Tecló J. Garcia, Chief Executive Officer  
Joel Garza, Chief Operating Officer  
Stepanie Palacios, Financial Officer  
Judy Vega, Executive Assistant  
Randy Perez, City Manager  
Angie Vela, Finance Director  
Ezeiza Garcia, Assistant Finance Director  
Victor A. Flores, City Attorney  
Joe Salazar, Accountant  
Cristian Garza, Accountant  
Brianna Caceres, CEED Receptionist/Marketing  
Assistant

1. Call to order and establish quorum

With a quorum being present, Chair Richard Hernandez called the meeting at 6:13 PM.

**2. Approval of Minutes: July 26, 2023**

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the meeting minutes of July 26, 2023 as presented. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**3. Deliberation & possible action for approval of Resolution No. 2023-01, Adopting the Mission Economic Development Authority's FY 2023-2024 Budget.**

CEO Teclo Garcia presented and recommended approval of Resolution No. 2023-01, Adopting Mission Economic Development Authority's FY 2023-2024. Mr. Garcia said that this budget remains the same as the prior year's budget with no significant changes. Any remaining funds from last year's budget were essentially carried over to this new fiscal year. He is recommending approval as presented.

Vice Chair Jose G. Vargas moved for approval of Resolution No. 2023-01, Adopting the Mission Economic Development Authority's FY 2023-2024 Budget. Motion was seconded by Secretary Deborah L. Cordova and approved 5-0.

At 6:16 PM Chair Richard Hernandez announced that the Mission EDA Board of Directors would be convening in Executive Session.

**4. 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:**

**Sale of Lots 1A & 1B, and Lot 2 of EBP Phase X.**

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

At 6:28 PM, Chair Richard Hernandez announced that the MEDA Board of Directors would be convening in Open Session.

On the Sale of Lots 1A & 1B, and Lot 2 of EBP Phase X: Secretary Deborah L. Cordova moved to authorize the contract of sale for Lots 1A & 1B, and Lot 2 of EBP Phase X, and authorize CEO to sign the contract on behalf of Mission Economic Development Authority. Motion was seconded by Vice Chair Jose G. Vargas and approved 5-0.

**4. Adjournment**

At 6:29 PM, Vice Chair Jose G. Vargas moved for adjournment. Motion was seconded by Secretary Deborah L. Cordova and approved 5-0.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS MEETING HELD ON AUGUST 30, 2023 WERE APPROVED ON THIS THE 29<sup>TH</sup> DAY NOVEMBER, 2023.**

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Deborah L. Cordova, Secretary

**PARKS AND RECREATION BOARD MEETING**  
**October 10, 2023**

<b><u>BOARD MEMBERS PRESENT</u></b>	<b><u>STAFF</u></b>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
	Ricardo Contreras
Mark Minton	Juan Carlos Calderon
Melissa Reyna	Taylor Cavazos
Karina Garza	Pete Charles
Maggie Guajardo	

**Call to Order**

Tony Guerrero called the meeting to order.

**Roll Call**

Roll call was taken and quorum was met.

**Prayer**

Chriss Voss led us in prayer.

**Approval of Minutes**

The Board Members approved the minutes for the September 12, 2023 Board meeting. Motion to approve was made by Chris Voss and seconded by Mark Minton. The motion to approve minutes passed unanimously.

**CITIZEN PARTICIPATION**

N/A

**UPDATE OF PARKS**

The Parks Department is currently still painting the pavilion at the Bannworth Park while Facilities is putting lightning under the picnic canopies.

The Parks Strike team built a new ramp in front of the Parks and Recreation building in order to meet ADA requirements to be a voting center.

At Bentsen Palm Community Park, the damaged East fence in the tennis court area has been repaired, along with the Strike Team repairing and reinforcing the canopies that had gotten loose.

Parks Department is currently preparing for the Kindness Garden Event at the Bannworth Park and installing a "buddy bench" on the East side of the new playground. The school districts participated by decorating rocks with words of kindness to be displayed in the garden.

The Parks guys assisted with multiple events such as the Dia De Los Muertos event hosted by the Museum, the Community Round up Event, Fire Prevention Week at La Placita Park, Domestic Violence Event at Mission Event Center, Childhood Awareness Event, and the 16 de Septiembre Event.

This upcoming Saturday, a crew of parks employees will be helping Mission Regional Hospital with their Annual Pink Run for Breast Cancer Awareness.

### **UPDATE OF RECREATION**

Music at the Park continues, with this month's theme being Halloween. Local business will be providing candy for trick or treating along with also having a costume contest for participants. Music at the Park will take a break for the month of November to focus on the Mayors Annual Christmas Lighting.

The Basketball league has officially started, with a total of 8 teams and will continue until the end of November.

The RGV Sports show hosted their event at the Parks and Recreation Gym, in attendance was a legendary wrestler named Kane and a retired Dallas Cowboy which brought a crowd of around 500-800 people.

The Recreation department has started preparations for the Mayors Annual Christmas Lightning that will be held on November 17<sup>th</sup> and 18<sup>th</sup>, currently in the process of looking for sponsors for the bike and toy raffles.

This upcoming weekend a L7 tennis tournament by the Harlingen Tennis Association will be held at the Birdwell Tennis Courts.

## **AQUATICS UPDATE**

Lap swimming continues at the Bannworth Pool, morning lap swimming numbers have decreased while the afternoon still has an average amount of lap swimmers.

Currently checking to make sure all pool heaters are working properly for the upcoming winter season.

As a steady amount of lap swimmers stay using the facility, sharing lanes continues to best accommodate everyone.

Border Patrol is currently using the Bannworth Pool every Friday as a practice facility before they go to actual training.

The Sharyland School district continues to use Bannworth to host their practices.

The Mission Marlins USA Swim team continues with practices and competitions with its current 75 enrolled participants.

## **NEW BUSINESS**

Discussion regarding attending and RSVP for the State of the City event.

Restrooms for the Birdwell Tennis Center are still up for discussion, a partnership with the UTRGV Tennis Group would determine if showers are required inside the restrooms in order for the facility to be used at a collegiate level. Using Birdwell Tennis Centers to host collegiate levels tennis tournaments would benefit the city by bringing in revenue to local restaurants and hotels by encouraging travel to City of Mission for competitions. However, this brings up the concern if the expense of the showers is going to interfere with the cost or design of the overall building of the Pro Shop.

The Parks department is still short staffed, currently still looking to fill 5 open positions for Park Laborer.

## OLD BUSINESS

The CTA is still offering to provide aid with the collection of funds and management of the future Birdwell Tennis Center Pro Shop.

However, it was also suggested we provide city council with options such as the City providing the funding, give the Department permission to raise our own funds, or collaborating with an organization such as the CTA to host a Gala and an auction to raise funds for these plans.

To proceed with the plans for the tennis center, the Proshop, Restrooms, and showers, a overall cost and plan must be created and presented to City Council in order to gain approval to move forward.

Looking to move forward with the \$200,00 Grant from Texas Parks and Wildlife to resurface all the trails and the retaining walls on side of trails in the beginning of next year. Still pending the City support with the Valley Baptist Grant for the trail from Los Ebanos Rd to Taylor Rd.

## Adjournment

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