

**MINUTES
NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
MAY 29, 2024 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

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

ABSENT:

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Michael Fernuik, PGA, Shary Municipal Golf
Course

STAFF PRESENT:

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

1. Call to Order and Establish Quorum.

After establishing a quorum of the Board of Directors, President Richard Hernandez called the meeting to order at 4:08 PM

2. Invocation: Carl Davis

3. Pledge of Allegiance: Julian Alvarez

4. Citizen's Participation: None

5. Approval of Minutes: April 24, 2024.

There being no corrections or additions, Vice President Jose G. Vargas moved for approval of the meeting minutes of April 24, 2024. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

6. Discussion and possible action for approval of Resolution No. 2024-03, A resolution of Mission Economic Development Corporation authorizing the request of Recover (USA) Inc., 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.

In the absence of Mr. Lee McCormick, President of Community Development Associates, CEO Tecló J. Garcia presented this item by saying that this was an inducement resolution for Recover (USA) Inc. bond project. Recover (USA) is in the production of renewable diesel fuel business. The company is a clean technology waste to energy company focusing on recovering and recycling diesel from oil-based drilling waste. MEDC originally approved an Inducement Resolution on December 16, 2020, for six potential project locations. The company has since limited the project to one initial location. The Texas Bond Review Board requires resolutions to be less than 18 months old when applying for bond allocation, so a new resolution is required. Assuming a \$40 million transaction, at closing the MEDC is expected to receive approximately \$85,000 for serving as Issuer of the bonds and an annual fee of \$10,000 until maturity. Mr. Garcia recommends that the MEDC Board adopt the resolution in the amount not to exceed \$100 million of tax-exempt private activity bonds to finance the proposed Project. Approval of this Resolution does not impose any payment or obligation on the Mission Economic Development Corporation or the City of Mission, Texas in connection with the financing.

Vice President Jose G. Vargas moved for approval of Resolution No. 2024-03 as presented. Motion was seconded by Julian Alvarez and approved 7-0.

Resolution No. 2024-03

Resolution regarding request of Recover (USA) Inc., 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.

7. Acceptance of adjusted Financial Statements for April 2024.

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

There being no corrections or additions, Carl Davis moved for acceptance of the adjusted Financial Statement for April 2024. Motion was seconded by Secretary Deborah L. Cordova and approved 7-0.

8. Deliberation and possible action for approval of Amendment to FY 2023-2024 Budget.

CEO Tecló Garcia said that this item has to do with himself, Financial Officer Joe Salazar and Executive Assistant Judy Vega now being on the TIRZ staff. He mentioned that these positions were previously paid as contracted employees, but City Manager Mike Perez recommended that

they be taken off as 1099 Miscellaneous or contracted labor, and be placed as normal paid staff; therefore, changing the structure. There is no obligation on the MEDC side. Mr. Salazar mentioned that the adjustments being made are to salaries and fringe benefits. The TIRZ is not reimbursing the City of Mission directly, they're reimbursing the city to offset the additional expenses. A revenue account is shown where a reimbursement from the TIRZ for the assigned employees will ultimately be a net-zero effect. He is recommending approval.

Vice President Jose G. Vargas moved for approval. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

9. Presentation on Shary Municipal Golf Course Improvements.

CEO Teclo J. Garcia introduced Michael Fernuik, PGA, with the Shary Municipal Golf Course. Mr. Fernuik began his power point presentation by sharing images related to the improvements at the golf course. On his list of improvements or new equipment was the following: signage, a car utility vehicle; 27 new flagsticks and flags, 27 new hole signs and benches, ball washers, water cooler enclosures and bunker rakes on golf carts, and driving range lights. Funded by the MEDC was \$71,975.11, spent was \$49,964.69, and remaining balance is \$22,010.42. Mr. Fernuik said that there were items that have not started yet, for example, a fountain pond, trash receptacles, and a 150 ft. cement hitting pad driving range. Other pending items are clubhouse arena bag stands, and a #1 flood fairway fix. Mr. Fernuik mentioned that if anyone is interested in advertising on the benches or sponsoring the purchase of one, to please contact him. City Manager Mike Perez mentioned that there are other improvements that the golf course needs, but that the city will be revisiting the needs and budget to see how they can assist. Mr. Garcia also mentioned that the MEDC budget will also revisit their budget and an evaluation of other needed improvements may be made to see where we may assist. Mr. Fernuik thanked the MEDC Board for their support. No further comments were made.

At 4:53 PM. President Richard Hernandez announced that the Mission Economic Development Corporation Board will convene in closed session.

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

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

Report from CEO as to potential prospect(s):

A. Project Alley Cat

B. Project D-8

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

A. M.E.D.C. Land

B. Project Centro

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

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

Julian Alvarez left the meeting at 5:18 PM.

At 5:33 PM. President Richard Hernandez announced that the Mission Economic Development Board of Directors were reconvening in open session. Motions are as follows:

On report as to potential prospect(s):

- A. **Project Alley Cat**: Carl Davis moved to authorize staff to negotiate an incentive agreement in an amount not to exceed \$35,000 for the improvement of an alleyway, with the incentive to be paid in one installment, and to bring proposed agreement back before the Board for final approval at a subsequent meeting. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.
- B. **Project D-8**: Vice President Jose G. Vargas moved to authorize staff to negotiate an incentive agreement in the amount not to exceed \$30,000 for the purchase of equipment and shelving and to provide working capital, with the incentive to be paid in one installment; and to bring a proposed agreement before the Board at a subsequent meeting. Motion was seconded by Treasurer Estella Saenz and approved 6-0.

Regarding Real Estate Property:

- A. **M.E.D.C. Land**: No action
- B. **Project Centro**: No action

11. CEO Report on Economic Activity.

CEO Tecló J. Garcia reported on the recent ICSC trip to Las Vegas, and said that MEDC Board member Carl Davis joined four of MEDC staff members on the trip. The ICSC Convention had about 25,000 retailers and the group had about 12 meetings, not only with retailers but with business contacts from here. He mentioned that the RGV Partnerships' booth had a huge presence and that he had also met with Killam Development executives. Mr. Davis said he saw first hand how business is conducted with retailers and learned what it takes to attract businesses. Mr. Garcia mentioned they met with Orangetheory representatives as well. Orangetheory has franchises, some in Web County and others in Cameron County. COO Belen Guerrero thanked the MEDC team, Brianna Casares and Stephanie Mendiola for assisting in the preparation of materials for this conference. Mr. Garcia encouraged the Board to participate at the Dallas convention next year. Mr. Garcia also mentioned that he was grateful to Mayor Norie Gonzalez Garza and TIRZ Chair Martin Garza, as well as City Manager Mike Perez for assigning him Int. Exec. Director of the TIRZ. Mr. Perez mentioned that the TIRZ is also economic development with great possibilities for growth.

Mr. Garcia briefly reported on the recent Ruby Red Ventures competition and welcomed Brianna Casares, Director of Marketing and Programs to report on the competition. Ms. Casares mentioned that the FastTrack Kauffman Program, a seven-week program, was designed for entrepreneurs that were great at what they do, but that don't necessarily have the know-how to run a business. Upon completion of the program, the graduates were eligible to compete for funding. Six Mission business owners pitched their idea in a shark-tank style pitch where a judging panel deliberated. First place winner (\$25,000) was Inner Spark Performing Arts, a dance instructor who teaches kids not only how to dance but on body mechanics and movements focusing on safety; second place winner (\$15,000) was Wildcat Productions, a media production company; and third place winner (\$10,000) was Through My Eyes Apparel. This last winner is a blind business owner whose business tailors to vision impaired clients. Participants who did not place in the competition walked away with a \$2,000 consolation stipend.

12. President Comments.

President Richard Hernandez mentioned that the TIRZ team now in place is a vital part of what's happening now in Mission. TIRZ was instrumental in the construction of the Mission water tower by the Mission Event Center. Six years are left in the life of the TIRZ, but not many know what the TIRZ is and was. The current project plan was developed even before the TIRZ was created. He wants the MEDC Board to work together with the TIRZ for more growth and prosperity. Projects that TIRZ has completed involve water towers, lift stations, infrastructure developments, and developer subdivisions. He thanked the Board for their time and their hard work.

13. Adjournment.

Carl Davis moved to adjourn the meeting. Motion was seconded by Vice President Jose G. Vargas and approved 6-0. The meeting was adjourned at 6:00 PM.

Richard Hernandez, President

ATTEST

Deborah L. Cordova, Secretary

CITIZEN'S ADVISORY COMMITTEE
May 28, 2024
Regular Meeting

Members Present

Lorenzo Garza, Chairman

Zoreida Lopez, Vice-Chairwoman

Alma Garcia

Francisco Cadena

Monika Rosales-Flores

Emigdio Villanueva, Jr.

Members Absent

Cynthia Pacheco

Marsha Terry

Roxanne Mendez

Staff Present

Jo Anne Longoria

Esther Rivera

Danny Sanchez

Call Public Hearing to Order to Establish Quorum

Chairman Lorenzo Garza called Regular Meeting to order at 5:41 pm. Mr. Danny Sanchez conducted roll call. He stated that six members were present therefore there was 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 on with the next item.

Discussion and Recommendation to Approve Minutes for Regular Meeting held on April 23, 2024, Public Hearings held April 30, 2024 and May 14, 2024, and Joint Meeting held on May 14, 2024

Mr. Sanchez asked the members if they have reviewed the minutes for the Regular Meeting held on April 23, 2024, Public Hearings held April 30, 2024 and May 14, 2024, and Joint Meeting held on May 14, 2024. He asked if there were any questions or comments. After a brief discussion, Chairman Garza asked for a motion to approve the minutes as presented. Ms. Monika Rosales-Flores motioned to approve the minutes as presented. Vice-Chair Zoreida Lopez seconded the motion. Motion carried (6-0).

Presentation on Music at the Park Joined by Spring Rally

Ms. Esther Rivera presented Music at the Park Joined by Spring Rally. She began the presentation displaying Power Point slides of the Proclamation received from the City of Mission. She continued to narrate the activities for the event. After a brief discussion, Chairman Garza thanked Ms. Rivera for the presentation and moved on to the next item.

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

Ms. Rivera presented the Status of HAP Applicant Waiting List. She stated that applicants numbered 1,2,3,7, and 8 are underway and are scheduled for demolition, and the other three applicants are set for rehabilitation. Chairman Garza inquired about the lead-based paint test. Ms.

Jo Anne Longoria stated that the lead-based test cost \$1,120 and are waiting for the results to continue with the floor plan and specifications. After a brief discussion, Chairman Garza asked for a motion to approve the Status of Housing Assistance Program (HAP) Applicant Waiting list. Ms. Alma Garcia motioned to approve the Status of Housing Assistance Program (HAP) Applicant Waiting List. Mr. Francisco Cadena seconded the motion. The motion carried (5-1)(Villanueva against).

Discussion and Recommendation to Approve Tentative Schedule for Annual Action Plan FY 2024-25

Ms. Longoria stated that she had previously updated the Tentative Schedule for Annual Action Plan FY 2024-25 and will now add a CAC Public Hearing/Regular Meeting for the Substantial Amendment scheduled on June 25, 2024 at the Mission Resource Center. She also stated that the Public Notices were going to be published on June 7, 2024 inviting the public to comment. Ms. Longoria advised CAC members that on June 24th they were welcome to attend the Public Hearing with City Council to present the proposed allocations for the upcoming fiscal year. Ms. Longoria concluded by stating that she also included a meeting on July 22nd to present the Final Annual Action Plan and Substantial Amendment for the Consolidated Plan and Strategy with City Council. After a brief discussion, Chairman Garza asked for a motion to approve the Tentative Schedule for Annual Action Plan FY 2024-25. Mr. Emigdio Villanueva, Jr. motioned to approve the Tentative Schedule for Annual Action Plan FY 2024-25 as presented. Ms. Garcia seconded the motion. Motion carried (6-0).

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

Ms. Longoria presented the Proposed Substantial Amendment for Five Year Consolidated Plan and Strategy FY 2023-27. She began by stating that the Five-Year Consolidated Plan was approved last fiscal year in July, with the priorities (high or low) outlined as: provide decent safe affordable housing (high), provide for special needs populations (high), provide neighborhood revitalization efforts (low), provide economic development (low), and other such as administrative costs (high). Ms. Longoria explained the process needed to amend the Consolidated Plan and Strategy, and how funding was affected due to the direction and need for infrastructure. After a brief discussion, Chairman Garza asked for a motion to approve the Proposed Substantial Amendment for Five Year Consolidated Plan and Strategy FY 2023-27. Vice-Chair Lopez motioned to approve Proposed Substantial Amendment for Five Year Consolidated Plan and Strategy FY 2023-27 as presented. Ms. Garcia seconded the motion. Motion carried (6-0).

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

Ms. Longoria presented the Proposed Funding Allocations for Annual Action Plan FY 2024-25 with a \$980,555 budget. She informed that the City Manager and staff recommended the following agencies/departments: CAMP University \$3,000; Amigos Del Valle \$17,000; CASA of Hidalgo County \$1,000; Comfort House \$3,000; Children's Advocacy Center \$11,000; LRGVDC (AAA) \$3,000; LRGVDC (Veterans) \$0; Hope Family Health Center \$3,000; Silver Ribbon \$3,000; ToGive International \$3,000; Emergency Rental Assistance Program \$5,864; Boys and Girls Club \$0; Speer Memorial Library \$12,455; Parks and Recreation Department Hike and Bike \$240,000;

Parks and Recreation Department Astroland \$229,125; Public Works Astroland \$150,000; Affordable Homes of South Texas, Inc. \$100,000; Program Administration \$196,111. Members discussed funding allocations for each agency and department individually and finalized recommended amounts. Chairman Garza asked Mr. Sanchez to read back the funding recommendations as followed: CAMP University \$5,000; Amigos Del Valle \$43,864; CASA of Hidalgo County \$1,000; Comfort House \$1,000; Children's Advocacy Center \$18,000; LRGVDC (AAA) \$10,000; LRGVDC (Veterans) \$0; Hope Family Health Center \$8,000; Silver Ribbon \$3,000; ToGive International \$3,000; Emergency Rental Assistance Program \$0; Boys and Girls Club \$0; Speer Memorial \$12,455; Parks and Recreation Department Hike and Bike \$250,000; Parks and Recreation Department Astroland \$229,125; Public Works Department Astroland \$150,000; Affordable Homes of South Texas, Inc. \$50,000; Program Administration \$196,111. After a brief discussion, Chairman Garza asked for a motion to approve the Proposed Funding Allocations for Annual Action Plan FY 2024-25. Ms. Garcia motioned to approve the Proposed Funding Allocations for Annual Action Plan FY 2024-25 as presented. Mr. Villanueva seconded the motion. Motion carried (6-0).

Other Business

A. Progress Reports- April

Mr. Sanchez presented the Unofficial Progress Reports for April 2024. He explained the expenditures received to date for the agencies, housing and administration. He also mentioned the CDBG-CV expenditures for Emergency Assistance Program, Affordable Homes, and Fire Department. After a brief discussion, Chairman Garza asked for a motion to approve the progress reports as presented. Ms. Garcia motioned to approve the Progress Reports as presented. Vice-Chair Lopez seconded the motion. Motion carried (6-0).

B. Chairman's Comments

Chairman Garza thanked the CAC members and staff for their discussions on funding recommendations.

C. Committee Member's Comments

CAC members expressed a need for improvement when the agencies/department's present their requests of funding for the following fiscal year.

D. Director's Comments

No comments at this time.

Adjourn

Chairman Garza asked for a motion to adjourn the meeting. Ms. Garcia motioned to adjourn the meeting. Vice-Chair Lopez seconded the motion. Motion carried (6-0). The meeting was adjourned at 8:14 pm.

Lorenzo Garza, Chairman