

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
NOVEMBER 29, 2022 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Pete Jaramillo, Vice President
Dr. Sonia Treviño, Treasurer
Jose G. Vargas
Noel Salinas
Mayor Norie Gonzalez Garza

ABSENT:

Balde Morales

ALSO PRESENT:

Eugene Vaughan, JGKL, LLP

STAFF PRESENT:

Tecló J. Garcia, CEO
Joel Garza, Chief Operating Officer
Stepanie Palacios, Finance Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Joe Salazar, Accountant
Christian Garza, Accountant

1. Call to order

With a quorum being present President Richard Hernandez called the meeting to order at 5:30 PM.

2. Roll Call

Executive Assistant Judy Vega confirmed a quorum was present.

3. Approval of Minutes:

A. Regular Meeting of October 18, 2022

B. Special Meeting of November 16, 2022

There being no corrections or additions, Jose G. Vargas moved for approval of the meeting minutes of October 18, 2022, as presented. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

There being no corrections or additions, Treasurer Dr. Sonia Treviño moved for approval of the special meeting of November 16, 2022, as presented. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

4. Naming of CEO

Vice President Pete Jaramillo moved to accept the naming of Tecló J. Garcia as CEO of the Mission Economic Development Corporation (Mission EDC). Motion was seconded by Jose G. Vargas and approved 6-0.

5. Swearing in of Appointed Board of Director

Notary Public Judy Vega swore in appointed Board of Director Noel Salinas to the Mission EDC Board. He replaces Secretary Aissa I. Garza, whose term expires December 31, 2022. Mr. Salinas introduced himself by saying that he is from Mission and his background is in the healthcare field. He thanked the Board for the opportunity to serve.

6. Acceptance of Quarterly Report of Investments for the Quarter ending September 30, 2022 and Interest Earned for Twelve Months ending September 30, 2022

Finance Director Angie Vela presented and recommended acceptance of the Quarterly Report of Investments for the Quarter ending September 30, 2022, and Interest Earned for Twelve Months ending September 30, 2022

Jose G. Vargas moved for acceptance of the quarterly report as presented. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

7. Approval of Invoice #8 from the City of Mission in the amount of \$471,011.80

Assistant Finance Director Ezeiza Garcia presented and recommended approval of Invoice #8 from the City of Mission. She mentioned that this was a reimbursement for improvements related to the Shary Business Park improvements from an EDA grant of \$3,750,000 million. Total paid out as of October 2022 is \$2,551,997.35, total reimbursed is \$2,080,985.55. This invoice is for \$471,011.80.

Treasurer Dr. Sonia Treviño moved for the approval of invoice #8 from the City of Mission in the amount of \$471,011.80. Motion was seconded by Jose G. Vargas and approved 6-0.

8. Authorize CEO to negotiate and execute a Development Agreement between Mission Economic Development Corporation and the developer of two coffee shops for an economic incentive capped in an amount not to exceed \$100,000 over a period of five (5) years

CEO Teclo Garcia said this is an incentive that was previously presented to the Board. He is requesting authorization to proceed with the creation of a development agreement subject to continued negotiations.

Vice President Pete Jaramillo moved to authorize the CEO to negotiate and execute a Development Agreement between Mission Economic Development Corporation and the developer of two coffee shops for an economic incentive in an amount not to exceed \$100,000 over a period of five (5) years. Motion was seconded by Jose G. Vargas and approved 6-0.

A notice of intention and notice of public hearing for this project were published on September 23, 2022, and a public hearing was held on October 18, 2022. The comment period ended November 22, 2022.

- 9. Authorize CEO to negotiate and execute a Development Reimbursement Agreement between the Mission Economic Development Corporation and the City of Mission relating to a grant offered by the City of Mission a restaurant to be located on Bryan & Frontage Road, Mission, Texas, in an amount not to exceed \$500,000 over a period of 30 years**

CEO Teclo Garcia said this is an incentive that was previously presented to the Board. He is requesting authorization to proceed with the creation of a development agreement subject to continued negotiations.

Treasurer Dr. Sonia Treviño moved to authorize CEO to negotiate and execute a Development Agreement between Mission Economic Development Corporation and the City of Mission relating to a grant offered by the City of Mission a restaurant to be located on Bryan & Frontage Road, Mission, Texas, in an amount not to exceed \$500,000 over a period of 30 years. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

A notice of intention and notice of public hearing for this project were published on September 23, 2022, and a public hearing was held on October 18, 2022. The comment period ended November 22, 2022.

- 10. Authorize CEO to negotiate and execute a Development Agreement for a distribution facility, to be located on Mayberry Road & Melba Carter, Mission, Texas, in an amount not to exceed \$390,000 over a period of five (5) years and a job creation incentive in an amount not to exceed \$1,000 per job for a period of three (3) years**

CEO Teclo Garcia mentioned that he will be communicating with the developer to further discuss this project. He is requesting that the item is tabled.

Jose G. Vargas moved to table this item. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

A notice of intention and notice of public hearing for this project were published on September 23, 2022, and a public hearing was held on October 18, 2022. The comment period ended November 22, 2022.

11. CEO Report on Economic Activity

CEO Teclo Garcia gave a brief report on sales tax revenues by saying that Year-to-Date sales receipts were at \$22.5M, compared to last year's sales tax, which were at \$19.5M, a difference of \$3M. The city has grown by 15% compared to larger cities like Laredo and Corpus Christi. The CEO projects sales receipts will be close to \$25M by the end of 2022. In 2015, receipts totaled \$13M, 2017 \$13.7M, 2018 \$14.3M, 2019 \$15.4M, 2020 \$15.5M, and last year \$21M. The CEO also reported on single family home values and said a median home in Hidalgo County is \$225,000, while statewide single-family homes are selling at \$345,000. Mr. Garcia also reported on unemployment and job creation. He will be reporting these types of numbers on a regular basis.

12. President Comments

President Richard Hernandez thanked Mayor Norie Gonzalez Garza for her confidence and welcomed new Board member Noel Salinas. He also thanked former Board member Aissa I. Garza for her service on the Board and the Board of Directors for their time and availability.

Jose G. Vargas and Vice President Pete Jaramillo expressed their gratitude to the Board of Directors, CEO Teclo Garcia, and the MEDC staff for their hard work. Noel Salinas said he was happy to serve on this Board and was excited to see good things happen.

13. Adjournment.

Treasurer Dr. Sonia Treviño moved to adjourn the meeting. Motion was seconded by Vice President Pete Jaramillo and approved 6-0. The meeting was adjourned at 5:59 PM.

Richard Hernandez, President

ATTEST:

Deborah Cordova, Secretary

**Mission Redevelopment Authority
Board of Directors Meeting
October 25, 2022**

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, on October 25, 2022, 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
Steven Alaniz, Secretary
Amanda O'Caña
Efrain Reyna Jr.
Debra G. Flores
Albert X. Chapa

All of the above were present except Director Flores. Also present at the meeting were Mayor Norie Gonzalez Garza Joe Morin, Angie Vela, Ezeiza Garcia, Damien B. Tijerina, J.P. Terrazas, Ruben James de Jesus, Crystal Chavez, David Flores, Randy Perez, Teclo J. Garcia, Armando Sandoval, Judy Vega, and Executive Director Daniel Silva.

Call Meeting to Order at 4:04 p.m.

Chairman Penoli opened the meeting with a welcome to all. The Executive Director confirmed a quorum was present. He introduced and welcomed Teclo J. Garcia, Mission EDC's new CEO.

Approve minutes of September 27, 2022, meeting of the Mission Redevelopment Authority

Upon a motion duly made by Director O'Caña and being seconded by Director Reyna, the Board unanimously approved the meeting minutes of September 27, 2022.

Project Reports

Chairman Penoli recognized Ruben James de Jesus with Melden & Hunt to report on the **South Conway Lift Station** and the **Bentsen Palm Development Sanitary Sewer Line Improvements Phase III Project**.

On the **South Conway Lift Station Project**, Mr. de Jesus reported that this project is 100% complete. The contractor, Mor-Wil, LLC performed a startup and powered up the pump. Per de Jesus, next week the pump manufacturer will come by to do a final inspection on the pump for their final approval. Pending is closeout documents such as the final pay application, any as-builts, retainage amount (5%), and or any lien waivers. Nothing further was reported.

On the **Bentsen Palm Development Sanitary Sewer Line Improvements Phase III Project**, Mr. de Jesus reported that the contractor, RDH Site & Concrete continues to work on this project, which is 40% complete. This project is in three phases, the 8" sewer line (90% completed) that will serve the north side of the Sendero Development, and two 15" sewer lines (20% complete) that will cross Inspiration Road south of the Butterfly Park. Mr. de Jesus shared some images of the project's progress with the Board. These two extensions will expand sewer service in the area and eliminate two existing lift stations located at Meadow Creek Golf Course. Mr. de Jesus reported that there is a delay on some materials, but that it was not a major concern to the contractor, as there is other work that needs to be done and RDH continues to work at a normal pace. Mayor Norie Gonzalez Garza asked on whether there was any development in the area. Mr. de Jesus said that Melden & Hunt's Engineer Mario Reyna Jr., has begun the design on Phase II of Sendero Development, but that at this time the development is in the preliminary stage. City Manager Randy Perez commented that he met with developer Mike Rhodes, who informed him that the Sendero Development has slowed down due to increased interest rates, but they do have 15 buyers that have been approved for new home. Nothing further was reported.

Vice Chairman Martin Garza joined the meeting at 4:11 PM.

Chairman Penoli recognized Armando Sandoval, P.E., with L&G Engineering to report on the **Inspiration Road/Military Parkway Loop Project Phase I & II**.

Mr. Sandoval explained a brief overview of the project while sharing some aerial images of the project area, which will start at the intersection of Inspiration Road of the Expressway, moving south and connect five lanes with curbs and gutters, two lanes going southbound and two going northbound, along with a continuous left turn lane with sidewalks on both sides. A proposed traffic light will be at Sendero Drive. The project will continue south to Mile 1 Road with existing ROW. Once at Mile 1, ROW acquisition will take place along the west side of Inspiration Road. Sharing images on a screen, Mr. Sandoval explained where the street shoulders and street lanes will be constructed, as well as how some culverts will connect and drain ditches along the way will be modified. He also explained what will happen to a section of Inspiration Road that will be abandoned and realigned so it comes to a "T" at Military Parkway. He mentioned that since Inspiration Road will now be going over a canal, hike and bike trails will be going underneath that bridge.

Chairman Penoli recognized Rene Alcala to report on **Killam Development**. Mr. Alcala said Killam Development is working with the City of Mission on permits to begin construction on their Los Milagros Phase I development and that a contract is in place with the engineer that will be doing all the land improvements. Phase I of the project contains 172 acres to be developed into 247 single family lots, 99 town home lots and 28 acres of commercial property. Chairman Penoli asked on whether Killam had been affected by increased interest rates and on how are they managing. Mr. Alcala said that the firm is targeting the younger generation or younger families that at one point were working from home due to the COVID 19 Pandemic, and who are now returning to the Rio Grande Valley to continue working from home while holding jobs elsewhere. He also said that the lots they are offering are smaller therefore more affordable. No further comments were made.

Chairman Penoli recognized Crystal Chavez, Project Manager with The Warren Group to report on the **Police and Fire Station #6 Project**. Ms. Chavez said the project was about 30% complete and reported that there were three delays on this project. One was a control panel, which powers air conditioning units and was to arrive in April, but that now it is expected to arrive by June 13, 2023. The second delay is a main disconnect switchboard that has an estimated delivery date of April 19, 2023.

The third delay are roof top units that have an estimated delivery of early June 2023. This will impact the project's completion date, which is now September 28, 2023. This also will result in a change order of \$28,441.00 due to the energy code change. Vice Chairman Garza asked what type of generators were going to be at this location, gas or diesel? Ms. Chavez said the generators were going to be gas and that they have already been purchased. Ms. Chavez stated that no reports of a delay on the generators has been received. She reported that the fire department connection has been installed as well as structural columns and beams, which are at 95% complete. The installation of a structural joist is 85% complete and the installation of concrete masonry unit block is 75% complete. The installation of air conditioning ducts is 45% complete, while installation of metal decking is in progress. The contractor will begin installing electrical rough-ins, HVAC rough-ins, metal stud framings, metal framing and deck at the fire truck bay, and landscaping sleeves crossing the driveway areas. Images on the project's progress were shared with the Board for their review. Two weather days have been reported by the general contractor, September 26 & 27, 2022. A total of eight weather days have been reported at the time of this report. The Warren Group has submitted pay application #4 to the City of Mission in the amount of \$857,904.20. Nothing further was reported.

Chairman Penoli recognized Assistant City Manager J.P. Terrazas to report on the **Walsh Road Expansion**. Mr. Terrazas said that this project was pending subject to the Authority's cash flows' report on funding sources.

Mayberry Road Extension – No report was presented.

1st Street Extension – City Manager Randy Perez said that the developer had contacted him and that they were working on a groundbreaking ceremony for this project. He said it was scheduled for November 3, 2022, but that an invitation would be forthcoming soon.

Chairman Penoli recognized Ruben James de Jesus with Melden & Hunt to report on the **Tierra Dorada Sanitary Sewer Improvements** project. Mr. de Jesus reported that his firm had completed 60% of the project design for these improvements, including a proposed force main that will cross Inspiration Road and continue to Los Ebanos. Mr. de Jesus said that when they met with city staff there was discussion on the possibility of extending the force main to continue south of Los Ebanos. The project is described as to provide a design to eliminate existing Lift Stations No. 13 and 14 within Tierra Dorada Subdivision and construct a new proposed lift station to reroute sewer discharge into existing sanitary sewer trunkline along Los Ebanos Road. Mr. de Jesus said that a meeting has been scheduled with AGUA SUD to provide an alternative for the final discharge of the proposed force main on the week of October 24, 2022. Director Penoli inquired about the cost would be to use the AGUA discharging lines.. Assistant City Manager J.P. Terrazas confirmed there is an agreement in place to meter the discharge from the existing sanitary sewer trunkline along Los Ebanos.

Chairman Penoli recognized Assistant City Manager J.P. Terrazas to report on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. Mr. Terrazas shared the same plan from Tierra Dorada, as both projects are connected. Mr. de Jesus said that the firm is planning on installing a splitter box at Mile 1 to Inspiration Road to offset some of the flow into that line. Both of these projects involve trunklines, force mains, and drainage lines that are already there to service utilities. Mr. de Jesus said he will have a better plan once he meets with AGUA SUD, since they have the capacity to offset the flows. Nothing further was reported.

Discussion on Cash Flow

Chairman Penoli mentioned that he had met with City Manager Randy Perez to discuss bonding proposals from the City's financial advisor, Dusty Traylor. Chairman Penoli mentioned he'd like to schedule a Finance Committee meeting to evaluate proposals and other financing options.

Approval of Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Inspiration Road/Military Parkway Loop Phase II Project, in an amount not to exceed \$3,728,854, for approved project by the MRA Board on August 23, 2022

The Executive Director said this reimbursement agreement was for Phase II of this project. The agreement is a standard agreement prepared by the Authority's legal counsel Tim Austin. The project was approved on August 23, 2023, where it was discussed. Phase II is for ROW acquisition and the PS&Es aspect of the project. He is recommending approval of the reimbursement agreement

Upon a motion duly made by Director Alaniz, and being seconded by Director Garza, the Board unanimously approved a Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to the Inspiration Road/Military Parkway Loop Phase II Project, in an amount not to exceed \$3,728,854, for approved project by the MRA Board on August 23, 2022.

Review and Approval of Renewal of Bookkeeping Services Contract with Morin Business Services LLC

The Executive Director said that when the Authority first engaged Joe Morin with Morin Business Services, LLC, he was engaged for six months, which expired in August 2022. He is recommending the approval of a one-year contract with Morin Business Services, LLC with no changes on the monthly charge of \$1,000, but with an additional \$2,000 at the completion of the Authority's 2021-2022 audit.

Upon a motion duly made by Director Chapa, and being seconded by Director Reyna, the Board unanimously approved the Renewal of Bookkeeping Services Contract with Morin Business Services LLC with a monthly charge of \$1,000 per month and an additional \$2,000 stipend at the completion of the Authority's 2021-2022 audit.

Acceptance of Financial Report for September 2022

Bookkeeper Joe Morin presented and recommended acceptance of the financial report for September 2022. Chairman Penoli asked a question regarding the budget and on whether it was still being worked on? He recommended that a budget workshop is scheduled to discuss the budget.

There being no corrections or additions on the financial report, upon a motion duly made by Director Garza, and being seconded by Director O'Caña, the Board unanimously accepted the Financial Report for September 2022 as presented.

Approval of Invoices for October 2022

Bookkeeper Joe Morin presented and recommended acceptance of the invoices for the month of October 2022.

There being no corrections or additions, upon a motion duly made by Director Alaniz and being seconded by Director Garza, the Board unanimously approved all invoices for the month of October 2022 as presented.

Adjournment

As there was no further business for the board to consider, upon a motion made by Director Garza and being seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 5:38 PM.

Follow up items:

All projects: A binder with all project reports as presented each month.

Walsh Road Expansion: This project will be on an agenda once options on how to fund it are defined.

Cash Flow: A Finance Committee meeting will be scheduled to discuss proposals from the City of Mission’s bonding agent/financial advisor Dusty Traylor; or other alternatives.

Financial Report: Explanation needed on “For future debt service” entry in an amount of \$514,004.54 is for (this question was asked at the September 27, 2022, meeting).

FY 2022-2023 Budget: Status.

By: _____

Attest: _____

Printed Name: David Penoli

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Redevelopment Authority
Board of Directors Meeting
January 4, 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, on January 4, 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
Amanda O'Caña
Albert X. Chapa
Aissa I. Garza
Efrain Reyna Jr.
Hector Moreno

All the above were present except Director O'Caña. Also present at the meeting were Joe Morin, Angie Vela, Ezeiza Garcia, Mayor Norie Gonzalez Garza, J.P. Terrazas, Sanjay Bapat, Randy Perez, and Judy Vega.

Call Meeting to Order at 4:04 p.m.

Chairman Penoli opened the meeting with a welcome to all. The Administrative Assistant confirmed a quorum was present. Chairman Penoli introduced newly appointed Board of Directors Aissa I. Garza and Hector Moreno. Director Moreno introduced himself by saying he was an engineer who lives and works in Mission. He was formerly on the City of Mission's Planning & Zoning Board. Ms. Aissa I. Garza said she is a Litigation Attorney and a Certified Public Accountant who owns her own firm.

At 4:05 PM, Director Martin Garza moved to go into Executive Session. Motion was seconded by Director Chapa and approved unanimously.

Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.041

Consultation with Attorney, Sec. 551.071

- A. Seek the advice of attorney regarding pending or contemplated litigation or to seek and receive legal advice by the Authority's attorney.
- B. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation or the legal advice by the Authority's attorney.
- C. Authorize legal action, if any, regarding termination of executive director's contract and determine the requirements for replacement of executive director services.

At 5:08 PM, Director Aissa I Garza moved to reconvene in open session. Motion was seconded by Director Martin Garza and approved unanimously.

Upon a motion duly made by Director Reyna, and being seconded by Director Aissa I. Garza, the Board unanimously authorized the MRA Finance Committee to enter contract negotiations with the City of Mission for Interim Contract Services with the MRA/TIRZ #1 Board and take all actions necessary to remove bank account signatures and amend signatures as required.

Upon a motion duly made by Chairman Penoli, and being seconded by Director Reyna, the Board unanimously accepted the resignation of Daniel Silva from his Executive Director position.

Adjournment

As there was no further business for the board to consider, upon a motion made by Director Reyna and being seconded by Director Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 5:11 PM.

By: _____

Attest: _____

Printed Name: David Penoli

Printed Name: _____

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**MINUTES
NOTICE OF MEETING OF THE
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
NOVEMBER 29, 2022**

The Board of Directors of the Mission Education Development Council, Inc., held a meeting on Tuesday, November 29, 2022, at 5:30 PM, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas, 78572, to discuss the following agenda:

1. Call to order
2. Roll Call
3. Approval of Minutes – August 16, 2022
4. Naming of CEO
5. Approval of Financial Report ended September 30, 2022
6. Adjournment

Minutes are as follows:

PRESENT:

Mario Garza, Vice Chairman
Veronica Peña, Secretary
Jorge A. Garza, Treasurer
Mayor Norie Gonzalez Garza

ABSENT:

Balde Morales, Chairman
Jessica K. García
Hector González Jr.

ALSO PRESENT:

Eugene Vaughn, JGK&L, LLP

STAFF PRESENT:

Teclo Garcia, Chief Executive Officer
Joel A. Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Cristian Garza, Accountant
Joe Salazar, Accountant

1. Call to Order

Vice Chairman Mario Garza called the meeting to order at 6:06 PM.

2. Roll Call

Executive Assistant Judy Vega confirmed a quorum was present.

3. Approval of Minutes – August 16, 2022

There being no additions or corrections, Treasurer Jorge A. Garza moved to approve the minutes of August 16, 2022, as presented. Motion was seconded by Secretary Veronica Peña and approved 4-0.

4. Naming of CEO

Vice Chairman Mario Garza introduced new CEO Teclo J. Garcia. He said Mr. Garcia accepted the CEO position on October 24, 2022. A "Meet & Greet" reception was held in his honor by the Greater Mission Chamber of Commerce on November 17th, at La Fogata, where he received a warm welcome from area business leaders, elected officials, Board members, and MEDC staff.

Treasurer Jorge A. Garza moved to name Teclo Garcia CEO of the Mission Education Development Council, Inc. Motion was seconded by Vice Chairman Mario Garza and approved 4-0.

5. Approval of Financial Report ended September 30, 2022

Accountant Joe Salazar presented, and recommended approval of the financial report ended September 30, 2022. Mr. Salazar reported that Total Assets were \$104,679.81. Total Liabilities were \$104,679.81. Total Income was \$79.12 from earned interest on the account. No expenses were reported for this quarter.

Treasurer Jorge A. Garza moved for approval of the Financial Report ended September 30, 2022. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

6. Adjournment

There being no further business to discuss, Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Vice Chairman Mario Garza and approved 4-0. The meeting was adjourned at 6:10 PM.

**MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 29, 2022, WERE
APPROVED ON THIS THE 25TH DAY OF JANUARY, 2023.**

Deborah L. Cordova, Secretary

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
October 25, 2022**

MINUTES

Call to Order; Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a regular meeting, open to the public, October 25, 2022, at 801 N. Bryan Road, Mission, Texas and at 5:39 PM, the roll was called of the duly appointed members of the Board, to-wit:

David Penoli, Chairman
Steven Alaniz, Secretary
Martin Garza, Vice Chairman
Amanda O'Caña
Efrain Reyna Jr.
Debra G. Flores
Albert X. Chapa

All of the above were present except Director Flores. Also present at the meeting were Joe Morin, Angie Vela, Ezeiza Garcia, Mayor Norie Gonzalez Garza, Damien B. Tijerina, J.P. Terrazas, Ruben James de Jesus, Crystal Chavez, David Flores, Randy Perez, Teclo J. Garcia, Armando Sandoval, Judy Vega, and Executive Director Daniel Silva.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum
- B. Approve Minutes of September 27, 2022 meeting of the TIRZ#1
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the October 25, 2022, meeting

Upon a motion duly made by Director Alaniz, and being seconded by Director O'cana, the Board unanimously approved the consent agenda.

II. Adjournment

As there was no further business for the board to consider, upon a motion made by Director Reyna and being seconded by Director Alaniz, the Board unanimously voted to adjourn the meeting at 5:41 PM.

By: _____

Attest: _____

Printed Name: David Penoli

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
January 4, 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, January 4, 2023, at 801 N. Bryan Road, Mission, Texas and at 5:12 PM, the roll was called of the duly appointed members of the Board, to-wit:

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

All the above were present except Director O’Caña. Also present at the meeting were Joe Morin, Angie Vela, Ezeiza Garcia, Mayor Norie Gonzalez Garza, J.P. Terrazas, Sanjay Bapat, Randy Perez, and Judy Vega.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum
- B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the January 4, 2023, meeting

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

II. Adjournment

As there was no further business for the board to consider, upon a motion made by Director Chapa and being seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 5:13 PM.

By: _____

Attest: _____

Printed Name: David Penoli

Printed Name: _____

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**MINUTES
NOTICE OF MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
NOVEMBER 29, 2022**

The Board of Directors of the Mission Economic Development Authority, Inc., held a meeting on Tuesday, November 29, 2022, at 5:30 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
2. Roll Call
3. Approval of Minutes: September 20, 2022
4. Naming of CEO
5. Acceptance of Financial Report ended September 30, 2022
6. Adjournment

Minutes are as follows:

PRESENT:

Pete Jaramillo, Chairman
Jose G. Vargas, Vice Chairman
Mayor Norie Gonzalez Garza

ALSO PRESENT:

Eugene Vaughn, JGK&L, LLP

ABSENT:

Ruben Sanchez, Secretary
Albert X. Chapa, Treasurer

STAFF PRESENT:

Tecló Garcia, Chief Executive Officer
Joel Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Joe Salazar, Accountant
Christian Garza, Accountant

1. Call to order and establish quorum

Chairman Pete Jaramillo called the meeting to order at 6:00 PM.

2. Roll Call

Executive Assistant Judy Vega confirmed a quorum was present.

3. Approval of Minutes: September 20, 2022

There being no corrections or additions, Jose G. Vargas moved for approval of the meeting minutes of September 20, 2022. Motion was seconded by Mayor Norie Gonzalez-Garza and approved 3-0.

4. Naming of CEO

Chairman Pete Jaramillo mentioned that the Greater Mission Chamber of Commerce had hosted a “Meet & Greet” at La Fogata for Mr. Tecló Garcia soon after he accepted the CEO position. Mr. Garcia said he was thankful for the warm welcome and was happy to be a part of the team. Mr. Garcia accepted the CEO position on October 24, 2022.

Mayor Norie Gonzalez Garza moved to accept the naming of Tecló J. Garcia as CEO of the Mission Economic Development Authority. Motion was seconded by Vice Chairman Jose G. Vargas and approved 3-0.

5. Acceptance of Financial Report ended September 30, 2022

Assistant Finance Director Ezeiza Garcia presented, and recommended approval of the financial report ended September 30, 2022. Ms. Garcia began her report by saying that Beginning Balance was \$471,054.00. Total revenues were \$0.00. Total Expenditures was \$270.00. Total Ending Balance was \$470,784.00. Total Assets was \$470,852.00. Total Liabilities were \$68.00, and Total Liabilities and Fund Balance were \$470,852.00.

Vice Chairman Jose G. Vargas moved for approval of the Financial Report ended September 30, 2022. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

6. Adjournment

At 6:05 PM, Mayor Norie Gonzalez Garza moved for adjournment. Motion was seconded by Vice Chairman Jose G. Vargas and approved 3-0.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
BOARD OF DIRECTORS MEETING HELD ON NOVEMBER 29, 2022, WERE
APPROVED ON THIS THE 25th DAY OF JANUARY, 2023.**

Deborah L. Cordova, Secretary