

NOTICE OF MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
JULY 24, 2024

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

1. Call to order and establish quorum.
2. Citizen's Participation.
3. Approval of minutes:
 - A. January 24, 2024
 - B. April 24, 2024
4. Deliberation and possible action to accept Unadjusted Financial Report ended June 30, 2024.
5. Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following: **MEDA Land** Consultation with Attorney and possible action regarding (as permitted under Texas Government Code Section 551.071).

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

Minutes are as follows:

PRESENT:

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

ABSENT:

Estella Saenz, Treasurer

ALSO PRESENT:

Greg Kerr, JGKL LLP

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero-Aguirre, 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
Vidal Roman, Finance Director

1. Call to order and establish quorum.

After establishing a quorum of the Board of Directors, Chair Richard Hernandez called the meeting to order at 6:06 PM.

2. Citizen's Participation: None.

3. Approval of minutes:

- A) January 24, 2024
- B) April 24, 2024

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

4. Deliberation and possible action to accept Unadjusted Financial Report ended June 30, 2024.

Financial Officer Joe Salazar presented and recommended acceptance of the Unadjusted Financial Report ended June 30, 2024. Mr. Salazar mentioned that Total Assets were \$1,411,008.00. Total Fund Balance & Liabilities was \$1,411,008.00. Chair Richard Hernandez asked a question related to an Audit Adjustment of \$947,000 on the report. Mr. Salazar stated that the amount represented the appraised value of an 88-acre tract of land owned by MEDA. The property was conveyed to the City of Mission for a certain project. The conveyance included a revert clause in the event that the project was not undertaken. The project was not undertaken; therefore, the City of Mission reverted the property back to MEDA. Mr. Salazar explained that since this circumstance happened at the end of fiscal year 2023, it was added as an Audit Adjustment.

There being no corrections or additions, Secretary Deborah L. Cordova moved for acceptance of the Unadjusted Financial Report ended June 30, 2024. Motion was seconded by Vice Chair Jose G. Vargas and approved 4-0.

At **6:10 PM**, Chair Richard Hernandez announced that the MEDA Board would be convening in executive session.

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

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

MEDA Land

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

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

At **6:18 PM** Chair Richard Hernandez announced that the MEDA Board of Directors would reconvene in open session.

No action was taken.

6. Adjournment.

At 6:19 PM, Vice Chair Jose G. Vargas moved to adjourn the meeting. Motion was seconded by Secretary Deborah L. Cordova and approved 4-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS REGULAR MEETING HELD ON JULY 24, 2024 WERE APPROVED ON THIS THE 28TH DAY OF AUGUST, 2024.

Deborah L. Cordova, Secretary

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

PRESENT:

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

ABSENT:

Estella Saenz, Treasurer

ALSO PRESENT:

Greg Kerr, JGKL LLP

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Mike Perez, City Manager
Vidal Roman, Finance Director
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 4:07 PM.

2. Invocation: Vice President Jose G. Vargas

3. Pledge of Allegiance: Carl Davis

4. Citizen's Participation: None.

5. Approval of Minutes: June 26, 2024

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the meeting minutes of June 26, 2024. Motion was seconded by Vice President Jose G. Vargas and approved 5-0.

6. Deliberation and possible action for acceptance of adjusted Financial Statement for June 2024.

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

Secretary Deborah L. Cordova joined the meeting at 4:12 PM.

Mr. Garcia briefly discussed sales tax revenues and growth while comparing area cities, highlighting that Mission is experiencing double-digit growth, and noted that we are still four months away from the conclusion of this fiscal year.

There being no corrections or additions, Carl Davis moved for acceptance of the adjusted Financial Statement for June 2024. Motion was seconded by Julian Alvarez and approved 6-0.

7. Deliberation & possible action for acceptance of Quarterly Report of Investments for the General Fund and Debt Service Fund, for Quarter ending June 30, 2024 and Interest Earned for Nine Months Ending June 30, 2024.

Financial Officer Joe Salazar presented and recommended approval of the investment reports. Mr. Salazar informed the Board that MEDC's General Fund is not tied to any CDs or treasury bonds, but it is investing in TexPool. He briefly reported net changes, increases and/or portfolio ending market value earnings for both the General Fund and Debt Service Funds. Mr. Salazar noted that one of the investments related to the Debt Service Fund matured at the beginning of this month, and those funds have already been deposited into MEDC's Debt Service account.

There being no corrections or additions, Vice President Jose G. Vargas moved for approval of the Quarterly Report of Investments for the General Fund and Debt Service Fund, for Quarter ending June 30, 2024 and Interest Earned for Nine Months Ending June 30, 2024. Motion was seconded by Secretary Deborah L. Cordova and approved 6-0.

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

Financial Officer Joe Salazar presented and recommended approval of Amendment to FY 2023-2024 Budget. Fund Accounts reflecting changes were as follows:

Fund #21-412-44610: The Repairs and Maintenance Building budget amount was increased by \$220,750.45, increasing the budget from \$95,000.00 to \$315,750.45, for CEED building roof repairs;

Fund #21-415-74880: Land Acquired (new account) in the amount of \$135,090.00, related to the recently purchased Perkins Avenue lots;

Fund 21-415-94598: A decrease in the Incentive Programs account in the amount of \$135,090.00 from \$1,007,124.89; leaving a balance of \$872,034.89;

Fund 21-410-34499: An increase in Other Professional Services from \$10,000 to \$20,000;

Fund 21-410-34400: A decrease in the Auditing & Accounting Services account in the amount of \$2,000 from \$35,000; leaving a balance of \$33,000;

Fund 21-410-54560: A decrease in the General Liability Insurance account in the amount of \$5,000 from \$34,000; leaving a balance of \$29,000; and

Fund 21-410-74950: A decrease in the Machinery & Equipment account in the amount of \$3,000 from \$3,000; leaving a zero balance.

Carl Davis moved for approval of the Amendment to FY 2023-2024 Budget. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

9. Deliberation and possible action for the adoption of MEDC Investment Policy.

Mr. Garcia said that MEDC does not have an investment policy in place and that discussions have taken place for the creation of one. The MEDC Finance Committee met recently to discuss the investment policy being presented today, which is up for adoption at the Board's discretion. Financial Officer Joe Salazar said that at this time, the City of Mission handles investments for MEDC accounts since they are the custodial of the accounts and they also have Investment Officers. Since MEDC is in the process of transitioning MEDC bank accounts, we would like to adopt our own investment policy. Mr. Salazar mentioned a few of the banks the City of Mission banks with or uses as vendors for investments such as Texas National Bank, Multi-Bank Securities, and TexPool, but more may be added. Mr. Garcia said that if not adopted today, Mr. Garcia plans on bringing the investment policy back to the Board next month for approval consideration. Secretary Deborah L. Cordova said she would like to review the investment policy further before adopting it. President Richard Hernandez recommended that this item is tabled.

Secretary Deborah L. Cordova moved to table this item. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

10. Naming of MEDC Investment Officer.

Mr. Garcia said MEDC currently does not have an Investment Officer, and it is crucial to fulfill this role. Financial Officer Joe Salazar recently received training in Waco to become a Certified Investment Officer and Mr. Garcia is recommending that he is named Investment Officer for MEDC. Mr. Garcia said that it is beneficial to have several Investment Officers and said that he and COO Belen Guerrero plan on attending the certification course in December.

Mayor Norie Gonzalez Garza moved to name Jose "Joe" Salazar MEDC's Investment Officer. Motion was seconded by Carl Davis and approved 6-0.

11. Deliberation and possible action related to the approval of an Interlocal Cooperation Agreement between Mission Economic Development Corporation and City of Mission.

Mr. Garcia said that this agreement was created to assist the City of Mission with certain projects by making MEDC funds in the maximum amount of \$2 million available to the City of Mission. City Manager Mike Perez said that this agreement had been presented to Mission City Council and approved on June 24, 2024. Mr. Perez said that this is a loan the City of Mission is requesting from MEDC and that it will be paid back with interest. The agreement stipulates that the agreement shall remain in effect until March 31, 2025 and recommends approval.

Vice President Jose Vargas moved to approve an Interlocal Cooperation Agreement between Mission Economic Development Corporation and City of Mission. Motion was seconded by Deborah L. Cordova and approved 5-0 with one abstention from Mayor Norie Gonzalez Garza.

12. Public Hearing - MEDC FY 2023-2024 proposed project consideration related to an alleyway improvement to be located at 1229 E. Griffin Parkway, Mission, Texas. (Project Alley Cat).

At **4:46 PM**, President Richard Hernandez opened the public hearing related to an alleyway improvement to be located at 1229 E. Griffin Parkway, Mission, Texas. (Project Alley Cat).

There being no comments, President Richard Hernandez closed the public hearing at **4:47 PM**.

13. Deliberation and possible action related to the approval of an Economic Performance Agreement for Project Alley Cat.

Mr. Garcia said that on May 29, 2024, the MEDC Board authorized staff to negotiate an incentive agreement for Project Alley Cat, 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 the proposed Economic Development Performance Agreement back before the Board for approval. The Economic Development Performance Agreement has been created and is now being presented for approval consideration. Mr. Garcia recommends approval.

Julian Alvarez moved for approval of an Economic Development Performance Agreement for Project Alley Cat. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

14. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for FY 2023-2024 for Project Alley Cat.

Mr. Garcia said that this notice is routine as is with every project MEDC funds and that it is a required notice for the undertaking of every project, in this case, Project Alley Cat. He said that no funds will be expensed until 60 days after the publication. He requests authorization to publish the notice.

Vice President Jose G. Vargas moved to authorize the Notice of Intention to Undertake a Project or Projects for FY 2023-2024 for Project Alley Cat. Motion was seconded by Secretary Deborah L. Cordova and approved 6-0.

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

Mr. Garcia said that on June 26, 2024 the MEDC Board approved an amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and 7 Beans LLC dba Scooter's Coffee, pending confirmation of a rescinded performance agreement, for which there is no documented evidence or record of minutes. MEDC's legal counsel Gene Vaughan prepared the amendment, and it is now being presented for approval. 7-Beans LLC has an existing agreement with Mission EDC (effective May 15, 2023), for a \$100,000 incentive over five years to open two coffee shops, contingent on obtaining two Certificates of Occupancy. The company has opened one coffee shop and is requesting performance agreement change to receive the first installment for their second location. Such location must be open for business within the City of Mission no later than 24 months following June 26, 2024. Mr. Garcia recommends approval.

Carl Davis moved for approval of First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and 7-Beans LLC dba Scooter's Coffee. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

16. Discussion of preliminary Fiscal Year 2024-2025 Budget.

Mr. Garcia presented the preliminary Fiscal Year 2025 Budget, starting Oct. 1, 2024. He, COO Belen Guerrero-Aguirre, Financial Officer Joe Salazar, and the MEDC Finance Committee have reviewed the budget conservatively, with further adjustments needed. He anticipates revenues from land sales and sales taxes, emphasizing that that the Budget operates within current means without tapping into reserves. Secretary Deborah L. Cordova asked if the \$2 million loan to the City of Mission was factored in this Budget. Mr. Garcia said those funds will be a transfer from a TexPool investment account. President Richard Hernandez asked a question related to the CEED building's air condition units, 30 units that may be due for replacement. The Facilities & Maintenance Building budgeted amount will increase by \$100,000 from what just got approved earlier on this agenda, for unforeseen needs. The final Budget will be presented next month in a Power Point for review and approval.

No action was taken.

17. Deliberation and possible action related to acceptance of a Memorandum of Understanding between the City of San Luis Potosi, Mexico, the City of Mission, and Mission Economic Development Corporation.

Mr. Garcia reported that a delegation of MEDC employees and representatives from other organizations recently visited San Luis Potosi, Mexico, to promote the Anzalduas International Bridge as a cargo crossing and highlight Mission as an investment location. They signed a non-binding Memorandum of Understanding (MOU) between Mayor Norie Gonzalez Garza and the Mayor of San Luis Potosi to promote mutual trade and educational collaboration. Mr. Garcia noted that the Secretary of State of San Luis Potosi expressed interest in visiting

Mission, along with the Governor of San Luis Potosi. A confirmed visit has been scheduled for July 31, 2024 with an agenda to be shared with the Board soon. He recommends accepting the MOU.

Vice President Jose G. Vargas moved to accept a Memorandum of Understanding between the City of San Luis Potosi, Mexico, the City of Mission, and Mission Economic Development Corporation. Motion was seconded by Mayor Norie Gonzalez Garza and approved 6-0.

18. Deliberation and possible action to accept the conveyance of 800 Perkins Avenue and 802 Perkins Avenue to the MEDC.

On July 12, 2024, two properties located at 800 Perkins Avenue and 802 Perkins Avenue, were officially conveyed to MEDC. Staff is requesting acceptance of the conveyance of the properties to MEDC. Legal Counsel Greg Kerr said that once MEDC accepts the conveyance of the two properties, then the next item requests authorization for MEDC Board staff convey the properties to the City of Mission.

Vice President Jose G. Vargas moved to accept the conveyance of 800 Perkins Avenue and 802 Perkins Avenue to the MEDC. Motion was seconded by Mayor Norie Gonzalez Garza and approved 6-0.

19. Deliberation and possible action to convey 800 Perkins Avenue and 802 Perkins Avenue to the City of Mission.

On July 12, 2024, two properties located at 800 Perkins Avenue, and 802 Perkins Avenue, were officially conveyed to MEDC. Staff requests authorization to convey both properties to the City of Mission.

Carl Davis moved to convey 800 Perkins Avenue and 802 Perkins Avenue to the City of Mission. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.

20. Discussion and approval of Resolution No. 2024-05, recognizing the necessity of acquiring fee title in connection with the construction of the Leo Pena Placita Park Improvement Project in the City of Mission, Hidalgo County, Texas and authorizing the acquisition of fee title to real property described in Resolution No. 2024-05 and exhibits thereto by condemnation (eminent domain) or otherwise. Single vote shall apply to all units of property described in Resolution No. 2024-05.

Legal Counsel Greg Kerr mentioned that this item is related to the previous two regarding properties that the MEDC did not acquire voluntarily. He indicated that it initiates eminent domain process for the properties listed in the exhibit of this resolution and is recommends approval of Resolution No. 2024-05. Mr. Kerr said that once approved, he will initiate the eminent domain process.

Vice President Jose G. Vargas moved to empower the Mission Economic Development Corporation to use eminent domain to acquire the following properties for the Leo Peña Placita improvements project: 808 Perkins, 809 Perkins, 801 Perkins; and 1 Perkins Avenue, in the City of Mission, Hidalgo County, Texas; as detailed in Exhibit A of Resolution No. 2024-05,

for the construction of the Leo Pena Placita Park improvement project. The initial vote applies to all properties collectively. Motion was seconded by Julian Alvarez and approved 6-0.

21. MEDC Committee Briefings: Finance Committee & Downtown Assistance Program

Finance Committee – Mr. Garcia said that most of the briefing that was to be shared by the Finance Committee was already discussed during the investment policy agenda item and the preliminary budget. Finance Committee Chair Jose G. Vargas commended the MEDC staff and Mr. Salazar for being diligent with their discussions and support during the Finance Committee meeting of July 17, 2024. Committee members include Mr. Vargas, Estella Saenz, Richard Hernandez, Tecló Garcia and Joe Salazar.

Downtown Assistance Program – Downtown Assistance Program Chair Debora L. Cordova reported that the Finance Committee team met on July 23, 2024, for pre-qualification of the 24 submissions for assistance to ensure that they met requirements. Thirteen of the 24 met requirements and selected were six recipients. What's needed now is for the landlords to sign off on the recommended renovations. Once the landlords approve, recipients will be announced. Committee members include Ms. Cordova, Carl Davis, Estella Saenz, Belen Guerrero, Tecló Garcia, and Bri Casares.

At **5:36 PM**, President Richard Hernandez announced that the Mission Economic Development Corporation Board will convene in closed session.

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

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

Report from CEO as to potential prospect(s).

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

M.E.D.C. Land.

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

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

At **5:47 PM**, President Richard Hernandez announced that the Mission Economic Development Corporation Board will reconvene in open session.

Real Estate Property: No action.

Report from CEO as to potential prospects: Vice President Jose G. Vargas moved to accept a proposed closing deadline request from Project Noodle in exchange for \$5,000 consideration in earnest money. Motion was seconded by Secretary Deborah L. Cordova and approved 6-0.

23. CEO Report on Economic Activity

CEO Tecló J. Garcia showcased three short videos highlighting significant recent events. The first featured the ribbon cutting ceremony for South Texas College, followed by the Grand Opening of the Olive Garden Italian Bistro in the second video, and the third showcased RGV Healthy Vending. COO Belen Guerrero-Aguirre noted that MEDC has a three-month contract with RGV Photo & Video, the creators of these videos. They also hold multiple economic development contracts in the area and consistently deliver excellent work.

24. President Comments

President Richard Hernandez acknowledged MEDC's Financial Officer Joe Salazar for earning his Investment Officer Certification, and expressed appreciation for the video presentation shared with the Board by Director of Communications & External Affairs Naxiely Lopez-Puente. CEO Tecló J. Garcia noted that the Board President proposed holding meetings in December for both the Mission EDC Board and the Mission RA/TIRZ #1 Board, specifically on Tuesday, December 3, 2024 for the Mission RA/TIRZ #1 and on Wednesday, December 4, 2024 for the Mission EDC Board. Traditionally, no meetings are scheduled in November due to the holiday season. President Richard Hernandez concluded by thanking Board members for their time and dedication.

25. Adjournment

Secretary Deborah L. Cordova moved to adjourn the meeting. Motion was seconded by Julian Alvarez and approved 6-0. The meeting was adjourned at 6:06 PM.

Richard Hernandez, President

ATTEST

Deborah L. Cordova, Secretary

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
AUGUST 13, 2024 12:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Estella Saenz, Treasurer
Julian Alvarez
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Jose G. Vargas, Vice President
Deborah L. Cordova, Secretary

ALSO PRESENT:

Greg Kerr, JGKL LLP

STAFF PRESENT:

Tecló J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
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 special meeting to order at 12:09 PM

2. Discussion and possible action regarding the approval of Resolution No. 2024-06, A resolution of Mission Economic Development Corporation regarding the request of Panda High Plains Hemp Gin Holdings, LLC, for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding the bonds, and authorizing other action related thereto.

CEO Tecló J. Garcia noted that upon approval of this resolution, it will not only benefit the Mission EDC through closing fees and annual administrative fees, but also with the creation of jobs.

Lee McCormick, President of Community Development Associates, via Zoom telecommunication, first thanked the Board for their availability, and then said that last week, he received a request from Panda High Plains Hemp Gin Holdings, LLC to move forward with an application for a bond allocation of \$150 million. Their deadline to apply is August 15, 2024.

The MEDC approved a Final Resolution for Panda High Plains Hemp Gin, LLC or one or more affiliates in September 2020 and a Supplemental Final Resolution increasing the amount

to \$150 million at the in October 2020 Board meeting. The company was scheduled to close the transaction by the end of 2020 but due to COVID related issues in the financial markets the project was delayed and did not close. The facility is currently operational, and the company plans to reapply for 2024 allocation from the Bond Review Board (BRB) to refinance existing debt and fund new capital improvements with tax-exempt bonds.

Mr. McCormick mentioned that there had been an update to the resolution in the Board's packets and that the replacement resolution had been provided to staff earlier today. The only change made to the resolution is on the heading. Added was "and Affiliates" meaning that Panda did not know yet if they were applying under Panda High Plains Hemp Gin LLC or Panda High Plains Hemp Gin Holdings, LLC, so they requested that flexibility.

The project is the first facility in the nation to cottonize hemp fiber on a commercial scale for the American textile industry and export customers. In addition, Panda Biotech's Hemp Gin™ is likely the only facility in the world dedicated to both the processing and cottonization of hemp fiber in industrial quantities outside of the People's Republic of China.

Panda Biotech has an existing 500,000 sq. ft. facility and surrounding 97-acre campus that was formerly the home of General Motors' Delphi assembly plant in Wichita Falls, Texas. The company is in the process of installing the largest industrial hemp decorticating, or processing, equipment ever used to separate the outer bast fiber from the inner woody core.

This is a conduit transaction for the MEDC, and the applicant is responsible for repayment of the debt. Approval of this resolution does not impose any payment or obligation on MEDC or the City of Mission in connection with the financing. There is potential "reputational risk" if the borrower defaults since the MEDC name is included on the bonds. Mr. McCormick and staff recommend approval of the resolution.

Carl Davis moved to approve Resolution No. 2024-06 as presented. Motion was seconded by Treasurer Estella Saenz and approved 6-0.

3. Adjournment

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Treasurer Estella Saenz and approved 6-0. The meeting was adjourned at 12:24 PM.

Richard Hernandez, President

ATTEST

Deborah L. Cordova, Secretary

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

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

1. Call to order and establish quorum.
2. Citizen's Participation.
3. Approval of Minutes – April 24, 2024.
4. Deliberation and possible action for acceptance of unadjusted Financial Report ended June 30, 2024.
5. Deliberation and possible action for acceptance of a grant from PNC Bank.
6. Adjournment.

Minutes are as follows:

Members Present:

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

Also Present:

Greg Kerr, JGKL LLP

Absent:

Estella Saenz, Treasurer

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
Vidal Roman, Finance Director

1. Call to order and establish quorum

Chair Richard Hernandez called the meeting to order at 6:20 PM.

2. Citizen's Participation: None.

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

Carl Davis moved for approval of the meeting minutes of April 24, 2024 as presented. Motion was seconded by Vice Chair Jose G. Vargas and approved 6-0.

4. Discussion and possible action for acceptance of Adjusted Financial Report ended June 30, 2024.

Financial Officer Joe Salazar presented, and recommended acceptance of the Adjusted Financial Report ended June 30, 2024. Mr. Salazar began his report by saying that Beginning Balance was \$108,892.76. He reported that total liabilities and equity was \$108,892.76. Net Income was \$10,085.01. Total expenses for this quarter were \$16,350.00 leaving a net change of -\$6,264.99.

Chair Richard Hernandez asked about a \$10,000 grant that was received from PNC Bank. CEO Tecló J. Garcia mentioned that the grant was accepted by the Board in January 2024 and that those funds were used to pay Ruby Red Venture competition winners, and mentioned that the \$6,000 was used to compensate three final participants that did not win in the competition, but were awarded consolation prizes of \$2,000 each.

Secretary Deborah L. Cordova moved to accept the Adjusted Financial Report ended June 30, 2024. Motion was seconded by Julian Alvarez and approved 6-0.

5. Deliberation and possible action for acceptance of a grant from PNC Bank.

CEO Tecló J. Garcia introduced this item by saying that this is the second grant received by PNC Bank this year and that he was very pleased to receive it. Mr. Garcia stated that he is grateful to Treasurer Estella Saenz with PNC Bank (not present at this meeting), for facilitating the issuance of the grant. He recommends acceptance.

Vice Chair Jose G. Vargas moved for acceptance of a grant from PNC Bank in the amount of \$10,000.00. Motion was seconded by Secretary Deborah L. Cordova and approved 6-0.

6. Adjournment.

The meeting was adjourned at 6:27 PM.

MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC. BOARD OF DIRECTORS MEETING HELD ON JULY 24, 2024 WERE APPROVED ON THIS THE 28TH DAY OF AUGUST, 2024.

Deborah L. Cordova, Secretary

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

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on July 23, 2024 at 801 N. Bryan Road, Mission, Texas and at 6:09 PM, the roll was called of the duly appointed members of the Board, to-wit:

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

All the above were present except Director Moreno. Participating via Zoom teleconference were Sanjay Bapat, Vidal Roman, Armando Sandoval, Cristian Garza, Ezeiza Garcia, Matt Wilson, and Frances Blake. Participating in person were J.P. Terrazas, Julio Cerda, Orlando Navarro, Abel Bocanegra, Laura Warren, Aldo Perez, Crystal Chávez, Mayor Norie Gonzalez Garza, Joe Salazar, Damien D. Tijerina, Raul Garcia, Dolly Elizondo Mike Perez, Ruben James de Jesús, Interim Executive Director Teclo J. Garcia, and Judy Vega.

AGENDA

I. Consent Agenda

- A. Call meeting to order and establish quorum.
- B. Tabled 6/25/2024: Approve minutes of regular meeting of May 30, 2024, special meeting of June 17, 2024 of the TIRZ #1.
- C. Approve minutes of regular meeting of June 25, 2024, of the TIRZ #1.
- D. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the July 23, 2024, meeting.

Upon a motion duly made by Director Reyna and seconded by Director Perez, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Authority Board of Directors at the July 23, 2024 meeting.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Perez, the Board unanimously voted to adjourn the meeting at 6:10 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: 8/29/2024

Date: 8/29/2024



BOYS AND GIRLS CLUB OF MISSION

Minutes of the Boys and Girls Club Mission
Youth Advocacy Advisory Board Meeting, June 11th, 2024

The Youth Advocacy Advisory Board of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, June 11th, 2024 at 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

Board Members Present:

Henry Rodriguez	Rebecca Lopez
Sergio Cruz	Peter Geddes
Christine Barrera	Scott Meyer
Aimee Ortega	Jennifer Lee Venecia

BGCM Staff:

Rick Venecia
Xavier Sanchez

Guests:

Christian Garza
Katia Alaniz

Board Members Absent:

Jesus Garcia
Nanette Ortiz
Rolando Reyna

I. Call to Order

H. Rodriguez called the meeting to order at 12:43 p.m.

II. Approval of Minutes for the May 21st, 2024 Meeting

After a brief review, a motion was made by S. Cruz to approve the minutes for the May 21st, 2024 Board Meeting; the motion was seconded by S. Meyer; the motion carried unanimously.

III. Citizen Participation

No citizens participated . . .

IV. Director's/Program's Report

R. Venecia stated that the Summer Program is doing very well. He stated the Club has three hundred and thirty-five registered members. He reviewed the daily activities the students will be engaged while in the program. He also emphasized that Summer Staff has been reduced because of financial constraints. Mr. Venecia also informed the Board that Mission C. I. S. D. is providing the meals for our students at the Main Unit and the CWV unit.

V. Programs Report

Please see Director's Report . . .

Continue . . .

VI. Athletics Report

R. Venecia reported for the Athletic Department. He reported that there was an incident concerning a coach and officials. The issue was resolved with the coach receiving a warning of further consequences if this type of behavior continues. Mr. Venecia also stated that with the recent rains, the fields were flooded for several days and consequently the games were postponed. This generated some discussion concerning the fields, in general, and how can they be improved. More information to be forthcoming. He furthermore informed the Board that Volleyball and Flag Football will begin registration within a few weeks.

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. Mr. Venecia also shared with the Board the new grants he plans to apply for within the very near future.

VIII. Chairperson Comments

H. Rodriguez stated that he had no announcements at this time . . .

IX. Adjournment

After a brief discussion, H. Rodriguez entertained a motion to adjourn this portion of the Advisory Board meeting. A motion was made by R. Lopez; the motion was seconded by J. Venecia; the motion passed unanimously. Adjournment time was 1:03 p.m.

Minutes of the Boys and Girls Club Mission Board of Directors' Regularly Scheduled Meeting, June 11th 2024

The Board of Directors of the Boys and Girls Club of Mission held a regularly scheduled meeting on Tuesday, June 11th, 2024, 12:30 p.m. at the Main Unit of the Boys and Girls Club Mission

I. Call to Order

H. Rodriguez called the meeting to order at 12:52 p.m.

II. Approval of 501c3 Minutes for June 11th, 2024 Meeting

After a brief review, a motion was made by S. Cruz to approve the minutes for the June 11th, 2024 501c3 meeting; the motion was seconded by P. Geddes; the motion carried forward unanimously.

III. 501C3 Financial Report

Christian Garza represented the Finance Department for the City of Mission to review with the Board the 501c3 financial standings. Mr. Garza reviewed with the Board the expenditures, expenses and reconciliations for the month of May. The May Financial Statements were discussed and several questions were entertained. After a brief discussion, a motion was made by R. Lopez to approve the financial packet for the month of May; the motion was seconded by S. Meyer; the motion carried forward unanimously.

(Financial Packet for the months of May is attached)

IV. Gala

R. Venecia announced to the Board that a Gala or a Golf Fundraiser would be more expensive than ever before. He reviewed several price options for a Golf Tournament Fundraiser and determined that a tournament would not be feasible at this time. He did state that a Gala Fundraiser could be possible in March of 2025. This is when the Mission Event Center will have space available for rent and would not interfere with United Way Blackout period. Mr. Venecia stated that a gala would generate more profits at this time as compared to a Golf Tournament. After a brief discussion, a motion was made by A. Ortega to enter into a tentative contract with the Mission Event Center for a fundraiser gala in mid-March; the motion was seconded by J. Venecia; the motion carried forward unanimously. More information to be forthcoming . . .

V. Southwest Conference

R. Venecia announced to the Board that the Boys and Girls Club of America will be hosting a regional conference in Oklahoma City, OK., August 27 through the 29th. He invited all Board Members who might be interested in attending to join him for the conference. He also discussed the costs involved and would be able to produce a more specific price when the Board Members committed to the event. Informational flyer attached . . .

VI. Resource Plan

R. Venecia introduced to the Board a proposed Resource Plan for possible funding to make the Club (potentially) independent from City funds. The Resource Plan is a current project of possible funding sources and is not indicative of all funding sources. The Plan is based on BGCA recommendations. More information to be forthcoming.

(Resource Plan Guide Chart Attached)

Continued . . .

VII. Interlocal Agreement City of Mission and the Boys and Girls Club of Mission

H. Rodriguez excused himself from the Board at this time and S. Cruz continued the meeting in his place. R. Venecia explained to the Board that the By-Laws of the original charter are old and outdated. He stated that the By-Laws needed to be changed to reflect the new standards that the Club uses for donations. He also stated that certain funding sources are being deposited into City accounts instead of 501c3 accounts. This is a direct reflection of the outdated by-laws. Mr. Venecia asked the Board By-Laws Committee to review the current by-laws and edit/create new by-laws that reflect the Clubs' needs. After a brief discussion, a motion was made by S. Meyer to form a by-laws committee to investigate the discrepancies and propose solutions to the current dilemma; the motion was seconded by A. Ortega; the motion passed unanimously. Mr. Venecia also added that he would like to propose a pay increase for Sujei Rodriguez. He explained that the City would not allow him to give her a pay raise and he would like to increase to come from 501c3 funds. He proposed that the 1st amendment to the revised by-laws would include a pay raise and a clear disbursement of donations to the appropriate accounts. This would constitute the interlocal agreement between the City and the Board. More information to be forthcoming.

VIII. Announcements

No announcements at this time . . .

IX. Adjournment

After a brief discussion, S. Cruz entertained a motion to adjourn the meeting. A motion was made by S. Meyer to adjourn the 501C3 meeting; the motion was seconded by R. Lopez; the motion passed unanimously. Adjournment time was 1:38 p.m.



Xavier Sanchez
Operations Administrator

Sergio Cruz
BGCM Board Secretary

PARKS AND RECREATION BOARD MEETING

June 11, 2024

<u>BOARD MEMBERS PRESENT</u>	<u>STAFF</u>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Julissa Martin	Ricardo Contreras
Jesus Mendiola	Juan Carlos Calderon
Melissa Reyna	Taylor Cavazos
Karina Garza	Pete Charles
Diego Gutierrez	

Call to Order

Tony Guerrero called the meeting to order.

Roll Call

Roll call was taken and quorum was met.

Prayer

Brad Bentsen led us in prayer.

Approval of Minutes

The Board Members approved the minutes for the May 14, 2024 Board meeting. Motion to approve was made by Melissa Reyna and seconded by Julissa Martin. The motion to approve minutes passed unanimously.

CITIZEN PARTICIPATION

N/A

UPDATE OF PARKS

Parks employees assisted with the setup, tear down, and the PA system at several different events this month such as the groundbreaking of a new Cemetery names Serenity fields, a Police and Fire Memorial Event, Mission PD Appreciation Luncheon, Spring Community Round Up, PD appreciation luncheon, and the groundbreaking of the new Padel Club on Victoria St.

Graffiti and vandalization has increased now that summer has started, the Parks Graffiti crew has been helping take care of graffiti removal requests/calls, discussion of creating a wall in a

controlled environment to have a designated graffiti area to prevent future graffiti around the City.

The Keeping Mission Beautiful organization is looking to start a project to paint the irrigation pipes.

The Lopez Park Restrooms are almost completed, just pending electrical work from the Facilities Department.

Public works is currently working on installing field lights at Shimotsu Elementary. The Parks Department assisted by trenching for the installation. Shimotsu Elementary is in the process of becoming one of the City's Parks through an interlocal agreement, but has not been finalized.

Due to recent weather, canopies at Hollis Rutledge Park were knocked down and damaged at Jaycee Park.

A third party was hired to build a roof on the south side of the Recreation Center where the portable restrooms will be stored.

UPDATE OF RECREATION

This past Music at the Park did not have the best turnout, so for the month of June, it will be at the Bannworth Park instead of Leo Pena Placita Park. We are hoping by trying a different venue, this will increase participation. Mission CISD will be assisting us this time by providing a panel stage to be used for performances. The assistance from the Fire Department and Facilities Department will help provide electricity for the event.

The 7 on 7 league started on June 3, with a total of 8 teams, playing every Monday. No participation from the Sharyland Schools this season.

For our summer recreation programs, Track had a total of 230 kids register, with only 9 coaches. We will be hosting a track meet June 27th at Sharyland High School. For Tennis we had a total of 90 kids register. We were supposed to host tournament this first week but moved the tournament to July 5 and 6th.

For our Archery program we have around 20 kids per session with two coaches, the program originally started outdoors but was recently moved indoors inside the Recreation Center.

Parks Department is still assisting the Boys and Girls Club prep and mark the fields for their summer games.

AQUATICS UPDATE

The Aquatics Department is continuing to register every two weeks for the Learn to Swim Classes at the Bannworth and Mayberry Pools.

The Summer Swim TAAF teams continue practicing and increasing in numbers.

Lap swimming continues with new summer hours, and the pools are now open for the public during the day.

NEW BUSINESS

Ana Rivera to start her ACEing Autism program this upcoming Saturday morning that will run for a total of 6 weeks at the Birdwell Tennis Courts.

Discussion regarding increasing the night time hours at Birdwell Tennis Courts from 10:00 PM to 11:00 PM. However, moving to these later hours brought up concerns of possible non-desirable activity from late night basketball players. There are currently 5 courts being used by the CTA, this is allowed because they are paying on a quarterly basis, but is taking up a lot of the court time from other players.

Currently in the process of trying to obtain CDBG Funding to support Astroland Park Rocketship – Phase II. The Parks department has already completed Phase I with irrigation modifications, paving of trail, picnic shelters, painting of pavilion, and construction of new restrooms. Phase III to include addition of Inclusive Playground equipment.

Also seeking funding for the \$250,00.00 Interconnective Trail, the Trail Plans will be ready for bidding within 30 days. This trail is to be from Los Ebanos Road to Bryan Road, Bryan Road to Taylor Road. This plan also includes a 10 ft wide concrete trail and tunnels under Conway, Bryan and Shary Roads will receive supportive riprap and lighting at approach and thru tunnels.

Discussion on residential, commercial, and city parks to be affected by drought. The Parks Department is currently irrigating all parks once weekly with ballfields, City Hall, PD and Central Fire watered twice weekly.

Keep Mission Beautiful projects to include Paint Mission Beautiful with first home painted last month on West Hidalgo Street, and 2nd home to be painted to start this coming Saturday at 601 Mayberry. Private contractor to provide home repairs at his cost prior to painting and the Parks Department to provide portable restrooms.

Mark Minton asked if it was possible to provide cost analysis of labor, water, and fertilizations expenses of current ballfields to compare to that of artificial turf.

Melissa Reyna and Karina Garza talked about the “Modified Turf” at PSJA Ballfields and suggested that Parks Staff check it out. Suggested that Staff look into Grant Opportunities for

ballfield modifications to artificial turf or modified turf. Melissa Reyna found a Little League Grant Opportunity.

OLD BUSINESS

Playground movement from Lopez Park north to Hinojosa City School Park started Monday. The concrete footing was small enough to break and reset at new location. No evident rust on pipes below the ground.

Restroom construction for CWV and Astroland Parks started this past week.

Adjournment

Julissa Martin made a motion to adjourn the meeting and was seconded by Jesus Mendiola. The Board voted unanimously to approve.