

**NOTICE OF REGULAR MEETING**  
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**SEPTEMBER 20, 2022      5:30 P.M.**  
**CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Richard Hernandez, President  
Pete Jaramillo, Vice President  
Aissa I. Garza, Secretary  
Dr. Sonia Treviño, Treasurer  
Balde Morales  
Jose G. Vargas  
Mayor Norie Gonzalez Garza

**ABSENT:**

**ALSO PRESENT:**

Julio Cerda, P.E.  
Ricardo Garcia, Consultant  
Noel Salinas

**STAFF PRESENT:**

Joel Garza, Interim Chief Executive Officer  
Judy Vega, Executive Assistant  
Randy Perez, City Manager  
Angie Vela, Finance Director  
Ezeiza Garcia, Assistant Finance Director  
Jasmine Ramos, MEDC Receptionist  
Joe Salazar, Accountant  
Shaine Mata, Facility Manager

**1. Call to order**

With a quorum being present Vice President Pete Jaramillo called the meeting to order at 5:47 PM.

**2. Election of Officers**

Vice President Pete Jaramillo called nominations from the floor for the position of President of the Mission EDC Board.

Mayor Norie Gonzalez Garza nominated Richard Hernandez for President of the Board. There being no other nominations, Richard Hernandez was elected President by acclamation.

**3. Approval of Minutes:**

- A. Regular Meeting of August 16, 2022**
- B. Special Meeting of August 24, 2022**
- C. Special Meeting of August 25, 2022**
- D. Special Meeting of August 29, 2022**
- E. Special Meeting of September 7, 2022**

There being no corrections or additions to the minutes, Secretary Aissa I. Garza moved for approval of all meeting minutes as presented. Motion was seconded by Balde Morales and approved 7-0.

**4. Approval of Resolution No. 2022-05, Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Legacy PyOil 1 LLC; approving documents relating thereto; and approving other matters in connection therewith**

Lee McCormick, President with Community Development Associates, presented this item by saying that this is a final resolution for Legacy PyOil 1, LLC, dba New Hope Energy for a tax-exempt bond in the amount of \$325 million. A similar resolution was approved by the Board in April 2022 for this same project. New Hope Energy built and presently operates a ten (10) ton per day waste plastic to renewable chemicals plant in Tyler, Texas. The project site is located at 1775 E Duncan Street in Tyler, Texas on a 64-acre site owned by New Hope Energy. The financing that is the subject of this application will increase the plant's present capacity from 10 tons/day up to approximately 1,000 tons per day. This is a conduit transaction for the MEDC. The borrower/applicant is responsible for repayment of the debt. Approval of this Resolution does not impose any payment or obligation on the Mission EDC or the City of Mission in connection with the financing. There is potential "reputational risk" if the borrower defaults since the Mission EDC name is included on the bonds. At closing the MEDC is expected to receive approximately \$441,250 for serving as Issuer of the bonds and an annual fee of \$81,250 until maturity.

Secretary Aissa I. Garza moved for approval of Resolution No. 2022-05 as presented. Motion was seconded by Jose G. Vargas and approved 7-0.

Resolution No. 2022-05

Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Legacy PyOil 1 LLC; approving documents relating thereto; and approving other matters in connection therewith

**5. Approval of Resolution No. 2022-06, Resolution of Mission Economic Development Corporation regarding the request of Waste Management, 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**

Lee McCormick, President with Community Development Associates, presented this item by saying that this is an inducement resolution for Waste Management, Inc., a Delaware corporation ("WM"), is North America's leading provider of comprehensive waste management environmental services. Based in Houston, WM, through its subsidiaries, provides collection, transfer, recycling and resource recovery, and disposal services and is a leading developer, operator, and owner of landfill gas-to-energy facilities in the United States. The Company is seeking tax-exempt bond financing in an amount not to exceed \$100 million, for certain infrastructure and capital improvements to its solid waste collection and disposal operations.

This is a conduit transaction for the MEDC. The borrower/applicant is responsible for repayment of the debt. Approval of this Resolution does not impose any payment or obligation on the Mission EDC or the City of Mission in connection with the financing. There is potential "reputational risk" if the borrower defaults since the Mission EDC name is included on the bonds. At closing the MEDC is expected to receive approximately \$180,000 for serving as the Issuer of the bonds and an annual fee of \$25,000 until maturity. He is requesting approval of the resolution.

Secretary Aissa I. Garza moved for approval of Resolution No. 2022-06 as presented. Motion was seconded by Jose G. Vargas and approved 7-0.

Resolution No. 2022-06

Resolution of Mission Economic Development Corporation regarding the request of Waste Management, 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

**6. Acceptance of Adjusted Financial Statement for the month of July 2022**

Finance Director Angie Vela presented and recommended acceptance of the Adjusted Financial Statement for the month of July 2022.

There being no additions or corrections on the financial statement for the month of July 2022, Secretary Aissa I. Garza moved for acceptance. Motion was seconded by Jose G. Vargas and approved 7-0.

**7. Approval of Second Amendment to Real Estate Contract between Mission EDC and CAP Storage Development LLC related to the sale Lot 8, Mission Event Center Land, City of Mission, Hidalgo County, Texas**

Interim CEO Joel Garza presented this item by saying that Centennial American Properties, developer for CAP Storage Development, LLC made a request for an extension of the Real Estate Contract review period related to the sale of Lot 8, Mission Event Center Land, City of Mission, Hidalgo, County. The company is negotiating pricing with their General Contractor. They are requesting a 30-day extension, or until October 20, 2022. If approved, an additional 30 days for closing will apply, which will be by no later than November 20, 2022.

Secretary Aissa I. Garza moved for approval of the Second Amendment to Real Estate Contract between Mission EDC and CAP Storage Development LLC related to the sale Lot 8, Mission Event Center Land, City of Mission, Hidalgo County, Texas. Motion was seconded by Balde Morales and approved 7-0.

**8. Approval of a six-month extension to the Cyber Mission Program**

Interim CEO Joel Garza presented this item by saying that staff is requesting acceptance of an extension of six months to allow additional time for measuring outcome of the Cyber Mission Program. Outcomes are completion of the program, obtaining a certification, and obtaining

employment. A fourth cohort was added to the program to meet enrollment goal of 130 participants. The Cyber Mission Program is part of the Wagner-Peyser Grant of \$482,800 that was awarded to Mission EDC. The MEDC Board accepted the 3rd Texas Talent Connection grant at their January 19, 2021 Board meeting. This is the second extension. The first extension was requested to accommodate the extra time required for competitive procurement. This is the final year of a three-year eligibility.

Vice President Pete Jaramillo moved for approval of a six-month extension to the Cyber Mission Program. Motion was seconded by Treasurer Dr. Sonia Trevino and approved 7-0.

At 6:10 PM, Secretary Aissa I. Garza moved to convene in executive session. Motion was seconded by Jose G. Vargas and approved 7-0.

- 9. Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001**  
**Deliberation Regarding Economic Development Negotiations Sec. 551.087**
- A. Project Smiley**
  - B. Project Sit Down**
  - C. Project Pack**
  - D. Project More Doors**
  - E. M.E.D.C. Properties**

- Personnel Matters Sec. 551.074**
- A. MEDC Staff**
  - B. Finance Position**
  - C. M.E.D.C. Properties**

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

At 7:30 PM, Secretary Aissa I. Garza moved to convene in open session. Motion was seconded by Treasurer Dr. Sonia Trevino and approved 7-0.

On Economic Development Negotiations:

- A. Project Smiley – Secretary Aissa I. Garza moved to authorize a notice of intention to undertake Project Smiley in an amount not to exceed \$100,000 over a period of five (5) years, conditioned on a receipt of a Certificate of Occupancy. Motion was seconded by Treasurer Sonia Trevino and approved 7-0.
- B. Project Sit Down - Secretary Aissa I. Garza moved to authorize a notice of intention to undertake Project Sit Down in an amount not to exceed a total cap amount of \$500,000 over a period of 30 years of an amount equal to 1.5% of sales tax. Motion was seconded by Balde Morales and approved 7-0.
- C. Project Pack - Secretary Aissa I. Garza moved to authorize a notice of intention to undertake Project Pack as follows: Incentivize an amount not to exceed \$390,000 over a period of five (5) years conditioned on a Certificate of Occupancy. Project Pack must also continue full dedication of Mayberry Road. A job creation grant will also be granted at \$1,000 per job for a period of three (3) years upon each anniversary of a Certificate of Occupancy. Motion was seconded by Treasurer Dr. Sonia Trevino and approved 7-0.

- D. Project More Doors – Secretary Aissa I. Garza moved to authorize Interim CEO to continue economic negotiations related to Project Doors. Motion was seconded by Jose G. Vargas and approved 7-0.
- E. M.E.D.C. Properties – No action.

**On Personnel Matters:**

- A. MEDC Staff – No action.
- B. Finance Position – No action.
- C. CEO Position – No action.

**10. Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2022-2023 and schedule a Public Hearing for October 18, 2022 related to MEDC projects for FY 2022-2023**

Secretary Aissa I. Garza moved to authorize the publication of a Notice of Intention to Undertake a Project or Projects for FY 2022-2023 and schedule a Public Hearing for October 18, 2022 related to MEDC projects for FY 2022-2023, as discussed in Item 10, for projects A-C, of this agenda. Motion was seconded by Balde Morales and approved 7-0.

**11. President Comments**

President Richard Hernandez thanked everyone for their time and staff for preparation of this meeting.

**12. Adjournment.**

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Balde Morales and approved 7-0. Meeting was adjourned at 7:38 PM.

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Richard Hernandez, President

ATTEST:

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Aissa I. Garza, Secretary

**NOTICE OF SPECIAL MEETING**  
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**SEPTEMBER 26, 2022      1:00 P.M.**  
**CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Richard Hernandez, President  
Pete Jaramillo, Vice President  
Aissa I. Garza, Secretary  
Jose G. Vargas  
Mayor Norie Gonzalez Garza

**ABSENT:**

Dr. Sonia Treviño, Treasurer  
Balde Morales

**ALSO PRESENT:**

**STAFF PRESENT:**

Joel Garza, Interim Chief Executive Officer  
Judy Vega, Executive Assistant  
Randy Perez, City Manager  
David Flores, Deputy City Manager  
Shaine Mata, Facility Manager

**1. Call to order**

With a quorum being present President Richard Hernandez called the meeting to order at 1:04 PM.

At 1:05 PM, Mayor Gonzalez Garza moved to convene in Executive Session. Motion was seconded by Vice President Pete Jaramillo and approved 5-0.

**2. Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001**

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

**Personnel Matters Sec. 551.074**

A. CEO Position

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

Vice President Pete Jaramillo left the meeting at 2:20 PM.

At 3:32 PM, Secretary Aissa I. Garza moved to convene in open session. Motion was seconded by Jose G. Vargas and approved 4-0.

A. CEO Position: Aissa I. Garza moved to authorize City Manager as discussed in executive session.

**3. Adjournment**

Secretary Aissa I. Garza moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 4-0. Meeting was adjourned at 3:34 PM.

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Richard Hernandez, President

ATTEST:

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Aissa I. Garza, Secretary

**MINUTES FOR THE  
MISSION CIVIL SERVICE COMMISSION  
August 31, 2022**

**Commission-Present**

**Cindy Pacheco-Chair  
Jerry Saenz-Vice-Chair  
Ruben Femat-Member-A**

**Staff Present**

**Jesse Lerma Jr-CS Director  
Kevin Pagan-Attorney  
Gilbert Sanchez-Fire Chief  
Cesar Torres-Chief of Police**

**Call to Order**

Mrs. Cindy Pacheco called the meeting to order at 9:00 a.m.

**Approval of Minutes-August 1, 2022**

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Saenz made a motion to approve the minutes as submitted. Mrs. Pacheco seconded the motion. Motion was approved unanimously.

**Approval of Classified Positions for the Mission Police Department for FY 2022-2023**

Mr. Lerma advised the Commission that we needed to approve the classified positions as required by law for the next fiscal year. Chief Torres was recommending the following positions for FY 2022-23: LT, SGT, CPL, and Patrolman. After a brief discussion, Mr. Saenz made a motion to approve the positions as presented. Mrs. Pacheco seconded the motion. Motion was approved unanimously.

**Approval of Base Pay & Incentive Package for the Mission Police Department for FY 2022-23**

Mr. Lerma advised the Commission that we needed to approve the base pay and incentive package for the next fiscal year. Mr. Lerma advised the Commission that the numbers presented reflected an increase of 8% to all police officers and they would be submitted for approval at the next city council meeting. Mr. Lerma advised them that if any changes were made at city council they would be presented at our next CS meeting. After a brief discussion, Mr. Saenz made a motion to approve the base pay and incentive package as presented. Mrs. Pacheco seconded the motion. Motion was approved unanimously.

**Approval of Classified Positions for the Mission Fire Department for FY 2022-23**

Mr. Lerma advised the Commission that we needed to approve the classified positions as required by law for the next fiscal year. Chief Sanchez was recommending the following positions for FY 2022-23: Deputy Chief, Captain, LT, Engineers, and Firefighter. After a brief discussion, Mr. Saenz made a motion to approve the positions as presented. Mrs. Pacheco seconded the motion. Motion was approved unanimously.

**Approval of Base Pay & Incentive Package for the Mission Fire Department for FY 2022-23**

Mr. Lerma advised the Commission that we needed to approve the base pay and incentive package for the next fiscal year. Mr. Lerma advised the Commission that the numbers submitted reflected an increase of 6% to all firefighters and they would be submitted for approval at the next city council meeting. Mr. Lerma advised them that if any changes occurred there, they would be presented at the next CS meeting. After a brief discussion, Mr. Saenz made a motion to approve the base pay and incentive package as presented. Motion was seconded by Mrs. Pacheco. Motion was approved unanimously.

**Pending Business**

No pending business

**Adjourn**

Meeting was adjourned at 9:20 am



**MINUTES FOR THE  
MISSION CIVIL SERVICE COMMISSION  
October 10, 2022**

**Commission-Present**

**Cindy Pacheco-Chair  
Jerry Saenz-Vice-Chair-A  
Ruben Femat-Member**

**Staff Present**

**Jesse Lerma Jr-CS Director  
Kevin Pagan-Attorney  
Gilbert Sanchez-Fire Chief  
Cesar Torres-Chief of Police**

**Call to Order**

Mrs. Cindy Pacheco called the meeting to order at 9:00 a.m.

**Approval of Minutes-August 31, 2022**

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Femat made a motion to approve the minutes as submitted. Mrs. Pacheco seconded the motion. Motion was approved unanimously.

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

Mr. Lerma advised the Commission that we needed to create a new eligibility list for the Police Department. He advised them that staff was recommending the following schedule:

1. Post Notice on City Website/Accept Applications-October 10, 2022
2. Advertisement #1 The Monitor-October 16, 2022
3. Advertisement #2 The Monitor-November 6, 2022
4. Deadline to Submit Applications-December 2, 2022
5. Date of Examination-December 12, 2022

After a brief discussion, Mr. Femat made a motion to create a new eligibility as requested. Mrs. Pacheco seconded the motion. Motion was approved unanimously.

**Pending Business**

No pending business

**Adjourn**

Meeting was adjourned at 9:10 am