

**Mission Redevelopment Authority  
Board of Directors Special Meeting  
December 10, 2024**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission Redevelopment Authority (MRA) held a special meeting open to the public, by teleconference and in person, on December 10, 2024, 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:

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

All the above were present. Participating in the Zoom teleconference were Sanjay Bapat and Ezeiza Garcia. Participating in person were Ricardo A. Perez, J.P. Terrazas, Mayor Norie Gonzalez Garza, Julio Cerda, Councilwoman Marissa Gerlach, Andy Garcia, Carl Davis, Deborah L. Cordova, Estella Saenz, Richard Hernandez, Belen Guerrero, Juliann Alvarez, Alex Meade, Brianna Caceres, Stephanie Mendiola, Judy Vega, Joe Salazar, Alma Walzer Santos, and Executive Director Teclo J. Garcia.

**1. Call Meeting to Order at 4:05 PM.**

Chairman Martin Garza opened the meeting with a welcome to all.

**2. Participation:** None from citizens.

**3. Approve minutes: October 22, 2024 and Special Meeting of November 21, 2024, of the Mission Redevelopment Authority.**

Director Reyna asked about the El Milagro Phase I tour that was mentioned on the October 22, 2024 meeting minutes, and if it had been scheduled. Mr. Garcia mentioned that a tour will be planned after the holidays.

There being no corrections or additions, upon a motion duly made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board unanimously approved both sets of minutes for October 22, 2024 and the Special Meeting of November 21, 2024 as presented.

4. **Special Recognition:** Executive Director Teelo J. Garcia expressed his desire to honor Ricardo A. Perez, not only for his contributions to the TIRZ Board, but also for his distinguished tenure as a former City of Mission Mayor and former Executive Director of the TIRZ, where he served for one year before relocating to San Antonio. He requested that Chairman Martin Garza and Mayor Norie Gonzalez Garza present the recognition. Chairman Garza and Mayor Norie Gonzalez Garza spoke warmly about Mr. Perez, and other attendees shared fond memories of his remarkable service to the City of Mission. Ricardo A. Perez shared that he began his public service as a City Council member in 1985 and served two terms as Mayor in 1992. Mr. Perez was then presented with a plaque in recognition of his dedication, tenure, and service. After the presentation, the Board took a short break to capture memorable photographs with Ricardo A. Perez.

Chairman Garza delegated his responsibilities to Vice Chair Albert X. Chapa as he had to leave the meeting 4:52 PM.

#### 5. **Acceptance of Financial Reports for October & November 2024.**

Financial Officer Joe Salazar presented and recommended approval of the Financial Reports for October & November 2024.

Chairman Martin Garza inquired about a due amount of \$4,521,514.19 from the City of Mission, as noted on the Operating Fund Balance Sheet for October. Mr. Salazar clarified that this sum represents funding from Hidalgo County. Hidalgo County disburses the City of Mission, which then reimburses the TIRZ. Chairman Garza asked that future reported amounts specify which organization is making payment to the City of Mission for clear understanding.

Secretary Aissa I. Garza asked a question regarding the Miscellaneous amount of \$5,000 in the October Capital Projects Fund of the report. Mr. Salazar said that it was entered incorrectly, and an adjustment will be made. The amount was a Fair Market Value amount and not Miscellaneous.

Subject to the correction on the Capital Projects Fund for the month of October related to a Miscellaneous amount, upon a duly made motion by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted the October and November 2024 Financial Reports.

#### 6. **Approval of Amendment to the Authority's FY 2025 Budget**

Financial Officer Joe Salazar presented and recommended approval of the Authority's Amendment to FY's 2025 Budget. Mr. Salazar briefly explained that the amendment and said they were related to the Budget's General Fund & Capital Fund for the purpose of increasing the "Transfer Out to Capital Projects" to fund the Glasscock to Bryan Sewer Line project. The Capital Projects Fund will include a "Transfer In from General Fund" to fund the same project, therefore increasing the expenditure budget line item.

**7. Approval of invoices for December 2024.**

Investment Officer Joe Salazar presented and recommended approval of the Invoices for the month of December 2024.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously all invoices for the month of December 2024 as presented.

**8. Adjournment.**

As there was no further business to discuss, upon a motion made by Director Reyna and seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 4:57 PM.

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

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

Printed Name: Martin Garza

Printed Name: \_\_\_\_\_

Title: Chairman

Title: Secretary

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

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

**Mission Tax Increment Reinvestment Zone  
Board of Directors Special Meeting  
December 10, 2024**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission TIRZ #1, held a meeting open to the public, by teleconference and in person, on December 10, 2024 at 801 N. Bryan Road, Mission, Texas and at 4:58 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

All the above were present except Chairman Martin Garza. Participating in the Zoom teleconference were Sanjay Bapat and Ezeiza Garcia. Participating in person were Ricardo A. Perez, J.P. Terrazas, Mayor Norie Gonzalez Garza, Julio Cerda, Councilwoman Marissa Gerlach, Andy Garcia, Judy Vega, Joe Salazar, Alma Walzer Santos, and Executive Director Teclo J. Garcia.

**I. Consider Consent Agenda**

- A. Call meeting to order and establish quorum.
- B. Approve minutes of October 22, 2024 and Special Meeting of November 21, 2024 of the TIRZ #1.
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the meeting of December 10, 2024.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the special meeting of December 10, 2024.

**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 Reyna, the Board unanimously voted to adjourn the meeting at 12:32 PM.

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

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

Printed Name: Martin Garza

Printed Name: \_\_\_\_\_

Title: Chairman

Title: Secretary

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

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

**NOTICE OF SPECIAL MEETING  
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.  
DECEMBER 11, 2024**

The Board of Directors of the Mission Economic Development Authority, Inc., held a special meeting on Wednesday, December 11, 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: Minutes of regular meeting of October 30, 2024
4. Deliberation and possible action to authorize CEO to engage professional services with Hanna Solutions – Commercial Real Estate..
5. Adjournment.

---

***Minutes are as follows:***

**PRESENT:**

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

**ABSENT:**

Deborah L. Cordova, Secretary

**ALSO PRESENT:**

Gene Vaughan JGKL LLP  
Lee McCormick, President, CDA  
Alma Santos, Progress Times

**STAFF PRESENT:**

Teclo J. Garcia, CEO  
Belen Guerrero, COO  
Judy Vega, Executive Assistant  
Joe Salazar, Financial Officer  
Stephanie Mendiola, Director of  
Business Development  
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, Chair Richard Hernandez called the meeting to order at 5:39 PM.

**2. Citizen's Participation: None.**

**3. Approval of minutes: Regular Meeting of October 30, 2024**

There being no corrections or additions, Vice Chair Jose G. Vargas, moved for approval of the Regular Meeting minutes of October 30, 2024. Motion was seconded by Treasurer Estella Saenz and approved 4-0.

**4. Deliberation and possible action to authorize CEO to engage professional services with Hanna Solutions – Commercial Real Estate.**

CEO Teclo J. Garcia mentioned that Hanna Solutions – Commercial Real Estate was recently engaged by Mission EDC for MEDC Land brokerage representation. Mission EDA has a property requiring representation and suggests utilizing Hanna Solutions - Commercial Real Estate for brokerage services.

Vice Chair Jose G. Vargas moved to authorize CEO to engage professional services with Hanna Solutions – Commercial Real Estate. Motion was seconded by Treasurer Estella Saenz and approved 4-0.

**5. Adjournment.**

At 5:40 PM, Treasurer Estella Saenz moved to adjourn the meeting. Motion was seconded by Vice Chair Jose G. Vargas and approved 4-0.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS SPECIAL MEETING HELD ON DECEMBER 11, 2024 WERE APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

---

Deborah L. Cordova, Secretary

**NOTICE OF SPECIAL MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
DECEMBER 11, 2024      4:00 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

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

**ABSENT:**

**ALSO PRESENT:**

Eugene Vaughan, JGKL LLP  
Lee McCormick, CDA  
Alma Santos, Progress Times

**STAFF PRESENT:**

Teclo J. Garcia, CEO  
Belen Guerrero, COO  
Judy Vega, Executive Assistant  
Joe Salazar, Financial Officer  
Stephanie Mendiola, Director of Business Development  
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 4:12 PM.

**2. Invocation:** Treasurer Estella Saenz.

**3. Pledge of Allegiance:** Vice President Jose G. Vargas.

**4. Citizen's Participation:** None.

**5. Approval of Minutes:**

**A. Approval of Minutes – Regular Meeting & Public Hearing - October 30, 2024**

**B. Special Meeting – November 13, 2024.**

There being no corrections or additions, Vice President Jose G. Vargas moved for approval of the Regular Meeting & Public Hearing of October 30, 2024. Motion was seconded by Julian Alvarez and approved 7-0.

There being no corrections or additions, Carl Davis moved for approval of the Special Meeting minutes of November 13, 2024. Motion was seconded by Mayor Norie Gonzalez Garza and approved 7-0.

**6. Deliberation and possible action for acceptance of Unadjusted Financial Statement for October and November 2024.**

Financial Officer Joe Salazar presented and recommended acceptance of the Unadjusted Financial Statements for October & November 2024.

There being no corrections or additions, Vice President Jose G. Vargas moved for acceptance of the Unadjusted Financial Statements for October 2024. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

There being no corrections or additions, Vice President Jose G. Vargas moved for acceptance of the Unadjusted Financial Statements for November 2024. Motion was seconded by Carl Davis and approved 7-0.

**7. Discussion and possible action regarding the approval of a Corporate Authorization Resolution from Lone Star National Bank.**

CEO Teclo J. Garcia mentioned that staff wish to establish a Certificate of Deposit with Lone Star National Bank. To proceed, a Corporate Authorization Resolution from the bank must be approved by the Board. He is seeking approval for this matter.

Secretary Deborah L. Cordova refrained from voting and engaging in any discussions regarding this item due to her position on the Advisory Board of Lone Star National Bank.

Board member Julian Alvarez abstained from voting and discussion on this item because he is President of Lone Star National Bank.

Treasurer Estella Saenz moved for approval of a Corporate Authorization Resolution from Lone Star National Bank. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0, with two abstentions from Secretary Deborah L. Cordova and Julian Alvarez.

**8. Discussion and possible action related to the engagement of a CPA firm by MEDC for audit services.**

Staff is seeking to engage a CPA firm to conduct the corporation's annual financial statements. Proposals for professional services have been requested from three CPA firms and Mr. Garcia is recommending Burton McCumber & Longoria LLP/CPA Firm (BML) for a three engagement. He noted that Carr Riggs & Ingram CPAs was the prior CPA firm conducting audit services and the three firms submitting proposals are reputable firms; however, BML CPAs were the most advantageous with a proposal of \$25,000 and recommends approval. Mr. Garcia also noted that BML is the CPA firm currently conducting the Mission Redevelopment Authority Board's audit and they have been satisfied with their services.

Mayor Norie Gonzalez Garza moved to authorize CEO to engage Burton McCumber & Longoria LLP/CPA Firm for a three-year engagement to conduct MEDC's annual financial statements. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

**9. Deliberation and possible action for approval of Resolution No. 2024-12, Resolution of the Mission Economic Development Board of Directors regarding request of Waga Energy 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.**

Lee McCormick noted that this was an inducement resolution for Waga Energy LLC (WAGA). WAGA produces Renewable Natural Gas (RNG) by upgrading landfill gas using a patented purification technology called WAGABOX®. The RNG produced is injected directly into the gas distribution networks that supply individuals and businesses, providing a substitute for fossil natural gas. Waga Energy finances, builds and operates its WAGABOX® units under long-term contracts with landfill operators for the supply of raw gas, and generates income by selling the RNG it produces or by offering a purification service. Waga Energy operates 24 RNG production units (owned or



sold) in France, Spain, Canada and the USA, representing an installed capacity of 940 GWh per year (3,207,400 MMBtu). Each project initiated by Waga Energy contributes to the fight against global warming and helps the energy transition. Waga Energy is listed on Euronext Paris.

The company intends to install facilities to upgrade the landfill gas to RNG through its patented purification technology. The project includes the construction, acquisition, and installation of facilities for the conversion of landfill gasses into RNG, including the development and expansion of the landfill gas collection wells and other related infrastructure. The initial project will be located at 5895 Lafin Drive, Beaumont, Texas with additional locations throughout Texas at a later date. The company anticipates the project will qualify for a solid waste disposal facility.

In order for the bonds to qualify as tax-exempt, certain federal and state tax law requirements must be met, including having a governmental entity/agency issue such bonds for the benefit of the Company. Therefore, the Company has requested the Mission Economic Development Corporation ("MEDC") in Mission, Texas to serve as the governmental issuer of these bonds.

The borrower 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 Mission Economic Development Corporation name is included on the bonds.

Based on an initial transaction of \$70 million, at closing the MEDC is expected to receive approximately \$122,500 for serving as the Issuer of the bonds and an annual fee of \$17,500 until maturity. He is requesting approval of the inducement resolution.

Mayor Norie Gonzalez Garza moved for approval of Resolution No. 2024-12 as presented. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

#### Resolution No. 2024-12

Resolution of Mission Economic Development Board of Directors regarding request of Waga Energy 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.

#### **10. Discussion and possible action related to approval of a vehicle lease for a vehicle to be used for Mission EDC daily business.**

COO Belen Guerrero mentioned that staff is looking to lease a vehicle for both staff and Board members to facilitate daily MEDC operations. She is seeking approval to negotiate a lease for a 2025 Chevrolet Suburban from Bert Ogden of Mission, with a proposed monthly payment of \$1,560.00 over a period of 48 months. This proposal may be adjusted based on availability and market conditions. During the discussion, questions arose regarding warranties, repairs, maintenance, insurance coverage, and leasing versus purchasing. Ms. Guerrero clarified that insurance would be provided by TML and that the new vehicle would be under warranty. Purchase price was quoted at \$82,850.00. Ultimately, the Board reached a consensus to favor purchasing the vehicle rather than leasing. This matter will be revisited for consideration at next month's Board meeting.

No action was taken.

At **4:20 PM**, President Richard Hernandez announced that the MEDC Board would convene in closed session.

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

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

- A. Project Orange**
- B. Project ATL**
- C. Project Javelina**
- D. Project Aloe**

**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).**

**Perkins Lots Update**

**Deliberation and Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of public officers (as permitted under Tex. Gov't Code Section 551.074 and 551.071).**

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

Secretary Deborah L. Cordova left the meeting at 4:30 PM

Julian Alvarez left the meeting at 5:00 PM.

At **5:16 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were convening in open session. Motions are as follows:

Regarding potential projects:

- A. Project Orange: No action.
- B. Project ATL: No action.
- C. Project Javalina: No action.
- D. Project Aloe: No action.

Regarding real property:

M.E.D.C. Land: No action.

Perkins Lots Update: Vice President Jose G. Vargas moved to authorize legal counsel to obtain appraisals using Appraiser Leonel Garza Jr. for the following properties: 1 Perkins, 801 Perkins, 808 Perkins, and 809 Perkins, Mission, Texas, so offer letters are sent to property owners. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**12. CEO Report on Economic Development.**

CEO Teclo J. Garcia informed the Board that staff has successfully prepared and finalized MEDC's 2024 annual report for their review. Mr. Garcia expressed his enthusiasm, noting that this report has been a goal of his for the past two years, and he is thrilled to see it come to fruition. He emphasized the importance of keeping both the Board and the public informed about MEDC's achievements and ongoing efforts. Recognizing that many businesses and municipalities embrace this practice, Mr. Garcia is eager to establish a consistent tradition of transparency through annual reporting.

The report showcases an array of highlights, including new projects, job creation, capital investments, advocacy marketing trips, business assistance, relocations and expansions, partnerships, initiatives, and MEDC's Small Business Programs. These accomplishments will be prominently shared via social media and on MEDC's website. Additional highlights include the CEED co-working space, impacts on the private sector, and workforce development. Mr. Garcia extended his gratitude to the MEDC team for their dedication and hard work in compiling the annual report.

The MEDC Board is first to receive and review the Annual Report, which is set to be unveiled at our MEDC Open House event at CEED on December 11, 2024, before being made accessible on MEDC's website and social media.

**13. President Comments.**

None.

**14. Adjournment.**

Vice President Jose G. Vargas moved to adjourn the meeting. Motion was seconded by Treasurer Estella Saenz and approved 5-0. The meeting was adjourned at 5:38 PM.

---

Richard Hernandez, President

ATTEST

---

Deborah L. Cordova, Secretary

**NOTICE OF MEETING  
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.  
OCTOBER 30, 2024**

The Board of Directors of the Mission Education Development Council, Inc., held a meeting on Wednesday, October 30, 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 – Special Meeting of August 28, 2023.
  4. Deliberation and possible action for acceptance of Unadjusted Financial Report ended September 30, 2024.
  5. Adjournment.
- 

Minutes are as follows:

**PRESENT:**

Richard Hernandez, Chair  
Jose G. Vargas, Vice Chair  
Estella Saenz, Treasurer  
Julian Alvarez  
Mayor Norie Gonzalez Garza

**ABSENT:**

Secretary Deborah L. Cordova  
Carl Davis

**ALSO PRESENT:**

Eugene Vaughan, JGKL LLP  
Lee McCormick, CDA

**STAFF PRESENT:**

Teclo J. Garcia, CEO  
Judy Vega, Executive Assistant  
Joe Salazar, Financial Officer  
Stephanie Mendiola, Project Manager  
Andy Garcia, Asst. City Manager  
Brianna Casares, Manager of  
Marketing & Programs

**1. Call to order and establish quorum**

Chair Richard Hernandez called the meeting to order at 6:05 PM.

**2. Citizen's Participation: None.**

**3. Approval of Minutes: Special Meeting of August 28, 2024.**

Vice Chair Jose G. Vargas moved for approval of the Special Meeting minutes of August 28, 2024 as presented. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**4. Discussion and possible action for acceptance of Unadjusted Financial Report ended September 30, 2024.**

Financial Officer Joe Salazar presented, and recommended acceptance of the unadjusted financial report ended September 30, 2024. Mr. Salazar began his report by saying that Total Assets were \$168,992.77, which matches Total Liabilities and Equity at \$168,992.77. Earned Income for this quarter from July through September 2024 was \$100.01.00. A \$10,000 grant was received from PNC Bank, and a transfer in from Mission EDC of \$50,000.00 was made; therefore, total Net Income is \$60,100.01 with no expenditures.

Chair Richard Hernandez asked a question related to the \$10,000 grant and wanted to know how it was used. Marketing and Programs Manager Brianna Casares explained that the grant was used to award the Ruby Red Ventures Competition's 3<sup>rd</sup> Place winner. She mentioned that the 1<sup>st</sup> Place winner was awarded \$25,000 and the 2<sup>nd</sup> Place winner was awarded \$15,000.

Vice Chair Jose G. Vargas moved to accept the Unadjusted Financial Report ended September 30, 2024. Motion was seconded by Treasurer Estella Saenz and approved 5-0.

**5. Adjournment.**

Julian Alvarez thanked the MEDC Team for an excellent job and said he was thankful to serve on this Board.

The meeting was adjourned at 6:12 PM.

**MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC.  
BOARD OF DIRECTORS MEETING HELD ON OCTOBER 30, 2024 WERE  
APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.**

\_\_\_\_\_  
Deborah L. Cordova, Secretary

**CITIZEN'S ADVISORY COMMITTEE**  
**December 10, 2024**  
**Public Hearing/Regular Meeting**

**Members Present**

Zoreida Lopez-Vice-Chair  
Roxanne Mendez  
Ruben Davila Lozano  
Alma Garcia  
Emigdio Villanueva, Jr.

**Members Absent**

Lorenzo Garza-Chairman  
Monika Rosales-Flores  
Francisco Cadena  
Marsha Terry

**Staff Present**

Michael J. Elizalde  
Esther G. Rivera

**Call Public Hearing/Regular Meeting to Order and Establish Quorum.**

Vice-Chair Lopez called the Public Hearing Meeting to order at 5:40 pm. Esther G. Rivera conducted roll call. She stated that seven members were present, therefore there was a quorum.

**Citizens Participation**

Vice-Chair Lopez asked if any citizens were present to discuss any items on the agenda or express their concerns. No citizens present and no comments received. Vice-Chair Lopez continued to the next agenda item.

**Discussion and Recommendation on Consolidated Annual Performance and Evaluation Report FY 2023-2024 (Draft).**

Mr. Elizalde presented a draft of the Consolidated Annual Performance and Evaluation Report FY 2023-2024. He gave an overview of the reports working data and asked if there were any questions from the public or board members. No comments were made by board members and no citizens were present. No motion needed, Vice-Chair Lopez moved on to the next item.

**Close Public Hearing and Open Regular Meeting.**

Vice-Chair Lopez asked for motion to close public hearing and open regular meeting. Mr. Villanueva motion to close public hearing and open regular meeting at 5:45 pm. Ms. Mendez seconded the motion. Motion carried (5-0)

**Discussion and Recommendation to Approve Minutes for Regular Meeting held on November 19, 2024.**

Ms. Rivera asked the members if they had reviewed the minutes of the Regular Meeting held on November 19, 2024. She inquired if there were any questions or comments. After a brief discussion, Vice-Chair Lopez asked for a motion to approve the minutes as presented. Mr. Lozano motioned to approve the minutes as presented. Ms. Garcia seconded the motion. Motion carried (5-0).

**Discussion and Recommendation to Approve Tentative Schedule for Annual Action Plan FY 2025-2026.**

Mr. Elizalde presented the recommendations for tentative schedule of Annual Action Plan FY25-26. A brief overview of the document was discussed and Mr. Elizalde informed members that any changes to the dates throughout the year would be brought to their attention. No action needed.

### **Presentation of Status of Housing Assistance Program (HAP) Phase 23-I & IA**

Ms. Esther Rivera presented the construction status of the Housing Assistance Program (HAP) Phase 23-I. She indicated the percentage of completion for each home as follows: 222 N. Slabaugh Avenue 100% complete and welcome home event scheduled for December 12, 2024; and 1217 Oblate Avenue 100% complete. Vice-Chair Lopez thanked Ms. Rivera for the presentation on the status of the Housing Assistance Program (HAP) Phase 23-I and continued with the next item.

### **Other Business**

#### **A. Progress Report: CDBG-November**

Ms. Rivera presented November Unofficial Progress Report for CDBG expenditures received to date for the agencies, housing and administration. Ms. Rivera discussed that the progress report is reporting zeros as we are starting a new fiscal year. Ms. Garcia motioned to approve the Progress Reports as presented. Ms. Mendez seconded the motion. Motion carried (5-0).

#### **B. Progress Report: CDBG-CV November**

Ms. Rivera presented November Unofficial Progress Report for CDBG-CV expenditures received to date for the agencies, housing and administration. After a brief discussion Vice-Chair Lopez asked for motion to approve the progress reports as presented. Mr. Garcia motioned to approve the Progress Reports as presented. Ms. Mendez seconded the motion. Motion carried (5-0).

### **Citizen's Advisory Committee Members/Director's Comments**

#### **A. Chairman's Comments**

Chairman Garza was not present for the CAC meeting, Vice-Chair Lopez conducted the meeting and had a concern about the donation clothing bins that are over flowing on 7<sup>th</sup> St., if staff can get with the city department to have someone clear the area. Vice-Chair Lopez gave season's greetings

#### **B. Committee Member's Comments**

Ms. Garcia and Mr. Villanueva gave season's greetings. Ms. Mendez had a concern about a mechanic shop on Tom Landry St., where there are lots of cars parked on the side of the street and requested if staff can reach out to city to see if something can be done.

#### **C. Director's Comments**

Mr. Elizalde thanked CAC members for their time and dedication to the city and committee. Staff gifted members a small token of appreciation for holiday. Mr. Elizalde discussed on how the department is heading in new direction when it comes to funding in the upcoming year. Mr. Elizalde gave season greeting to members.

### **Adjourn**

Vice-Chair Lopez asked for a motion to adjourn the meeting. Ms. Garcia motioned to adjourn the meeting. Ms. Mendez seconded the motion. Motion carried (5-0). The meeting was adjourned at 6:10 p.m.



**KEEP MISSION  
BEAUTIFUL BEAUTIFICATION  
COMMITTEE REGULAR MEETING  
OCTOBER 8, 2024  
at 5:45 PM**

**MINUTES**

**MEMBERS PRESENT:**

Mario Cantu  
Lucille Cavazos  
Lisa Salinas  
Luis Ortega  
Cesar Aguilar

**ABSENT:**

Gavino Garza  
Robert Trevino

**STAFF PRESENT:**

Anais Chapa, Assistant City Secretary  
Roel Mendiola, Sanitation Director  
Brad Bentsen, Parks & Rec Director

**REGULAR MEETING**

**CALL TO ORDER AND ESTABLISH QUORUM**

With a quorum being present, Anais Chapa, Assistant City Secretary, called the meeting to order at 5:51 p.m.

**APPROVAL OF MINUTES – August 20, 2024**

Members took a few minutes to review the minutes from the meeting held on August 20, 2024. Mr. Mario Cantu moved to approve the minutes with the correction of the date. Motion was seconded by Ms. Lucille Cavazos and approved unanimously 5-0.

**A. Introduction of Youth Texan Ambassador, Yosef Herrera.**

Mr. Herrera was unable to attend the meeting.

**B. Discussion and action on choosing an eligible project in order to apply for the Texas Recycles Day Grant through Keep Texas Beautiful.**

The Texas Recycles Day Grant focuses on recycling education and outreach within our community. The grant award could be up to \$15,000 per applicant. Several ideas were discussed: a recycling mascot,

Mr. Ortega moved to complete this project on September 21, 2024 (tentatively and weather permitting). Motion was seconded by Mr. Cesar Aguilar and approved unanimously 5-0.

**C. Discussion and action to set up an event to align with Keep Texas Beautiful's Fall Sweep Program.**

For the "Fall Sweep" program, we usually have our "Round-Up" event. This is where the citizens can drive up to drop off their unwanted bulky items such as furniture, mattresses, appliances and tires. We usually have the event in October or November. Mr. Mendiola suggested to have it some time in November closer to the end of Hurricane Season. The Fall



---

Mario Cantu, Chairman