

**NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
AUGUST 16, 2022 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Pete Jaramillo, Vice President
Aissa I. Garza, Secretary
Dr. Sonia Treviño, Treasurer
Balde Morales
Jose G. Vargas
Richard Hernandez
Abiel Flores served in the Mayor position

ABSENT:

ALSO PRESENT:

Julio Cerda, P.E.
Ricardo Garcia, Consultant
Ruben Hinojosa Jr.
Fernando Ramirez

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
Bertha Ramirez, Administrative Assistant
Joe Salazar, Accountant
Cristian Garza, Accountant
Shaine Mata, Facility Manager
Daniel Rivera, Director of Programs & Marketing

1. Call to order

With a quorum being present Vice President Pete Jaramillo called the meeting to order at 5:37 PM.

2. Swearing In Appointed Board of Director

Notary Public Judy Vega swore in appointed Board of Director Richard Hernandez. Mr. Hernandez replaces S. David Deanda Jr., who resigned from the Board in May 2022. Mr. Hernandez will be completing Mr. Deanda's term which expires December 31, 2022.

3. Election of Officers

No action.

4. Approval of Minutes: Regular Meeting, Public Hearing and Workshop of July 19, 2022; and Special Meetings of August 2, 2022

Richard Hernandez noted a correction on the minutes of July 19, 2022. Board of Director Jose G. Vargas was not listed as present at that meeting. Correction noted.

Subject to the correction on the July 19, 2022 minutes, Secretary Aissa I. Garza moved for approval of both sets of minutes. Motion was seconded by Jose G. Vargas and approved 7-0.

Treasurer Dr. Sonia Treviño joined the meeting at 5:40 PM.

5. Acceptance of Adjusted Financial Statement for the months of May & June 2022

Finance Director Angie Vela presented and recommended approval of the Adjusted Financial Statements for the months of May & June 2022.

Secretary Aissa I. Garza moved for approval. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0 as presented.

6. Acceptance of Quarterly Report for nine months ended June 30, 2022 and Quarterly Report of Investments for nine months ended June 30, 2022

Finance Director Angie Vela presented and recommended acceptance of the Quarterly Report of Investments for the quarter ending June 30, 2022, and Interest Earned for Nine Months ending June 30, 2022

Secretary Aissa I. Garza moved for acceptance of the Quarterly Report of Investments for the quarter ending June 30, 2022, and Interest Earned for Nine Months ending June 30, 2022. Motion was seconded by Jose G. Vargas and approved 7-0.

7. Approval of Invoice #6 from the City of Mission in the amount of \$638,981.28

Secretary Aissa I. Garza moved for approval of Invoice #6 from the City of Mission in the amount of \$638,981.28. Motion was seconded by Balde Morales and approved 7-0.

8. Discussion and possible action related to the Mission Food Park Management

Interim CEO Joel Garza introduced this item by saying it was a continuation of what he presented last month in relation to how we will move forward with the management of the Mission Food Park. Mr. Garza introduced two representatives from 5x5 Brewery who gave a short presentation on 5x5 Brewery and its startup, as well as their interest in managing the food park. George Rice, Partner with 5x5 Brewery, and Assistant Manager Amanda Kirsch shared a power point presentation with the Board that contained information on the brewery's economic impact in the community. She and Mr. Rice mentioned that the company has been active in not only the manufacturing of beers at their Mission CEED location, but that they have also hosted fundraisers that have generated significant amounts for charities. The brewery has hosted car shows and a series of singer and songwriters' performances at the Mission Food Park, all of which have attracted numerous attendees. The Mission based brewery currently has 27 employees and expects to employ 47 by 2024. Interim CEO Joel Garza mentioned that if 5x5 Brewery manages the Mission Food Park, it will not only benefit them but also the CEED building since CEED collects a percentage of their gross sales. He is requesting possible action by the Board to document what kind of investments are needed to move the food park forward and on what guidelines need to be in place to manage the park that will better assist in the selection of a management company.

Jose G. Vargas moved to authorize Interim CEO Joel Garza to develop management guidelines for the Mission Food Park. Motion was seconded by Balde Morales and approved 7-0.

9. Authorization on developing criteria for rental application/renewals for CEED tenants and/or potential tenants

Interim CEO Joel Garza said that there have been no criteria in place to evaluate the selection of tenants the CEED rents to as it has always been at the discretion of the CEO. Preference has mainly been given to individuals or companies that are involved in either education, technology, or entrepreneurship and depending on the benefit or their involvement in the community. The Board reviewed a list of tenants and their lease start and end dates. He explained that lease rates vary depending on the square footage of each office. He is requesting authorization for the development of criteria or a policy that would assist in the selection of tenants. Mr. Garza mentioned that Wayland Baptist University is interested in leasing out the space that Sylvan Learning Center was occupying and is now vacant for the purpose of offering master's level classes to students from 6:00-10:00 PM, but he would like to have the criteria developed before a decision is made.

Richard Hernandez moved to authorize Interim CEO Joel Garza to develop criteria for rental application/renewals for CEED tenants and/or potential tenants. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

10. Public Hearing – MEDC Proposed Projects for FY 2022-2023

- A. Economic incentive for a manufacturing company to be located in the Sharyland Industrial Park, Mission, Texas, in an amount not to exceed \$750,000 over a period of five (5) years;**
- B. Infrastructure improvements for a manufacturing company located at 1404 Trinity Street, Suite A, Mission, Texas in an amount not to exceed \$32,500;**
- C. Property tax reimbursement for a manufacturing company located on the Southwest corner of Conway and Expressway 83, in an amount not to exceed \$165,000 over a period of five (5) years;**
- D. A retail development to be located at the northwest corner of Conway & FM 495, Mission, Texas, in an amount not to exceed \$1 million, over a period of 15 years; and**
- E. A payment equal to total sales tax revenue received by the City of Mission and Mission EDC, for a restaurant to be located at 3501 N. Conway, Mission, Texas, in an amount not to exceed \$338,000 for a period of five (5) years**

Vice President Pete Jaramillo opened the public hearing at 6:50 PM and asked for comments from the public related to the MEDC proposed projects for FY 2022-2023.

There being no comments, Vice President Pete Jaramillo closed the public hearing at 6:57 PM.

Notice of intention and notice of public hearing for Projects A, B, and C were published on July 22, 2022. Comment period for these projects will end on September 20, 2022.

Notice of Intention and Notice of Public Hearing for Projects D and E were published on August 5, 2022. Comment period for these two projects will end on October 4, 2022.

At 6:58 PM, Secretary Aissa I. Garza moved to convene in Executive Session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

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

Deliberation Regarding Economic Development Negotiations Sec. 551.087

- | | |
|----------------------------|-------------------------------|
| A. Project Smiley | D. Project More Doors |
| B. Project Sit Down | E. Project Care |
| C. Project Pack | F. M.E.D.C. Properties |

Personnel Matters Sec. 551.074

- A. CEO Position**
- B. Finance Position**
- C. MEDC Staff**

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

At 9:12 PM, Secretary Aissa I. Garza moved to convene in open session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

On Economic Development Negotiations:

- A. Project Smiley: Secretary Aissa I. Garza moved to authorize Interim CEO to proceed as discussed in executive session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.
- B. Project Sit Down: No action.
- C. Project Pack: Secretary Aissa I. Garza moved to authorize Interim CEO to proceed as discussed in executive session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.
- D. Project More Doors: Secretary Aissa I. Garza moved to authorize Interim CEO to proceed as discussed in executive session. Motion was seconded by Balde Morales and approved 7-0.
- E. Project Care: No action.
- F. M.E.D.C. Properties: No action.

On Personnel Matters:

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

12. President Comments?

None.

13. Adjournment.

Councilman Abiel Flores moved to adjourn the meeting. Motion was seconded by Secretary Aissa I. Garza and approved 7-0. Meeting was adjourned at 9:14 PM.

Richard Hernandez, President

ATTEST:

Aissa I. Garza, Secretary