

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
DECEMBER 9, 2021 11:00 AM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

S. David Deanda, Jr., President
Pete Jaramillo, Vice President
Aissa I. Garza, Secretary
Dr. Sonia Treviño, Treasurer
Mario Garza
Balde Morales
Mayor Armando O’Caña served in the Mayor
Position

ABSENT:

ALSO PRESENT:

Fred Kurth, P.E., Melden & Hunt, Inc.
Ruben de Jesus, P.E., Melden & Hunt, Inc.
Adrian A. Arriaga, Sperry Commercial Global
Affiliates
Daniel Galvan, Coldwell Banker Commercial

STAFF PRESENT:

Daniel Silva, Chief Executive Officer
Joel A. Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
David Gonzales, Accountant
Jasmine Ramos, MEDC Receptionist
Bertha Ramirez, Administrative Assistant
Joe Salazar, Accountant
Shaine Mata, Facility Manager
Daniel Rivera, Director of Programs & Marketing
Melanie Tovar, CEED Receptionist
Cristian Garza, Accountant
J.P. Terrazas, Assistant City Manager

1. Call to order

With a quorum being present President S. David Deanda Jr. called the meeting to order at 11:29 a.m.

2. Approval of Minutes: Regular meeting of November 16, 2021

There being no corrections or additions Mario Garza moved for approval of the special Board meeting minutes of November 16, 2021. Motion was seconded by Vice President Pete Jaramillo and approved
6-0.

3. Approval of The Reyna Network LLC’s final invoice totaling \$3,750 related to EDA Project #08-79-05396 for services from November 17, 2021, to December 16, 2021

Secretary Aissa I. Garza moved for the approval of The Reyna Network LLC’s final invoice totaling \$3,750 related to EDA Project #08-79-05396 for services from November 17, 2021, to December 16, 2021. Motion was seconded by Balde Morales and approved 6-0.

4. Authorize CEO to award bid for construction services related to Roadway & Drainage Improvements for Shary Village Business Park Subdivision

CEO Daniel Silva introduced this item by saying that on August 17, 2021, the MEDC Board of Directors authorized him to solicit bids for construction services related to Roadway & Drainage Improvements for Shary Village Business Park Subdivision. The City of Mission, who is in charge of the procurement process, held a pre-bid conference on Sept. 2, 2021, and nine (9) received bids were opened on Sept. 16, 2021. A tabulation of bids received was presented to the Board for their review. He is recommending that the bid is awarded to the lowest bidder, Posillico Civil, Inc., a company from Farmingdale, N.Y., which came in at \$3.9 million. The company has an office in Sullivan City and is undertaking projects in the area. Mayor Armando O'Caña asked questions related to the project specs and overage in costs. He stated that the City of Mission will not commit to paying for any overages. Chairman Deanda stated that if any overages are incurred, a change order must be presented and can be covered by Cascade Real Estate Operating L.P. if they agree to it. The change order must be paid for at the time that it is presented. MEDC nor the City of Mission will be responsible for any change orders. Fred Kurth, P.E. with Melden & Hunt, Inc., touched on the scope of work including dewatering, ditch and drainage connections, and water levels. He said that soil borings have been done to determine water levels and that they will be excavating from north to south to extend the ditch and will be dewatering as they move along. CEO Daniel Silva said that he will make sure that any overages will be the responsibility of the contractor before signing any contracts. Assistant City Manager J.P. Terrazas mentioned that the City of Mission feels confident about the company's bid and stated that a meeting has also taken place with them to talk about the project's complexity. Upon authorization to award bid to Posillico Civil, Inv., he plans on taking the recommendation to City Council at their meeting of December 13, 2021.

Treasurer Dr. Sonia Trevino joined the meeting at 12:11 p.m.

Mayor Armando O'Caña moved to authorize CEO to award bid to Posillico Civil, Inc., with no commitment on cost overcharges by the EDC for construction services related to Roadway & Drainage Improvements for Shary Village Business Park Subdivision. Any cost overages will need to be approved by Cascade Real Estate Operating L.P. prior to being presented to the EDC Board, and they must be paid for by Cascade Real Estate Operating L.P. at the time of Board approval. Motion was seconded by Vice President Pete Jaramillo and approved 7-0.

5. Presentation by Real Estate Brokers

CEO Daniel Silva welcomed Adrian Arriaga with Sperry Commercial Real Estate and Daniel Galvan with Coldwell Banker Commercial RGV, to do a short presentation related to their services. Subject properties are the Mission Event Center Land, Mission, Texas, Lots 1-4 and 5-9.

Mr. Adrian began his presentation by briefly describing his business and the properties in the area that he has sold, as well as those he is currently marketing. He stated that Coldwell Banker and Sperry Commercial were probably the top two real estate brokers in the area, but also mentioned that he did not feel comfortable with placing two signs on the properties with different realtor companies because this would confuse buyers. After his presentation, Mr. Arriaga mentioned that he would not be able to participate as a realtor for the properties if two real estate companies were participating but was clear in communicating that he was not withdrawing his proposal.

Mr. Galvan began his presentation by briefly describing his services which include brokerage, leasing, development, property management, consultation, and valuation specializing in land, office, industrial, retail, and medical properties. He also mentioned that Coldwell Banker is an international company with a footprint scattered across the country. He gave a short power point presentation detailing the company's services, and their affiliations.

At 12:19 p.m., Mayor Armando O'Caña said he would like to discuss Item No. 6 in executive session **Pursuant to V.T.C.A. Gov. Code Sec. 551.001 under Texas Government Code Section 551.072, deliberation regarding real property** and therefore motioned to do so. Motion was seconded by Dr. Sonia Treviño and approved 7-0.

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

At 12:37 p.m., President S. David Deanda Jr., announced that the Mission Economic Development Corporation Board of Directors was adjourning the executive session and convening in open session. Mayor Armando O'Caña made a motion to convene in open session. Motion was seconded by Mario Garza and approved 7-0.

6. Authorize CEO to award bid for Real Estate Broker services for the M.E.D.C. Land, Mission, Texas property

After discussion in executive session on this item, Secretary Aissa I. Garza made a motion to award bid to Adrian Arriaga with Sperry Commercial Real Estate to represent MEDC in land sales related to the M.E.D.C. Land, lots 1-7 and the remainder of Lot 9. The contract with Sperry Commercial Real Estate shall be for 12 months. Motion was seconded by Vice President Pete Jaramillo and approved 7-0.

7. Authorize CEO to solicit bids for CEED Building Repairs and Maintenance

Brief discussion took place related to this item, after the discussion, Secretary Aissa I. Garza moved to authorize CEO to solicit bids for CEED Building Repairs and Maintenance. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

8. President's Comments.

CEO Daniel Silva recognized a long time MEDC employee, David Gonzales, who is retiring this year. Mr. Gonzales was MEDA's Finance Director for 11 years, later becoming an Accountant for MEDC in the City of Mission's Finance Department for 10 years. President S. David Deanda Jr. thanked Mr. Gonzales for his 21 years of service, wished him well, and asked him to stay safe. Mr. Gonzales expressed his pleasure in working for both organizations.

9. Adjournment.

Mario Garza moved to adjourn the meeting. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0. Meeting was adjourned at 12:49 p.m.

S. David Deanda, Jr., President

ATTEST:

Aissa I. Garza, Secretary