

**NOTICE OF REGULAR MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
FEBRUARY 15, 2022      5:30 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Pete Jaramillo, Vice President  
Aissa I. Garza, Secretary  
Dr. Sonia Treviño, Treasurer  
José G. Vargas  
Mayor Armando O'Caña served in the Mayor  
Position

**ABSENT:**

S. David Deanda, Jr., President  
Balde Morales

**ALSO PRESENT:**

Nora Longoria, MEDA Board  
Ruben Sanchez, MEDA Board  
Albert X. Chapa, MEDA Board  
Chad Young, Carr Riggs & Ingram, LLC (CRI)  
Esmeralda Yniguez, CRI  
Aashna Khatwani, CRI  
Lea Juarez, Progress Times  
Alexandro Benavides, Jones Galligan King  
Lozano, LLP  
Michael McGurk, Walsh McGurk Cordova  
Nixon, PLLC

**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  
Cristian Garza, Accountant  
Jasmine Ramos, MEDC Receptionist  
Bertha Ramirez, Administrative Assistant  
Joe Salazar, Accountant  
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: 50 p.m.

**2. Approval of Minutes: Special meeting of January 18, 2022**

There being no corrections or additions Secretary Aissa I. Garza moved for approval of the special Board meeting minutes of January 18, 2022. Motion was seconded by Jose Vargas and approved 4-0.

Treasurer Dr. Sonia Treviño joined the meeting at 5:56 p.m.

**3. Approval of Unadjusted Financial Statement for December 2021**

There being no corrections or additions Secretary Aissa I. Garza moved for approval. Motion was seconded by Jose Vargas and approved 5-0.

**4. Acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2021 and Interest Earned for Three Months Ending December 31, 2021**

Finance Director Angie Vela presented and recommended Acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2021 and Interest Earned for Three Months Ending December 31, 2021.

There being no corrections or additions, Treasurer Dr. Sonia Treviño moved for approval. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

**5. Approval of MEDC Financial Statements and Independent Auditor's Report for Fiscal Year ending September 30, 2021**

CEO Daniel Silva introduced Chad Young, Esmeralda Yñiguez and Aashna Khatwani, CPAs with Carr Riggs & Ingram, LLC to present the audit report.

Ms. Yñiguez briefed the Board on key elements of the audit. She said there were no material weaknesses, no significant deficiencies and no non-compliance that were material to the financial statements. Prior years' findings were addressed and were taken care of this fiscal year. Mr. Young presented the Board with a power point presentation which also contained MEDC's net position, capital assets, and long-term debts.

Treasurer Dr. Sonia Treviño moved for acceptance of MEDC's Financial Statements and Independent Auditor's Report for Fiscal Year ending September 30, 2021. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

**6. Approval of Resolution No. 2022-01, A Resolution of the Board of Directors of City of Mission Economic Development Corporation Authorizing and Approving Renewal and Extension of a Loan (and Terms Thereof) from Lone Star National Bank, Approving the Execution and Delivery of Loan Documents, Delegating Authority to the Chief Executive Officer to Consummate the Renewal and Extension of the Loan and Containing Other Matters Related Thereto**

The Chief Executive Officer introduced this item by saying that this resolution is related to MEDC's \$2 million loan with Lone Star National Bank. The loan was taken out in 2016 for furniture and equipment for the CEED facility. The loan was structured with a five (5) year amortization and a five-year balloon, which has expired. The original resolution stipulated that upon expiration, the balance would be refinanced. He mentioned that the original debt coverage ratio on the loan was also reduced from 1.5% to 1.25% with the refinancing. He is requesting approval of the proposed resolution.

Jose Vargas moved for approval of Resolution No. 2022-01. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

Resolution No. 2022-01

Resolution of the Board of Directors of City of Mission Economic Development Corporation Authorizing and Approving Renewal and Extension of a Loan (and Terms Thereof) from Lone Star National Bank, Approving the Execution and Delivery of Loan Documents, Delegating Authority to the Chief Executive Officer to Consummate the Renewal and Extension of the Loan and Containing Other Matters Related Thereto.

**7. Approval of Development Agreement between Mission Economic Development Corporation and Terrablae, LLC and Vequinox PLLC dba Clover Hills Dentistry**

Treasurer Dr. Sonia Treviño moved for approval of a Development Agreement between Mission Economic Development Corporation and Terrablae, LLC and Vequinox PLLC dba Clover Hills Dentistry. Motion was seconded by Jose Vargas and approved 5-0.

At 6:35 p.m., Vice President Pete Jaramillo announced that the MEDC Board would be convening into executive session. Treasurer Dr. Sonia Treviño moved to go into executive session. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

**8. Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001  
Consultation with Attorney Sec. 551.071**

**Deliberation Regarding Real Property Sec 551.072**

**A. M.E.D.C. Land, lots 1-7 and remainder of Lot 9**

**Deliberation Regarding Economic Development Negotiations Sec. 551.087**

**A. Project Tower**

**B. Project Pancake**

**C. Project Ready**

**Personnel Matters Sec. 551.074**

**A. CEO Employment Agreement**

**B. Employee Lease Agreement between the City of Mission and  
Mission Economic Development Corporation**

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

At 8:55 p.m., Vice President Pete Jaramillo announced that the MEDC Board would be reconvening into open session. Secretary Aissa I. Garza moved to reconvene in open session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 5-0.

Secretary Aissa I. Garza moved to authorize CEO Daniel Silva, to continue with economic development negotiations and discussions related to real property as described below. Motion was seconded by Treasurer Sonia Trevino and approved 5-0.

**Deliberation Regarding Real Property Sec 551.072**

**A. M.E.D.C. Land, lots 1-7 and remainder of Lot 9**

**Deliberation Regarding Economic Development Negotiations Sec. 551.087**

**A. Project Tower**

**B. Project Pancake**

**C. Project Ready**

**On Personnel Matters Sec. 551.074**

**A. CEO Employment Agreement - **No action.****

**B. Employee Lease Agreement between the City of Mission and Mission  
Economic Development Corporation – **No action.****

**9. Vice President Comments:**

None.

**10. Adjournment.**

Secretary Aissa I. Garza moved to adjourn the meeting. Motion was seconded by Jose Vargas and approved 5-0. Meeting was adjourned at 8:57 p.m.

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S. David Deanda, Jr., President

ATTEST:

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Aissa I. Garza, Secretary