

NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
February 25, 2021 12:00 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

Join Zoom Meeting (by computer or Mobile App)
<https://us02web.zoom.us/j/88982270733?pwd=cmxpRWgzQ1NzYWN5VEJDL0Yya0F3Zz09>
Meeting ID: 889 8227 0733, Password: 125036;
Or Dial by telephone: +1 346 248 7799, Meeting ID: 889 8227 0733 , Password: 125036

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| <p>PRESENT: S. David Deanda, Jr., President Pete Jaramillo, Vice President Aissa I. Garza, Secretary Dr. Sonia Treviño, Treasurer Balde Morales Mario Garza</p> <p>ALSO PRESENT: Nora Longoria, MEDA Board Jose G. Vargas, MEDA Board Lea Juarez, Progress Times Lee McCormick, President, CDA Steve Taylor, RGV Guardian Mario Munoz</p> | <p>ABSENT: Mayor Position</p> <p>STAFF PRESENT: Daniel Silva, Chief Executive Officer Joel A. Garza, Chief Operating Officer Judy Vega, Executive Assistant Jasmine Ramos, MEDC Receptionist James Frances Love, Network Support Specialist Shaine Mata, Facility Manager Bertha Ramirez, Administrative Assistant Daniel Rivera, Director of Programs & Marketing Diana McDonnell, Career Services Coordinator & Community Manager, Cyber Mission Melanie Tovar, CEED Receptionist Joe Salazar, Accountant David Flores, Deputy City Manager David Gonzales, Accountant Angie Vela, Finance Director Ezeiza Garcia, Assistant Finance Director Randy Perez, City Manager Gus Martinez, City Attorney</p> |
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1. Call to order

With a quorum being present President S. David Deanda Jr., called the special meeting to order at 12:06 p.m.

2. Approval of Minutes: January 19, 2021

There being no corrections or additions Mario Garza moved for approval of the regular board meeting minutes of January 19, 2021. Motion was seconded by Secretary Aissa I. Garza and approved 6-0.

3. Approval of Financial Statements:

- A. Updated Financial Statement for September 2020
- B. Unadjusted Financial Statement for November 2020
- C. Unadjusted Financial Statement for December 2020
- D. Unadjusted Financial Statement for January 2021

Finance Director Angie Vela presented and recommended approval of the updated Financial Statement for September 2020; unadjusted Financial Statements for November & December 2020, and January 2021. Ms. Vela mentioned that the audit report is under review and is expected to be presented at the next MEDC regular meeting.

Secretary Aissa I. Garza moved to approve all financial statements as presented. Motion was seconded by Treasurer Dr. Sonia Trevino and approved 6-0.

4. Approval of The Reyna Network LLC Invoices totaling \$7,500, related to EDA Project #08-79-05296 for services from Dec. 17, 2020 to January 16, 2021, and January 17, 2021 thru February 16, 2021

CEO Daniel Silva presented and recommended approval of the invoices for The Reyna Network LLC. The invoices are related to the \$3 million EDA grant for storm water and water improvements on the south side of Mission for property owned by the Killam Family. The grant allowed for a grant administrator, which was budgeted for \$45,000. Any overcharges will be the responsibility of Killam Development. Mr. Silva said that The Reyna Network LLC will provide monthly reports with each invoice and this is the only time we will see two.

Secretary Aissa I. Garza moved for approval of The Reyna Network LLC Invoices totaling \$7,500, related to EDA Project #08-79-05296 for services from Dec. 17, 2020 to January 16, 2021, and January 17, 2021 thru February 16, 2021. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

5. Approval of Procedures for Downtown Façade Improvements Program & Rent Subsidy Program

After discussion on this item, President S. David Deanda Jr., recommended that it is tabled until audit findings related to the programs are presented. The programs' procedures will then be revisited and modified on any deficiencies found. In the meantime, the programs will continue to be executed as established.

Treasurer Dr. Sonia Trevino moved to table this item. Motion was seconded by Balde Morales and approved 6-0.

6. Approval of Downtown Façade Improvements Program Request from Onesimo Lopez, 510 N. Conway Avenue, Mission, Texas in amount not to exceed \$2,920.13

CEO Daniel Silva presented and recommended approval for this item.

Mario Garza moved for approval. Motion was seconded by Pete Jaramillo and approved 6-0.

7. Approval of Rent Subsidy Application for Sandy Peña in an amount not to exceed \$7,500

CEO Daniel Silva introduced this item by saying that this request was incomplete as more documentation is pending from the applicant.

No action was taken.

8. Approval of Mission Food Park Rent Allocation

CEO Daniel Silva said the Mission Food Park now has 10 active food trucks. He is requesting to allocate 50% of rent revenues from the Mission Food Park for food truck park for future improvements needed by the park and its tenants. An example of improvements provided were; installation of grease traps, increased lighting, and the possibility of hiring of a security guard. He mentioned that a food park tenant is going thru the process of obtaining a license with the Texas Alcoholic Beverage Commission (TABC), a premise for alcohol sales, and that alone is about \$7,500. With the signup of a new food truck recently, food truck rent revenues will be \$5,325 per month. Secretary Aissa I. Garza asked about a written description of the request and asked that this item is tabled until the Board reviews a policy describing how the revenues are to be used and/if they can be used for other purposes than those of the food truck park. Balde Morales asked what was the most significant improvement that needed to be made at the food truck park. The CEO said that more power connections are needed to accommodate more food trucks and to better service market days, and more water and drainage improvements for the possibility of a restroom. Restroom facilities are now being provided by Jitterz and 5x5 Brewery, but more are needed. A rough estimate of those costs would be \$35,000. President S. David Deanda Jr. requested that a description of improvement costs is provided to review and discuss cost benefits and monthly expenses. He mentioned that a grease trap is very expensive to maintain. No further comments were made.

Secretary Aissa I. Garza moved to table this item. Motion was seconded by Balde Morales and approved 6-0.

9. Resolution No. 2021-01, 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 Panda High Plains Hemp Gin, LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith

Lee McCormick, President of Community Development Associates, said he has presented this resolution to the MEDC Board twice in the past, but that this supplemental resolution is due to an increase in the amount of the bonds from \$80 million to \$100 million due to project costs and equity markets for high yields. The hemp processing facility is located in Wichita County, Texas and is being built in an old General Motors/Delphi 5,000 sq. ft. manufacturing facility on 97 acres. Various public hearings have been held related to this project with the most recent one being held on February 16, 2021. As with all transactions, final resolutions must be presented, and before any bonds are issued, City of Mission will need to approve a final resolution, along with a public hearing held before then. He is requesting approval of the resolution. Assuming \$100 million bonds are issued, the MEDC will receive \$180,000 at closing, \$155 in issuance fee, and \$25,000 for the first annual fee. Thereafter, a \$25,000 annual fee for 10 years; for a total of \$435,000. No risk and no financial liability are attributed to MEDC if the bonds were to default. He is requesting approval of the supplemental resolution.

Secretary Aissa I. Garza moved to approve Resolution No. 2021-01 as presented. Motion was seconded by Mario Garza and approved 6-0.

Resolution No. 2021-01

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 Panda High Plains Hemp Gin, LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith

10. Approval of Resolution No. 2021-02, Resolution Regarding Request of Arbor Renewable Gas, 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

Mr. McCormick introduced this item by saying that the MEDC Board had previously approved an inducement resolution for this project on June 16, 2020. They applied with the Texas Bond Review Board (TBRB) and did receive a \$100 million bond allocation; however, the contract they had on the property where they were going to build their facility fell through. The company has found another location for the project which means that another resolution must be approved. The company has reapplied with the TBRB and are in line to receive their \$100 million bond allocation assuming other projects above them free up since it is on a first-come first-serve basis, or if there is allocation at the August collapse from others at the TBRB. No other change to the project is being made other than the change address. He is requesting approval of the resolution. Assuming \$100 million bonds are issued, the MEDC will receive \$180,000 at closing, \$155 in issuance fee, and \$25,000 for the first annual fee. Thereafter, a \$25,000 annual fee for 10 years; for a total of \$435,000. No risk and no financial liability are attributed to MEDC if the bonds were to default.

Treasurer Dr. Sonia Trevino moved to approve Resolution No. 2021-02 as presented. Motion was seconded by Secretary Aissa I. Garza and approved 6-0.

Resolution No. 2021-02

Resolution Regarding Request of Arbor Renewable Gas, 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

At 12:48 p.m., Chairman S. David Deanda Jr. announced that the Board would be convening in executive session. Secretary Aissa I. Garza made a motion to convene in executive session. Motion was seconded by Balde Morales and approved 6-0.

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

Personnel Matters Sec. 551.074

A. Evaluation of Chief Executive Officer

Consultation with Attorney Sec. 551.071

A. Purchasing Policy & Other Related Matters

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

At 1:38 p.m., Chairman S. David Deanda Jr., announced that the Board would be reconvening in open session. Secretary Aissa I. Garza made a motion to reconvene in open session. Motion was seconded by Balde Morales and approved 6-0.

No action was taken.

12. President Comments

None.

13. Adjournment.

Secretary Aissa I. Garza moved to adjourn the meeting. Motion was seconded by Mario Garza and approved 6-0. Meeting was adjourned at 1:39 p.m.

S. David Deanda, Jr., President

ATTEST:

Aissa I. Garza, Secretary