

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
NOVEMBER 29, 2022 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

Richard Hernandez, President
Pete Jaramillo, Vice President
Dr. Sonia Treviño, Treasurer
Jose G. Vargas
Noel Salinas
Mayor Norie Gonzalez Garza

ABSENT:

Balde Morales

ALSO PRESENT:

Eugene Vaughan, JGKL, LLP

STAFF PRESENT:

Tecló J. Garcia, CEO
Joel Garza, Chief Operating Officer
Stepanie Palacios, Finance Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Joe Salazar, Accountant
Christian Garza, Accountant

1. Call to order

With a quorum being present President Richard Hernandez called the meeting to order at 5:30 PM.

2. Roll Call

Executive Assistant Judy Vega confirmed a quorum was present.

3. Approval of Minutes:

A. Regular Meeting of October 18, 2022

B. Special Meeting of November 16, 2022

There being no corrections or additions, Jose G. Vargas moved for approval of the meeting minutes of October 18, 2022, as presented. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

There being no corrections or additions, Treasurer Dr. Sonia Treviño moved for approval of the special meeting of November 16, 2022, as presented. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

4. Naming of CEO

Vice President Pete Jaramillo moved to accept the naming of Tecló J. Garcia as CEO of the Mission Economic Development Corporation (Mission EDC). Motion was seconded by Jose G. Vargas and approved 6-0.

5. Swearing in of Appointed Board of Director

Notary Public Judy Vega swore in appointed Board of Director Noel Salinas to the Mission EDC Board. He replaces Secretary Aissa I. Garza, whose term expires December 31, 2022. Mr. Salinas introduced himself by saying that he is from Mission and his background is in the healthcare field. He thanked the Board for the opportunity to serve.

6. Acceptance of Quarterly Report of Investments for the Quarter ending September 30, 2022 and Interest Earned for Twelve Months ending September 30, 2022

Finance Director Angie Vela presented and recommended acceptance of the Quarterly Report of Investments for the Quarter ending September 30, 2022, and Interest Earned for Twelve Months ending September 30, 2022

Jose G. Vargas moved for acceptance of the quarterly report as presented. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

7. Approval of Invoice #8 from the City of Mission in the amount of \$471,011.80

Assistant Finance Director Ezeiza Garcia presented and recommended approval of Invoice #8 from the City of Mission. She mentioned that this was a reimbursement for improvements related to the Shary Business Park improvements from an EDA grant of \$3,750,000 million. Total paid out as of October 2022 is \$2,551,997.35, total reimbursed is \$2,080,985.55. This invoice is for \$471,011.80.

Treasurer Dr. Sonia Treviño moved for the approval of invoice #8 from the City of Mission in the amount of \$471,011.80. Motion was seconded by Jose G. Vargas and approved 6-0.

8. Authorize CEO to negotiate and execute a Development Agreement between Mission Economic Development Corporation and the developer of two coffee shops for an economic incentive capped in an amount not to exceed \$100,000 over a period of five (5) years

CEO Teclo Garcia said this is an incentive that was previously presented to the Board. He is requesting authorization to proceed with the creation of a development agreement subject to continued negotiations.

Vice President Pete Jaramillo moved to authorize the CEO to negotiate and execute a Development Agreement between Mission Economic Development Corporation and the developer of two coffee shops for an economic incentive in an amount not to exceed \$100,000 over a period of five (5) years. Motion was seconded by Jose G. Vargas and approved 6-0.

A notice of intention and notice of public hearing for this project were published on September 23, 2022, and a public hearing was held on October 18, 2022. The comment period ended November 22, 2022.

9. Authorize CEO to negotiate and execute a Development Reimbursement Agreement between the Mission Economic Development Corporation and the City of Mission relating to a grant offered by the City of Mission a restaurant to be located on Bryan & Frontage Road, Mission, Texas, in an amount not to exceed \$500,000 over a period of 30 years

CEO Tecló Garcia said this is an incentive that was previously presented to the Board. He is requesting authorization to proceed with the creation of a development agreement subject to continued negotiations.

Treasurer Dr. Sonia Treviño moved to authorize CEO to negotiate and execute a Development Agreement between Mission Economic Development Corporation and the City of Mission relating to a grant offered by the City of Mission a restaurant to be located on Bryan & Frontage Road, Mission, Texas, in an amount not to exceed \$500,000 over a period of 30 years. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

A notice of intention and notice of public hearing for this project were published on September 23, 2022, and a public hearing was held on October 18, 2022. The comment period ended November 22, 2022.

10. Authorize CEO to negotiate and execute a Development Agreement for a distribution facility, to be located on Mayberry Road & Melba Carter, Mission, Texas, in an amount not to exceed \$390,000 over a period of five (5) years and a job creation incentive in an amount not to exceed \$1,000 per job for a period of three (3) years

CEO Tecló Garcia mentioned that he will be communicating with the developer to further discuss this project. He is requesting that the item is tabled.

Jose G. Vargas moved to table this item. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

A notice of intention and notice of public hearing for this project were published on September 23, 2022, and a public hearing was held on October 18, 2022. The comment period ended November 22, 2022.

11. CEO Report on Economic Activity

CEO Tecló Garcia gave a brief report on sales tax revenues by saying that Year-to-Date sales receipts were at \$22.5M, compared to last year's sales tax, which were at \$19.5M, a difference of \$3M. The city has grown by 15% compared to larger cities like Laredo and Corpus Christi. The CEO projects sales receipts will be close to \$25M by the end of 2022. In 2015, receipts totaled \$13M, 2017 \$13.7M, 2018 \$14.3M, 2019 \$15.4M, 2020 \$15.5M, and last year \$21M. The CEO also reported on single family home values and said a median home in Hidalgo County is \$225,000, while statewide single-family homes are selling at \$345,000. Mr. Garcia also reported on unemployment and job creation. He will be reporting these types of numbers on a regular basis.

12. President Comments

President Richard Hernandez thanked Mayor Norie Gonzalez Garza for her confidence and welcomed new Board member Noel Salinas. He also thanked former Board member Aissa I. Garza for her service on the Board and the Board of Directors for their time and availability.

Jose G. Vargas and Vice President Pete Jaramillo expressed their gratitude to the Board of Directors, CEO Teclo Garcia, and the MEDC staff for their hard work. Noel Salinas said he was happy to serve on this Board and was excited to see good things happen.

13. Adjournment.

Treasurer Dr. Sonia Treviño moved to adjourn the meeting. Motion was seconded by Vice President Pete Jaramillo and approved 6-0. The meeting was adjourned at 5:59 PM.

Richard Hernandez, President

ATTEST:

Deborah L. Cordova, Secretary