

NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JUNE 23, 2022 5:30 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Pete Jaramillo, Vice President
Aissa I. Garza, Secretary
Dr. Sonia Treviño, Treasurer
Balde Morales
José G. Vargas
Mayor Norie Gonzalez Garza

ABSENT:

Vacant, President

ALSO PRESENT:

Michael McGurk, Walsh McGurk Cordova
Nixon, PLLC
Tracy Spillman, Walsh McGurk Cordova Nixon,
PLLC
Alexandro Benavides, Jones Galligan Key &
Lozano, LLP
W. Chad Nunnery Sr., Composite Access
Products (CAP)
W. Chad Nunnery Jr., CAP
Gabriela Nunnery, CAP
Andrew Brown, CAP
John Martin, CAP
Marco Castro, CAP
Bill Martin, CAP

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 Shaine Mata, Facilities Manager
Jasmine Ramos, MEDC Receptionist
Bertha Ramirez, Administrative Assistant

1. Call to order

With a quorum being present Vice President Pete Jaramillo called the meeting to order at 5:36 p.m. Vice President Pete Jaramillo welcomed Mayor Norie Gonzalez Garza to the meeting.

2. Election of Officers: No action.

3. Approval of Minutes: Regular meeting of May 17, 2022

There being no corrections or additions Secretary Aissa I. Garza moved for approval of the regular Board meeting minutes of May 17, 2022. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

4. Approval of Adjusted Financial Statements for April 2022

Finance Director Angie Vela presented and recommended approval of the Adjusted Financial Statements for the month of April 2022.

There being no corrections or additions Treasurer Dr. Sonia Treviño moved for approval of the

Adjusted Financial Statements for April 2022. Motion was seconded by Balde Morales and approved 6-0.

5. Approval of Projects: Small Business Development Fund, in an amount not to exceed \$40,000; and Center for Education and Economic Development Small Business Initiative, in an amount not to exceed \$10,000

CEO Daniel Silva described the purpose of these two project funds. The Small Business Development Fund is to assist small business requests for improvements. The assistance has a limit on the amount of funding, and some requirements need to be met. The Center for Education and Economic Development (CEED) Small Business Initiative is being created for CEED members/tenants to provide quarterly activities, and/or events with speaker participation for interaction purposes. Questions were asked related to the Ruby Red Ventures (RRV) program, was there a list of companies that have been assisted, and how have they contributed to the community? CEO Daniel Silva explained the difference between the RRV and the CEED Small Business Initiative. He mentioned he will work on a report to quantify the companies that have participated in the RRV program. Secretary Aissa I. Garza requested that no funds are expensed on the Small Business Development Fund without Board approval. She also questioned whether participants would follow a Code of Ethics, as recently passed by Mission City Council. City Manager Randy Perez mentioned that the Code of Ethics requirement recently passed by City Council was independent and mostly intended for elected officials and Board members. A recommendation was made related to the availability of a participant disclosure form on conflicts of interest, that doesn't necessarily eliminate them from participating, but rather to serve as a disclosure; and on a deadline to collect funds.

Treasurer Sonia Treviño moved for approval of the Small Business Development Fund, in an amount not to exceed \$40,000; and the Center for Education and Economic Development Small Business Initiative, in an amount not to exceed \$10,000. Motion was seconded by Balde Morales and approved by 6-0.

6. Approval of Invoice #5 from the City of Mission in the amount of \$854,953.47

CEO Daniel Silva mentioned that this invoice is related the Sharyland Business Park, which is now in the construction phase. The project involves a \$3 million grant awarded by the Texas Department of Commerce's Economic Development Administration (EDA) for drainage infrastructure related to the property the Killam Family acquired from Hunt Development. MEDC was previously paying out invoices to Petra Reyna with The Reyna Group, the project's administrator; but since it is now in the construction phase, the City of Mission is overseeing the construction and inspection aspect of it. Invoices are reviewed by the City's Finance Department, payments are made, then the city invoices MEDC. The city processes applications for reimbursement from the EDA after presentation of proof of payments and the project's progress. Mr. Silva informed the Board that there were not enough funds at this time to cover the \$854,953.47; but reimbursement applications have been filed and should be funded within the next few days. Once funds are received, the invoice will be paid.

Subject to funds availability, Treasurer Dr. Sonia Treviño moved for approval of Invoice #5 from

the City of Mission in the amount of \$854,953.47. Motion was seconded by Jose G. Vargas and approved 6-0.

7. Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2022-2023 and schedule Public Hearing for July 19, 2022 related to MEDC projects for 2022-2023

CEO Daniel Silva read the list of proposed projects and the requested amounts to be undertaken for fiscal year 2022-2023. Project F on the legal notices, infrastructure improvements for an industrial park, will be discussed in executive session; therefore, the Board will return to this item for action after executive session.

After the executive session, Secretary Aissa I. Garza moved for approval of Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2022-2023 and schedule a Public Hearing for July 19, 2022 related to MEDC projects for 2022-2023, for projects A-E, eliminating Project F. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 5-0.

At 6:15 p.m., Vice President Pete Jaramillo announced that the MEDC Board would be convening into Executive Session. Secretary Aissa I. Garza moved to convene in Executive Session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

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

Deliberation Regarding Economic Development Negotiations Sec. 551.087

- | | |
|----------------------------|--------------------------|
| A. Project Cover | G. Project Pool |
| B. Project Sit Down | H. Project Moon |
| C. Project Roads | I. Project Doors |
| D. Project Steel | J. Project Coffee |
| E. Project Impact | K. Project Give |
| F. Project Cap | |

Consultation with Attorney Sec. 551.071

Personnel Matters Sec. 551.074

- A. CEO – Contract**

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

Mayor Norie Gonzalez Garza left the meeting at 8:21 p.m.

At 8:35 p.m., Vice President Pete Jaramillo announced that the MEDC Board would be reconvening in open session. Treasurer Dr. Sonia Treviño moved to reconvene in open session. Motion was seconded by Jose G. Vargas and approved 5-0.

Regarding Economic Development Negotiations motions are as follows:

On Projects A, C, D, E: Treasurer Dr. Sonia Treviño moved to authorize CEO to proceed with economic negotiations as discussed in executive session. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

On Project G, H, I, J, K: Secretary Aissa I. Garza moved to request the draft and delivery of a

demand letter from MEDC's legal counsel Matthew Jones related to Projects G Project Pool, H Project Moon, I Project Doors, J Project Coffee, K Project Give. Motion was seconded by Balde Morales and approved 5-0.

Regarding Personnel Matters, CEO – Contract:

Secretary Aissa I. Garza moved to approve an extension of the CEO's 90-day contract from June 1, 2022 and expiring August 31, 2022. Motion was seconded by Balde Morales and approved 5-0.

9. Vice President Comments

Vice President Pete Jaramillo thanked everyone for participating at this meeting.

10. Adjournment.

Treasurer Dr. Sonia Treviño moved to adjourn the meeting. Motion was seconded by Balde Morales and approved 5-0. Meeting was adjourned at 8:38 p.m.

Pete Jaramillo, Vice President

ATTEST:

Aissa I. Garza, Secretary