

**NOTICE OF REGULAR MEETING & PUBLIC HEARING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
OCTOBER 18, 2022            5:30 P.M.  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Richard Hernandez, President  
Pete Jaramillo, Vice President  
Aissa I. Garza, Secretary  
Jose G. Vargas  
Mayor Norie Gonzalez Garza

**ABSENT:**

Dr. Sonia Treviño, Treasurer  
Balde Morales

**ALSO PRESENT:**

Lee McCormick, President, CDA  
Julio Cerda, P.E.  
Ricardo Garcia, Consultant

**STAFF PRESENT:**

Joel Garza, Interim Chief Executive Officer  
Judy Vega, Executive Assistant  
Randy Perez, City Manager  
Angie Vela, Finance Director  
Ezeiza Garcia, Assistant Finance Director  
David Flores, Deputy City Manager  
Joe Salazar, Accountant  
Shaine Mata, Facility Manager

**1. Call to order**

With a quorum being present President Richard Hernandez called the meeting to order at 5:36 PM. President Richard Hernandez welcomed all for participating at this meeting.

**2. Approval of Minutes:**

- A. Regular Meeting of September 20, 2022**
- B. Special Meeting of September 26, 2022**

There being no corrections or additions to the minutes, Mayor Norie Gonzalez Garza moved for approval of the September 20, 2022 meeting minutes as presented. Motion was seconded by Vice President Pete Jaramillo and approved 5-0.

There being no corrections or additions to the minutes, Vice President Pete Jaramillo moved for approval of the September 26, 2022 meeting minutes as presented. Motion was seconded by Jose G. Garza and approved 5-0.

**3. Approval of Resolution No. 2022-07, Resolution of Mission Economic Development Corporation Regarding Request of Waste Management, Inc., for the Issuance of One or More Series of Revenue Bonds; Authorizing the Filing of an 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**

President Richard Hernandez mentioned that this resolution was related to Resolution No. 2022-06, approved by the Board on Sept. 20, 2022 for the same project. Lee McCormick, President with Community Development Associates, explained that this was a new inducement resolution for Waste Management, Inc., which replaces Resolution No. 2022-06 due to project description changes made by Waste Management, Inc., and its dollar amount in anticipation of meeting the Texas Bond Review Board's (TBRB) deadline of October 20, 2022 to apply for bonds. Waste Management, Inc. (WM) is leading provider of comprehensive waste management environmental services. Based in Houston, Texas, WM, through its subsidiaries, provides collection, transfer, recycling and resource recovery, and disposal services and is a leading developer, operator, and owner of landfill gas-to-energy facilities in the United States. WM's subsidiaries partner with the residential, commercial, industrial, and municipal customers and the communities they serve to manage and reduce waste at each stage from collection to disposal while recovering valuable resources and creating clean, renewable energy. The original resolution, for potential 12 locations in Texas, was for not to exceed \$100 million. The company has since added two more locations for this project so they decided to do this resolution for not two years but for three years, and increase the amount from \$100 million to \$200 million, due to increase in interest rates. This is a conduit transaction for the MEDC. The borrower is responsible for repayment of the debt. Approval of this resolution does not impose any payment or obligation on the Mission EDC or the City of Mission, Texas in connection with the financing. There is potential "reputational risk" if the borrower defaults since the Mission EDC's name is included on the bonds. Assuming a 2023 allocation award of \$50 million, at closing the MEDC is expected to receive approximately \$92,500 for serving as the issuer of the bonds and an annual fee of \$12,500 until maturity. The Interim CEO recommends that the MEDC Board of Directors adopt the resolution in the amount not to exceed \$200 million of tax-exempt private activity bonds to finance the proposed project.

Mayor Norie Gonzalez Garza moved to rescind Resolution No. 2022-06 related to Waste Management Inc., approved by the Board of Directors on September 20, 2022. Motion was seconded by Jose G. Vargas and approved 5-0.

Mayor Norie Gonzalez Garza moved for approval of Resolution No. 2022-07 as presented. Motion was seconded by Jose G. Vargas and approved 5-0.

Resolution No. 2022-07

Resolution of Mission Economic Development Corporation Regarding Request of Waste Management, Inc., for the Issuance of One or More Series of Revenue Bonds; Authorizing the Filing of an 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

**4. Acceptance of Adjusted Financial Statement for August 2022**

Finance Director Angie Vela presented and recommended acceptance of the Adjusted Financial Statement for the month of August 2022.

Vice President Pete Jaramillo moved for acceptance of the Adjusted Financial Statement for August 2022 as presented. Motion was seconded by Jose G. Vargas and approved 5-0.

**5. Approval of Invoice #7 from the City of Mission in the amount of \$323,213.93**

Mayor Norie Gonzalez Garza moved for Approval of Invoice #7 from the City of Mission in the amount of \$323,213.93. Motion was seconded by Vice President Pete Jaramillo and approved 5-0.

**6. Approval of Projects:**

**A) Economic incentive for a manufacturing company to be located in the Sharyland Industrial Park, Mission, Texas, in an amount not to exceed \$750,000 over a period of five (5) years**

Jose G. Vargas moved for approval of an economic incentive for a manufacturing company, Composite Access Products, to be located in the Sharyland Industrial Park, Mission, Texas, in an amount not to exceed \$750,000 over a period of five (5) years. Motion was seconded Mayor Norie Gonzalez Garza moved for approval and approved 5-0.

**B) Infrastructure improvements for a manufacturing company located at 1404 Trinity Street, Suite A, Mission Texas in an amount not to exceed \$32,500**

Jose G. Vargas moved for approval of infrastructure improvements incentive for Tekna Impact, LLC, located at 1404 Trinity Street, Suite A, Mission Texas. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

**C) Property tax reimbursement for a manufacturing company located on the Southwest corner of Conway and Expressway 83, in an amount not to exceed \$165,000 over a period of five (5) years**

Vice President Pete Jaramillo moved for approval of a property tax reimbursement incentive for a company, Omar Development/RODCO Steel (Harbor Heights), located on the Southwest corner of Conway and Expressway 83, in an amount not to exceed \$165,000 over a period of five (5) years. Motion was seconded by Jose G. Vargas and approved 5-0.

A Notice of intention and notice of public hearing for projects A-C were published on July 22, 2022 and a public hearing was held on August 16, 2022. The comment period ended Sept. 20, 2022.

**D) A retail development to be located at the northwest corner of Conway & FM 495, Mission, Texas, in an amount not to exceed \$1 million, over a period of 15 years.**

Vice President Pete Jaramillo moved for approval of an incentive for Shops at 495. Motion was seconded by Jose G. Vargas and approved 5-0.

- E) A payment equal to total sales tax revenue received by the City of Mission and Mission EDC, for a restaurant to be located at 3501 N. Conway, Mission, Texas, in an amount not to exceed \$338,000 for a period of five (5) years**

Jose G. Vargas moved for approval of a sales tax revenue incentive received by the City of Mission and Mission EDC, for an IHOP restaurant, to be located at 3501 N. Conway, Mission Texas. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

A notice of intention and notice of public hearing for projects D-E were published on August 5, 2022 and a public hearing was held on August 16, 2022. The comment period ended Oct. 4, 2022.

**7. Public Hearing - MEDC Proposed Projects for FY 2022-2023**

- A. An economic incentive for two coffee shops to be located at 2205 N. Conway, Mission, Texas, and at Lot 205, John H. Shary Subdivision, Mission Texas, in an amount not to exceed \$100,000 over a period of five (5) years.**
- B. A Reimbursement Agreement between the Mission Economic Development Corporation and the City of Mission relating to a grant offered by the City of Mission for 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.**
- C. An economic incentive 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**

President Richard Hernandez opened the public hearing at 6:05 PM and asked for comments on MEDC's proposed projects for FY 2022-2023.

Project C: Julio Cerda said he was excited about this project, a \$25 million investment meat packing distribution company, of which he was looking forward to expanding within the next five years.

Ricardo Garcia thanked the Board of Directors for their consideration to this project.

There being no further comments, President Richard Hernandez closed the public hearing at 6:08 PM. A Notice of intention and notice of public hearing for these projects were published on September 23, 2022. The comment period ends Nov. 19, 2022.

No action was taken as this was for public hearing only.

At 6:09 PM, Vice President Pete Jaramillo moved to convene in executive session. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

- 8. Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001  
Deliberation Regarding Economic Development Negotiations Sec. 551.087**
  - A. Project Cube  
Personnel Matters Sec. 551.074**
  - A. CEO Position**
  - B. Core EDC Staff Secondary Employment**

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

At 6:43 PM, Vice President Pete Jaramillo moved to convene in open session. Motion was seconded by Jose G. Vargas and approved 5-0.

On Economic Development Negotiations:

A. Project Cube – No action

On Personnel Matters:

A. CEO Position - No action

B. Core EDC Staff Secondary Employment – Mayor Norie Gonzalez Garza moved to acknowledge the receipt of a secondary employment form from Interim CEO Joel Garza. Motion was seconded by Vice President Pete Jaramillo and approved 5-0.

**9. President Comments**

President Richard Hernandez thanked staff and the Board of Directors for their participation at this meeting.

The Board of Directors thanked Interim CEO Joel Garza for stepping into the role of Interim CEO.

**10. Adjournment.**

Jose G. Vargas moved to adjourn the meeting. Motion was seconded by Vice President Pete Jaramillo and approved 5-0. Meeting was adjourned at 6:50 PM.

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Richard Hernandez, President

ATTEST:

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Pete Jaramillo, Vice President