

**NOTICE OF SPECIAL MEETING & PUBLIC HEARING OF THE
MISSION ECONOMIC DEVELOPMENT CORPORATION
MAY 29, 2012 12 NOON
CITY HALL**

PRESENT:

Catherine Garcia, President
Ricardo Martinez, Treasurer
Linda Requénez
Jody Tittle
Councilman Ruben D. Plata served in the Mayor Position
David H. Guerra, City Attorney

ABSENT:

Polo de Leon, Vice President
S. David Deanda, Jr., Secretary

ALSO PRESENT:

Lee McCormick, President, CDA
Trung, Nguyen, General Manager, Hi-Tech Plastics
Burton N. Haigh, CFO, Hi-Tech Plastics
Brent Spraggins, Architect, TBG Partners
Tom Afflerbach, ASLA, LEED AP, TBG Partners
Patricia G. (Pat) Bubb, Exec. Dir., Tech Prep
Norman Winter, Exec. Dir., NABA
Virginia Townsend, NABA Board
Jim Brunson, The Progress Times

STAFF PRESENT:

Julio Cerda, City Manager
Alex Meade, Chief Executive Office
Randy Perez, Assistant Finance Director
Janie Flores, Finance Director
Judy Vega, Executive Assistant
Daniel Silva, Chief Operating Officer
Bertha Ramirez, Administrative Assistant
Sonia Marroquin, Deputy City Manager

1. Call to order

With a quorum being present President Catherine Garcia called the meeting to order at 12:08 p.m.

2. Approval of Minutes – April 17, 2012

There being no corrections or additions Linda Requénez moved for approval. Motion was seconded by Ricardo Martinez and approved 5-0.

3. Approval of Financial Statements for the month of April 30, 2012

Finance Director Janie Flores presented and recommended approval of the Financial Statements for the month of April 30, 2012.

There being no corrections or additions Councilman Ruben D. Plata moved for approval. Motion was seconded by Ricardo Martinez and approved 5-0.

4. Approval of MEDC Budget Amendment for FY 2011-12 Budget

Finance Director Flores presented and recommended approval of the Budget Amendments, an increase in appropriations for the following projects: (1) North American Butterfly Association (NABA) in an amount not to exceed \$100,000; (2) Invest an amount not to exceed \$1,000,000 within in a 10 year period into a regional project that will attract high growth and knowledge based business; (3) Superior

Oil Express job creation grant in an amount not to exceed \$20,000; (4) Sanitary Sewer extension west of Inspiration Rd on FM 495 in an amount not to exceed \$165,000; (5) Offsite drainage improvement on Travis St. in an amount not to exceed \$15,000.

Councilman Ruben D. Plata moved for approval of MEDC Budget Amendment for FY 2011-12 Budget. Motion was seconded by Ricardo Martinez and approved 5-0. (Budget Amendment Attached)

5. Public Hearing – MEDC Budget Amendment to FY 2011-12 Budget:

- (1) Small Business Fund in an amount not to exceed \$100,000;**
- (2) Tech Prep in an amount not to exceed \$25,000;**
- (3) Hi-Tech Plastics, LLC facility improvements in an amount not to exceed \$57,000;**
- (4) Convention Center Feasibility in an amount not to exceed \$100,000; and**
- (5) Master Plan Services in an amount not to exceed \$50,000.**

President Garcia opened the public hearing at 12:13 p.m. and asked for comments on the Budget Amendment to FY 2011-12 Budget.

Project #1 – CEO Alex Meade mentioned that the Small Business Fund will be called Ruby Red Ventures, in honor of the citrus industry in Mission. Mr. Meade hopes that area entities will benefit from the fund, which is for new or existing businesses. The project seeks to encourage entrepreneurially oriented residents to develop and grow new ventures based on their own ideas and technologies in which they develop skill in presenting their ventures to the venture committee and receive constructive feedback for increasing the probability of successfully launching their ventures. Ventures can only benefit once from the project. The amount being requested is not to exceed \$100,000.

Project #2 – Pat Bubb, Executive Director with Tech Prep of the Rio Grande Valley, a regional organization in business for 20 years said that four years ago Tech Prep started working in communities to prepare students to fill in jobs being created here. The organization is requesting a planning grant to work with Mission community leaders to nail down those needs. Other communities also support Tech Prep. She said Tech Prep will develop a plan followed by agreements and that she will return to the Board to explain the plan if approved. Amount being requested is not to exceed \$25,000.

Project #3 – General Manager Trung Nguyen briefly introduced Hi-Tech Plastics (HTP). The company came down from Maryland in 2003 and began with 20 employees. They currently have 80 employees. Mr. Nguyen said that Royal Technologies, who produces automotive components and furniture, came down proposing an alliance with HTP. They were looking into setting up another injection molding facility to assist Steel Case, who set up a shop in Reynosa. Royal Technologies will invest \$3.4 million in equipment and presses at HTP. HTP will invest \$1.5 million in modifications to their existing building. About 30 area jobs will be created between the two companies. The company is requesting assistance in an amount not to exceed \$57,000.

Project #4 – CEO Alex Meade is requesting funding for a feasibility study for a new Convention Center in an amount not to exceed \$100,000. The company in mind is Conventions Sports & Leisure (CSL) of Minneapolis, MN. The company will be conducting, among other things related to the study, a market and financial analysis, economic impact analysis, facility program and design criteria, and a facility funding analysis. The company has performed feasibility studies for major league professional sports facilities, amphitheaters, expo centers, cultural facilities, and stadiums, to name a few.

Project #5 – Architect Tom Afflerbach with TBG Partners mentioned that the company started in 1987 in Austin with two members. They now have 90 employees with many talents in their field. The company does work in the health care, civic arena, and has done renovations of the State Capitol as well as the Governor’s Mansion. MEDC CEO Alex Meade mentioned that the company’s services will be used for a 400 acre tract of land on Shary Road and Colorado Street for a master plan study to find out its best use. The amount on the study is not to exceed \$50,000.

There being no further comments made, President Garcia declared the public hearing closed at 1:04 p.m.

The notice of public hearing and notice of intention to amend the budget was published on April 20, 2012 and the 60 day comment period ends on June 18, 2012.

6. Consider for adoption Resolution No. 2012-04 Authorizing Issuance of Solid Waste Disposal Revenue Refunding Bonds (Republic Services, Inc. Project) Series 2012; Loan of Bond Proceeds to Republic Services, Inc.; Approving Documents Relating Thereto; Authorizing a Public Hearing Regarding Bonds; Approving Publication of Notice of Public Hearing and Appointing Hearing Officers; and Approving Other Matters in Connection Therewith

Lee McCormick, President. CDA said that in 2007, the MEDC Board assisted this project under the name Allied Waste North America, Inc. In 2008 Allied Waste North America, Inc. merged with Republic Services, Inc. Mr. McCormick mentioned that a five-year maturity date on the bonds approved in 2007 will expire on August 1, 2012. By approving this resolution, the maturity on the bonds will be extended for a nine year period. He said that to date, MEDC has earned about \$1.3 million, sales tax free, just for participating in the bond program. Mr. McCormick said that another resolution is on today’s agenda for the City Council’s consideration and contingent to the MEDC’s decision on the resolution being presented at this meeting.

Ricardo Martinez moved for adoption of Approval of Resolution No. 2012-04 Authorizing Issuance of Solid Waste Disposal Revenue Refunding Bonds (Republic Services, Inc. Project) Series 2012; Loan of Bond Proceeds to Republic Services, Inc.; Approving Documents Relating Thereto; Authorizing a Public Hearing Regarding Bonds; Approving Publication of Notice of Public Hearing and Appointing Hearing Officers; and Approving Other Matters in Connection Therewith. Motion was seconded by Councilman Ruben D. Plata and approved 5-0.

RESOLUTION NO. 2012-04

RESOLUTION OF MISSION ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING ISSUANCE OF SOLID WASTE DISPOSAL REVENUE REFUNDING BONDS (REPUBLIC SERVICES, INC. PROJECT) SERIES 2012; LOAN OF BOND PROCEEDS TO REPUBLIC SERVICES, INC.; APPROVING DOCUMENTS RELATING THERETO; AUTHORIZING A PUBLIC HEARING REGARDING BONDS; APPROVING PUBLICATION OF NOTICE OF PUBLIC HEARING AND APPOINTING HEARING OFFICERS; AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

At 1:11 p.m., Councilman Ruben D. Plata moved to convene into executive session pursuant to Local Government Code Section 551.071 Consultation with Attorney. Motion was seconded by Linda Requenez and approved unanimously 5-0.

7. Executive Session pursuant to V.T.C.A. Gov. Code Sec. 551.001

Consultation with Attorney Sec. 551.071

A. Ricardo A. Perez & Associates Consultant Contract

The MEDC Board will reconvene in open session to take any actions necessary

Linda Requénez stepped out of the meeting at 1:39 p.m.

At 1:52 p.m., Ricardo Martinez moved to reconvene in open session. Motion was seconded by Councilman Ruben D. Plata and approved unanimously 4-0.

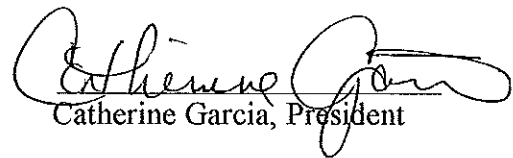
No action was taken.

8. President's Comments


None.

9. Adjournment

Councilman Ruben D. Plata moved to adjourn the meeting. Motion was seconded by Ricardo Martinez and approved 4-0. Meeting was adjourned at 1:53 p.m.


Catherine Garcia, President

ATTEST:


S. David Deanda, Jr., Secretary

MISSION ECONOMIC DEVELOPMENT CORPORATION BUDGET AMENDMENT REQUEST

FISCAL YEAR: 2011-2012
 DATE: May 24, 2012
 DEPARTMENT: Economic Development
 FUND: MEDC

ACCOUNT NO.	ACCOUNT TITLE	CURRENT BUDGET	AMOUNT INCREASE (DECREASE)	PROPOSED BUDGET
21-415-95112	NABA	-	100,000.00	100,000.00
21-415-94600	Incentives	-	353,333.00	353,333.00
21-415-95122	Other Infrastructure Projects	-	180,000.00	180,000.00
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
Net Effect to Fund Balance		-	633,333.00	633,333.00

JUSTIFICATION

To amend the 2011-2012 MEDC Budget for the following Projects:

North America Butterfly Association (NABA) \$100,000

Superior Oil Express Job Creation \$20,000

Invest 1/3 of \$1 million for Regional project that will attract high growth and knowledge based business- \$333,333

Sanitary sewer project west of Inspiration Road \$165,000

Offsite drainage improvements on Travis Street \$15,000

ALL PROJECTS HAVE MET ALL MEDC REQUIREMENTS.

Dept. Head Signature: _____

Date: 5/29/12

Finance Director: Janie Flores

Date: 5/29/12

Date Approved: 5/29/12

Date Posted: _____

**MEDC FUND ESTIMATED FUND BALANCE
AS AMENDED FOR FISCAL YEAR 2012**

	Adopted Budget	Previously Approved Amendments	Current amended Budget Approved 04/30/12	Amendment 05/29/12	Proposed amended Budget 05/29/12
30/11	\$ 3,042,643		\$ 3,042,643		\$ 3,042,643
	3,511,625	-	3,511,625	-	3,511,625
	2,486,066	1,210,000	3,696,066	633,333	4,329,399
Balance 9/30/12	<u>\$ 4,068,202</u>	<u>\$ (1,210,000)</u>	<u>\$ 2,858,202</u>	<u>\$ (633,333)</u>	<u>\$ 2,224,869</u>

und balance at 9/30/12 is under the assumption that all revenues will be received and all expenditures will be made.

ously approved:

1	\$ 135,000	City of Mission - Mile 2 West
2	75,000	VIDA
3	1,000,000	Infrastructure Corridor
4	633,333	Various Projects
	<u>\$ 1,843,333</u>	

E REQUIREMENT:

ations	\$ 4,329,399
months	360,783
er Ordinance -2 months	<u>\$ 721,567</u>