

**NOTICE OF MEETING OF THE
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
SEPTEMBER 27, 2017**

The Board of Directors of the Mission Economic Development Authority, Inc., held a meeting on Wednesday, September 27, 2017, at 9:30 a.m., at Center for Education and Economic Development (CEED), at 801 N. Bryan Road, Mission, Texas, 78572, to discuss the following agenda:

1. Call to order.
2. Approval of Minutes – August 22, 2017.
3. Approve Incentives for Black & Decker (U.S), Inc.
4. Approve Incentives for Colimar, Inc.
5. Chair's Comments.
6. Adjournment.

Minutes are as follows:

Members Present

S. David Deanda Jr., Chair
Catherine Garcia, Vice Chair
Timothy McVey, Secretary
Jody A. Tittle, Treasurer
Mayor Norberto Salinas served in the Mayor Position

Absent

Staff

Daniel Silva, Chief Operating Officer
Judy Vega, Executive Assistant

Also Present

Steve Taylor, RGV Guardian

1. Call to Order

After establishing a quorum of the Board of Directors, Chairman S. David Deanda Jr. called the meeting to order at 9:32 a.m.

2. Approval of Minutes – August 22, 2017

There being no corrections or additions Timothy McVey moved for approval. Motion was seconded by Jody A. Tittle and approved 5-0.

3. Approve Incentives for Black & Decker (US), Inc.

CEO Alex Meade said that staff has been working with Black & Decker (US), Inc. for the past six months. He said that we were competing against the state of South Carolina. The company plans on investing between \$25-\$30 million and hire 420 employees by next year. They plan on leasing the old Vanity Fair facility in the Mission Industrial Park. Joaquin Spamer of Colimar, Inc.. and owner of the Vanity Fair facility, is modifying the building to best fit Black & Decker by making improvements like adding more parking to accommodate the 420 employees. Mr. Meade is proposing an incentive package for Black & Decker that will include a job creation grant of \$750 per job on any job that pays above \$9.25 an hour, with the exception of management and professional positions because those positions will remain regardless of how many employees they hire. The breakdown on the employees are as follows: 20 engineers, 9 administration and support, and 358 production, which gives us a total of \$290,250 split into three years would be \$96,750 each year for job creation. Mr. Meade mentioned

that most communities usually abate taxes at the city, but what he is proposing is that we do a tax reimbursement. According to the analysis, the company would pay the city \$10,380 for the first year and then based on their accumulative investment \$84,000 for the second year, and on the third year, \$110,000. We are proposing to reimburse them for three years of City of Mission property taxes. The company had initially requested a five-year tax abatement; however, since they do not own the building, we will only do three years. Total incentive package for Black & Decker is \$495,000 over a period of three years. The company plans on moving in as soon as Mr. Spamer completes his improvements, or no later than January 31, 2018. He said he is also planning on presenting at the county level for additional tax abatements and on perhaps obtaining funds for training. He is recommending approval of the incentives for Black & Decker (US), Inc.

Mayor Norberto Salinas moved for approval to assist Black & Decker (US), Inc. with an incentive package not to exceed \$495,000 over a period of three years in the form of a tax reimbursement and job creation grant. Motion was seconded by Catherine Garcia and approved 5-0.

4. Approve Incentives for Colimar, Inc.

Joaquin Spamer, owner of Colimar, Inc. and the person leasing to Black & Decker (US), Inc. has requested an incentive in the amount of \$300,000 to offset improvement expenses that he is making for the company to move in. Mr. Spamer is constructing a new parking lot to accommodate parking for 420 employees, he is installing new air condition units as well as electrical doors inside the building for forklift access. Mr. Meade is proposing that instead of the \$300,000 he is requesting, that we assist him with \$125,000 because Colimar Inc. also benefitting from a 10-year lease from a reputable company. Mr. Meade is proposing that we do the incentive over a period of two years for a total of \$62,500 each year. Mr. Meade briefly explained that MEDA has a fund balance of \$1.5 million that doesn't include two parcels of property that we will be closing on soon, an additional \$488,000 in revenue. He is recommending approval of the proposed incentive for Colimar, Inc.

Mayor Norberto Salinas moved for approval to assist Colimar, Inc. with an incentive not to exceed \$125,000 over a period of two years to offset improvement expenses to the Vanity Fair facility. Motion was seconded by Timothy McVey and approved 5-0.

5. Chairman's Comments

None.

6. Adjournment

The meeting was adjourned at 9:41 a.m.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS MEETING HELD ON SEPTEMBER 27, 2017 WERE APPROVED ON THIS THE _____ DAY OF _____, 2018.

S. David Deanda Jr., Chairman