

**NOTICE OF SPECIAL MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
JUNE 4, 2019      5:30 P.M.  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

S. David Deanda, Jr., President  
Pete Jaramillo, Vice President  
Aissa I. Garza, Secretary  
Dr. Sonia Treviño, Treasurer  
Mayor Armando O’Cana served in the Mayor Position

**ABSENT:**

Balde Morales  
Mario Garza

**ALSO PRESENT:**

Lee McCormick, President, CDA  
Councilman Alberto Vela  
Nora Longoria, Director, MEDA Board  
Ruben Sanchez, Director, MEDA Board

**STAFF PRESENT:**

Daniel Silva, Chief Executive Office  
Joel A. Garza, Chief Operating Officer  
Angie Vela, Finance Director  
Ezeiza Garcia, Assistant Finance Director  
Judy Vega, Executive Assistant  
Randy Perez, City Manager  
Diana McDonnell, CEED Receptionist  
Jasmine Ramos, MEDC Receptionist  
Teclo Garcia, Director of Communications &  
External Affairs  
Cristina Garza, Director of Social Impact  
Shaine Mata, Facility Manager  
Joe Salazar, Accountant  
Bertha Ramirez, Administrative Assistant

**1. Call to order**

With a quorum being present President S. David Deanda Jr., called the meeting to order at 5:33 p.m.

**2. Swearing In of Appointed Board of Director.**

Notary Public Judy Vega swore in Appointed Board of Director Alberto Vela, Alternate for Mayor Position.

**3. Approval of Minutes – April 16, 2019.**

There being no corrections or additions Mayor Armando O’Cana moved for approval of the regular board meeting minutes of April 16, 2019. Motion was seconded by Secretary Aissa I. Garza and approved 4-0.

**4. Approval of Financial Statements for March & April, 2019.**

Finance Director Angie Vela presented and recommended approval of the Financial Statements for the months of March and April, 2019.

Treasurer Dr. Sonia Treviño joined the meeting at 5:36 p.m.

There being no corrections or additions, Vice President Pete Jaramillo moved to approve the financial statements for the months of March and April, 2019. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

**5. Approval of Resolution No. 2019-01, A Resolution of the Board of Directors of the Mission Economic Development Corporation Regarding Request of USAR, LLC for the Issuance of Revenue Bonds; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Authorizing Other Action Related Thereto.**

Lee McCormick, President of Community Development Associates (CDA), introduced himself to the new Board of Directors and presented this item by saying that this inducement resolution was for USAR, LLC and affiliates. The company is requesting tax exempt private activity bonds in the amount not to exceed \$30 million. The bonds will be utilized for a solid waste disposal facility to be located south of Dallas. The company will take end-of-life automobiles and recycle them to make steel and plastic. The facility will be recycling approximately 200 vehicles per day and will employ about 140 people. CDA is still gathering information on the company; however, they wanted to bring it to the Board because they started spending money on the project about one month and a half ago, and under the federal guidelines, they can recapture any expenditures up to 60 days prior to this inducement resolution. He said that he will be coming in front of the Board again to present a final resolution once the bond documents are completed. Wells Fargo Bank is the underwriter for this project. Mr. McCormick reminded the Board that there is no liability on the MEDC or the City of Mission in regards to approving these bonds under the conduit capacity. The MEDC will receive \$78,750; \$72,500 at closing, and \$6,250 on an annual basis. He is requesting approval of the resolution.

Mayor Armando O’Cana moved for approval of Resolution No. 2019-01 as presented. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

Resolution No. 2019-01

Resolution of the Board of Directors of the Mission Economic Development Corporation Regarding Request of USAR, LLC for the Issuance of Revenue Bonds; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Authorizing Other Action Related Thereto.

**6. Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2019-2020 and schedule a public hearing for July 16, 2019 related to MEDC projects for FY 2019-2020.**

CEO Daniel Silva said that every year in June, we request Board authorization to publish a Notice of Intent and Public Hearing Notice for projects we plan to undertake for the new fiscal year. Due to the financial limitations we are in right now, he is requesting that some project commitments we have undertaken in the past either be reduced or eliminated. One of the commitments is recurring and can’t be changed because it is legal binding. The proposed projects for the upcoming 2019-2020 Fiscal Year (FY) are as follows: City of Mission, \$1 million; Small Business Fund Program, \$230,000; Downtown Façade Improvements Program, \$50,000; and Rent Subsidy Program, \$25,000. Questions were made on previous project amounts. The CEO mentioned that RGV Lead is an entity we have funded before in the amount of \$75,000, but that he is recommending that we don’t fund due to budget constraints. Another entity that requests funding each year is the Texas Citrus Fiesta (TCF) in the amount of \$75,000. At the discretion of the Board, the CEO is recommending that we do not fund this entity in the new FY as well. Discussion ensued regarding the projects. After the discussion, it was recommended that the Texas Citrus Fiesta be added to the list of projects, but at a reduced amount of \$35,000. The CEO mentioned that we do have a marketing line item in our budget and that we could pledge some assistance to TCF for marketing purposes. A budget workshop will take place next month on the funding requests.

Subject to the addition of Texas Citrus Fiesta in an amount not to exceed \$35,000 to the project list, Treasurer Dr. Sonia Treviño moved for the Authorization to Publish Notice of Intention to Undertake a Project or Projects for FY 2019-2020 and schedule a public hearing for July 16, 2019 related to MEDC projects for FY 2019-2020. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

At 5:55 p.m., President S. David Deanda Jr. announced that the Board would be convening in executive session. Vice President Pete Jaramillo moved to convene into executive session. Motion was seconded by Mayor Armando O’Cana.

**7. Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001, et seq.**

**Deliberations regarding real property Sec. 551.072**

- A. Discussions to Authorize CEO to Negotiate a Sales Price and Enter and Execute an Earnest Money Contract related to 1.71 acres out of 19.79 acres out of Lots 175 and 185, John H. Shary Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas.**
- B. Discussions to Authorize CEO to Negotiate Sales Terms related to the East Side of John H Shary An Irr Tr E994.68’-S187.95’-N625.95’ & A Triangular Tr N72.24’-E100’ Lt 175 4.266 AC Net.**

**Deliberation regarding economic development negotiations Sec. 551.087**

- A. Discussions regarding incentives for a retail project.**

**The MEDC Board of Directors will reconvene in open session to take any actions necessary.**

At 6:52 p.m., Councilman Alberto Vela left the meeting.

At 6:55 p.m., President S. David Deanda Jr., announced that the Board would be reconvening in open session. Mayor Armando O’Cana moved to reconvene in open session. Motion was seconded by Vice President Pete Jaramillo.

**Deliberations Regarding Real Property Sec. 551.072.**

- A. Vice President Pete Jaramillo moved to Authorize CEO to Negotiate a Sales Price and Enter and Execute an Earnest Money Contract related to 1.71 acres out of 19.79 acres out of Lots 175 and 185, John H. Shary Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 5-0.**
- B. Secretary Aissa I. Garza moved to Authorize CEO to Negotiate Sales Terms related to the East Side of John H Shary An Irr Tr E994.68’-S187.95’-N625.95’ & A Triangular Tr N72.24’-E100’ Lt 175 4.266 AC Net. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 5-0.**

**Deliberation regarding economic development negotiations Sec. 551.087.**

- A. No action was taken.**

**8. President’s Comments.**

None.

**9. Adjournment.**

Mayor Armando O’Cana moved to adjourn the meeting. Motion was seconded by Vice President Pete Jaramillo and approved 5-0. Meeting was adjourned at 6:56 p.m.

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S. David Deanda, Jr., President

ATTEST:

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Aissa I. Garza, Secretary