

NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
FEBRUARY 18, 2020 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

S. David Deanda, Jr., President
Pete Jaramillo, Vice President
Aissa I. Garza, Secretary
Mario Garza
Mayor Armando O’Caña served in the Mayor Position

ABSENT:

Dr. Sonia Treviño, Treasurer
Balde Morales

ALSO PRESENT:

Lee McCormick, President, CDA

STAFF PRESENT:

Daniel Silva, Chief Executive Officer
Joel A. Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Randy Perez, City Manager
Jasmine Ramos, MEDC Receptionist
Bertha Ramirez, Administrative Assistant
Joe Salazar, Accountant
Shaine Mata, Facility Manager

1. Call to order

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

2. Approval of Minutes – Regular Meeting of January 21, 2020.

There being no corrections or additions Secretary Aissa I. Garza moved for approval. Motion was seconded by Mario Garza and approved 5-0.

3. Approval of Financial Statement for December 2019.

Finance Director Angie Vela presented and recommended approval of the financial report for December 2019.

There being no corrections or additions, Secretary Aissa I. Garza moved for approval of the financial statements for December 2019 as presented. Motion was seconded by Mario Garza and approved 5-0.

4. Acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2019 and Interest Earned for Three Months ending December 31 2019.

Finance Director Angie Vela presented and recommended approval of the Quarterly Report of Investments for the Quarter ending December 31, 2019 and Interest Earned for Three Months ending December 31 2019.

There being no corrections or additions, Secretary Aissa I. Garza moved for acceptance of the Quarterly Report of Investments for the Quarter ending December 31, 2019 and Interest Earned for Three Months ending December 31 2019 as presented. Motion was seconded by Mario Garza and approved 5-0.

5. Public Hearing: MEDC to consider the following projects during the proposed FY 2019-2020: A) Cantu Bungalows dba The Bungalows, for a development located at 3700 Plantation Grove Boulevard, Mission, Texas 78572, in an amount of \$50,000 each year for 10 years; and B) A sales tax reimbursement to A-S 135 Hwy 83-Bryan Rd., L.P., for a development to be located at 1405 E. Expressway 83, Mission, Texas 78572, in an amount not to exceed \$1.75 million over a period of 30 years.

President S. David Deanda Jr. opened the public hearing at 5:50 p.m. and asked for comments on MEDC's FY 2019-2020 proposed projects.

There being no comments, President S. David Deanda Jr., declared the public hearing closed at 5:51 p.m.

The notice of public hearing and notice of intention to undertake projects was published on January 24, 2020 and the 60-day comment period will end on March 24, 2020.

6. Approval of Resolution No. 2020-01, A Resolution of Mission Economic Development Corporation Authorizing the Issuance Of One Or More Series Of Revenue Bonds And The Loan Of The Proceeds Thereof To Waste Management, Inc.; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith.

Lee McCormick, President, Community Development Associates (CDA), said that this was a final resolution for Waste Management, Inc. The company is planning to refinance their Series 2008 bonds, which expire in October 2020. At the time of closing, Mission EDC will receive \$185,000 for serving as issuer of the bonds and \$31,250 annually or a lesser amount based on the outstanding balance until maturity. Approval of this resolution in no way imposes any payment or obligation on Mission EDC or the City of Mission in connection with financing. Mr. McCormick recommends approval of the final resolution in the amount not to exceed \$150 million of tax-exempt new money and refunding private activity bonds for Waste Management, Inc., or one or more affiliates thereof projects.

Vice President Pete Jaramillo moved for approval of Resolution No. 2020-01 as presented. Motion was seconded by Secretary Aissa I. Garza and approved 5-0.

Resolution No. 2020-01

Resolution of Mission Economic Development Corporation Authorizing the Issuance Of One Or More Series Of Revenue Bonds And The Loan Of The Proceeds Thereof To Waste Management, Inc.; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith.

7. Approval of Resolution No. 2020-02, A Resolution of Mission Economic Development Corporation Authorizing the Issuance Of One Or More Series Of Revenue Bonds And The Loan Of The Proceeds Thereof To Republic Services Inc.; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith.

CDA President Mr. McCormick introduced this item by saying that this project will be holding public hearings from 29 counties for approval with closing expected in March 2020. He said these bonds will extend the maturity of the original bonds. At the time of closing, Mission EDC will receive \$239,250 for serving as issuer of the bonds and \$33,850 annually or a lesser amount based on the outstanding balance until maturity. New money bonds were \$86 million and refunding bonds are \$49 million. Total refinancing will be for \$150 million. Republic Services, Inc., is the second largest provider of non-hazardous solid waste collection, transfer, disposal, recycling, and energy services in the U.S., as measured by revenue. As with all bond resolutions approved by the Mission EDC Board, approval of this resolution in no way imposes any payment or obligation on Mission EDC or the City of Mission in connection with financing. Mr. McCormick recommends approval of the final resolution in the amount not to exceed \$150 million of tax-exempt new money and refunding private activity bonds for Republic Services, Inc., or one or more affiliates thereof projects.

Secretary Aissa I. Garza moved for approval of Resolution No. 2020-02 as presented. Motion was seconded by Mario Garza and approved 5-0.

Resolution No. 2020-02

Resolution of Mission Economic Development Corporation Authorizing the Issuance Of One Or More Series Of Revenue Bonds And The Loan Of The Proceeds Thereof To Republic Services Inc.; Approving Documents Relating Thereto; And Approving Other Matters In Connection Therewith.

8. Approval of Resolution No. 2020-03 – A Resolution Authorizing Mission Economic Development Corporation (EDC) Officials to Apply and Execute Documents Related to Said Application Assistance Under the Rules and Regulations of the Economic Development Administration (EDA) Disaster Supplemental Funding Economic Adjustment Program (FEMA-4377-DR), US Department of Commerce.

CEO Daniel Silva said that the Killam Family Development was requesting MEDC's support in applying for a \$3 million grant from the Economic Development Administration that will help them with costs related to utilities and drainage improvements. He introduced Rolando Ortiz representing the Killam Family Development, and Marissa Treviño with The Reyna Network. Mr. Ortiz said that grant writer Petra Reyna reached out to him to let him know that there may be grant funds available that could benefit the development. The reason he'd like to apply for the grant is because of the infrastructure needed due to heavy rainfall in 2018 on the property the Killam Family Development now owns, about 3,400 acres. If the grant is awarded, the Killam Family Development will provide a 20% match and will also pay out the 2% consulting fee. Brief discussion took place.

After the discussion, Mario Garza moved for approval of Resolution No. 2020-03. Motion was seconded by Vice President Pete Jaramillo and approved 5-0.

Resolution No. 2020-03

Resolution Authorizing Mission Economic Development Corporation (EDC) Officials to Apply and Execute Documents Related to Said Application Assistance Under the Rules and Regulations of the Economic Development Administration (EDA) Disaster Supplemental Funding Economic Adjustment Program (FEMA-4377-DR), US Department of Commerce.

9. Approval of a Professional Services Agreement for Municipal Advisory Services for the Mission Economic Development Corporation Private Activity Bond Program.

CDA President Mr. McCormick presented this item by saying that he has been assisting companies by presenting private activity bond applications, which in turn allows MEDC, as issuer, to place financing state wise. Since it's initiation, his firm has assisted in the placement of over \$9 billion in bond financing. CDA is a limited liability corporation established to provide professional advisory services with respect to taxable and tax exempt financing for corporations, governmental agencies, and non-profit institutions. He is requesting that MEDC enter into a professional services agreement with CDA to act as their professional municipal advisor. Brief discussion took place.

After the discussion, Vice President Pete Jaramillo moved for the approval of a Professional Services Agreement for Municipal Advisory Services for the Mission Economic Development Corporation Private Activity Bond Program. Motion was seconded by Secretary Aissa I. Garza and approved 5-0. The Professional Services Agreement is made part of these minutes.

At 5:56 p.m., President S. David Deanda Jr., announced that the Board would be convening in executive session. Secretary Aissa I. Garza moved to convene in executive session. Motion was seconded by Mario Garza and approved 5-0.

**10. 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.

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

At 6:11p.m., President S. David Deanda Jr., announced that the Board would be reconvening in open session. Vice President Pete Jaramillo moved to reconvene in open session. Motion was seconded by Mario Garza and approved 5-0.

Mayor Armando O'Caña made a motion 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 Secretary Aissa I. Garza and approved 5-0.

11. President's Comments.

None.

12. Adjournment.

Mayor Armando O'Caña moved to adjourn the meeting. Motion was seconded by Vice President Pete Jaramillo and approved 5-0. Meeting was adjourned at 6:13 p.m.

S. David Deanda, Jr., President

ATTEST:

Aissa I. Garza, Secretary