

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 15, 2021 4:30 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
Mario Garza
Balde Morales
Mayor Armando O'Caña served in the Mayor
Position

ALSO PRESENT:

Michael McGurk, Walsh McGurk Cordova
Nixon, Attorneys at Law
Carolina O'Caña, Killam Development
Steve Taylor, Rio Grande Guardian
Matt Jones, Jones Galligan Key & Lozano, LLP

ABSENT:

STAFF PRESENT:

Daniel Silva, Chief Executive Officer
Joel A. Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Gus Martinez, City Attorney
Randy Perez, City Manager
Ezeiza Garcia, Assistant Finance Director
David Gonzales, Accountant
David Flores, Deputy City Manager
Jasmine Ramos, MEDC Receptionist
James Francis Love, Network Support Specialist
Bertha Ramirez, Administrative Assistant
Joe Salazar, Accountant
Shaine Mata, Facility Manager
Daniel Rivera, Director of Programs & Marketing
Melanie Tovar, CEED Receptionist

1. Call to order

With a quorum being present President S. David Deanda Jr. called the meeting to order at 4:42 p.m.

2. Approval of Minutes

- A. Regular Meeting of August 17, 2021**
- B. Special Meeting of August 31, 2021**

Secretary Aissa I. Garza moved to approve the MEDC regular meeting minutes of August 17, 2021. Motion was seconded by Balde Morales and approved 7-0.

Secretary Aissa I. Garza moved to approve the MEDC special meeting minutes of August 31, 2021. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

3. Sale of 1.63 acres identified as all of Pad Site 8 (APN M0054-00-000-0008-00) and a part of Pad Site 9 (APN M0054-00-000-0009-00) of the Mission Event Center Land, City of Mission, Hidalgo, Texas, and approval of Real Estate Contract between Mission Economic Development Corporation and CAP Storage Development LLC

CEO Daniel Silva is requesting authorization to enter into a sales contract for 1.63 acres in the amount of \$915,000. The buyer, CAP Storage Development, LLC, is ready to begin his development, a high-end storage facility, and hopes to close by the end of this calendar year. Secretary Aissa I. Garza asked about the status of two prior issues brought up in past meetings related to the property. One was whose knowledge is used to convey if there are any known issues with the property. The buyer wanted to keep it open ended whereas Attorney Matt Jones wanted to limit it to the knowledge of the CEO, Daniel Silva, and the other was on what happens if someone breaches the contract? If any party, during the feasibility period, decides not to close, the buyer wanted to be able to recover up to \$260,000 in damages. Mr. Jones answered the questions by saying that the CEO will let the buyer know that at the time of the closing, to his knowledge, there were no issues with the property. Other questions were made related to the square footage of the property once it's subdivided to include a portion of Lot 9. Mr. Jones said there is no way to know the exact size in square footage until the property is surveyed. The buyer has 120 days feasibility to run their processes. Mr. Silva recommends that the Board approve a contract for the sale of 1.63 acres and if the buyer requests any more changes, he will present them to the Board.

Secretary Aissa I. Garza moved for the approval of the sales contract in the amount of \$915,000, for 1.63 acres identified as all of Pad Site 8 (APN M0054-00-000-0008-00) and a part of Pad Site 9 (APN M0054-00-000-0009-00) of the Mission Event Center Land, City of Mission, Hidalgo, Texas, between Mission Economic Development Corporation and CAP Storage Development LLC. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

4. Authorization to engage engineering firm for replat of M.E.D.C. Lot 8 and Lot 9, Mission, Texas

CEO Daniel Silva said he received three proposals from engineering firms for the replat of M.E.D.C.'s Lot 8 and Lot 9, Mission, Texas. The Board reviewed proposals from Salinas Engineering for \$6,100 not including utility construction plans; Javier Hinojosa Engineering, \$9,500 including utility construction plans; and Carrizales Land Surveying, \$12,700 not including utility construction plans. Brief discussion took place and the Board's consensus was to engage Javier Hinojosa Engineering for the replat service because utility construction plans were included in his price of \$9,500.

Mario Garza moved for the engagement of Javier Hinojosa Engineering for replat of M.E.D.C, Lot 8 & 9, Mission, Texas. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-1, with Mayor Armando O'Caña abstaining.

5. Approval of The Reyna Network LLC's request for extension of grant administration services related to the Shary Village Industrial Park Roadway & Drainage Improvements Project

CEO Daniel Silva said that the grant administration services with The Reyna Network, LLC is scheduled to end on October 17, 2021; however, due to delays beyond their control, The Reyna Network, LLC is requesting an extension to their services until June 30, 2022, at no additional cost. Funding has been approved for the services and the extension will only extend the contract term. A schedule of work was provided for the Board's review. If more time is needed, Mr. Silva said he will bring it back to the Board for their approval.

Secretary Aissa I. Garza moved for Approval of The Reyna Network LLC's request for extension of grant administration services related to the Shary Village Industrial Park Roadway & Drainage Improvements Project. Motion was seconded by Treasurer Aissa I. Garza and approved 7-0.

6. Approval of Melden & Hunt Inc.'s request for extension of engineering services related to the Shary Village Industrial Park Roadway & Drainage Improvements Project

CEO Daniel Silva said that Melden & Hunt, Inc. is also requesting an extension of engineering services as needed to expire June 30, 2022, for the continuation of work related to the Shary Village Industrial Park Roadway & Drainage Improvements Project contract at no additional cost. Funding has been approved for the engineering services and the extension will only extend the contract term. A schedule of work was provided for the Board's review. If more time is needed, Mr. Silva said he will bring it back to the Board for their approval.

Secretary Aissa I. Garza moved for approval of Approval of Melden & Hunt Inc.'s request for extension of engineering services related to the Shary Village Industrial Park Roadway & Drainage Improvements Project. Motion was seconded by Mario Garza and approved 7-0.

At 5:13 p.m., President S. David Deanda Jr., announced that the Mission Economic Development Corporation Board of Directors would be convening in executive session. Secretary Aissa I. Garza moved to convene in executive session. Motion was seconded by Balde Morales and approved 7-0.

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

Consultation with Attorney Sec. 551.071

Personnel Matters Sec. 551.074

- A. CEO Employment Agreement
- B. Core EDC Staff Outside Secondary Employment

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

At 6:18 p.m., President S. David Deanda Jr., announced that the Mission Economic Development Corporation Board of Directors was adjourning the executive session and convening in open session. Secretary Aissa I. Garza made a motion to convene in open session. Motion was seconded by Vice President Pete Jaramillo and approved 7-0.

Item 7-A: Secretary Aissa I. Garza moved to engage Attorney Michael McGurk to draft a letter that will be executed by MEDC President S. David Deanda Jr., and sent to the City of Mission, to renegotiate the Employee Lease Agreement between the City of Mission and Mission EDC.

Motion was seconded by Treasurer Sonia Treviño and approved 7-0.

Secretary Aissa I. Garza moved to extend CEO Daniel Silva's employment contract on a month-to-month basis with an auto-renewable clause until an employment contract is completed.

Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0.

Item 7-B: Vice President Pete Jaramillo moved to accept CEO Daniel Silva's Outside Secondary Employment with the Mission Redevelopment Authority/Tax Increment Reinvestment Zone No. 1. Motion was seconded by Balde Morales and approved 5-2, with Secretary Aissa I. Garza and Treasurer Dr. Sonia Treviño voting against.

8. President Comments

None.

9. Adjournment.

Secretary Aissa I. Garza moved to adjourn the meeting. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 7-0. The meeting was adjourned at 6:22 p.m.

S. David Deanda, Jr., President

ATTEST:

Aissa I. Garza, Secretary