

NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
AUGUST 2, 2022 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Pete Jaramillo, Vice President
Aissa I. Garza, Secretary
Balde Morales
Jose G. Vargas
Mayor Norie Gonzalez Garza

ABSENT:

Vacant, President
Dr. Sonia Treviño, Treasurer

ALSO PRESENT:

STAFF PRESENT:

Joel Garza, Interim Chief Executive Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Ezeiza Garcia, Assistant Finance Director
Bertha Ramirez, Administrative Assistant
Shaine Mata, Facility Manager
Daniel Rivera, Director of Programs & Marketing

1. Call to order

With a quorum being present Vice President Pete Jaramillo called the meeting to order at 5:45 PM.

At 5:46 PM, Vice President Pete Jaramillo announced that the MEDC Board would be convening into Executive Session. Secretary Aissa I. Garza moved to convene in executive session. Motion was seconded by Balde Morales and approved 5-0.

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

Deliberation Regarding Economic Development Negotiations Sec. 551.087

- A. Project Conway**
- B. Project Pancake**
- C. Project Smiley**

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

At 6:52 PM, Vice President Pete Jaramillo announced that the MEDC Board would be reconvening in open session. Secretary Aissa I. Garza moved to reconvene in open session. Motion was seconded by Jose G. Vargas and approved 5-0.

A. Project Conway - Secretary Aissa I. Garza moved to release Lots 4, 5 and 6 from a contingency stated in a previous Board action, and instead condition the incentive on Lots 1, 2, and 3 subject to a Certificate of Occupancy. Motion was seconded by Balde Morales and approved 5-0.

B. Project Pancake - Secretary Aissa I. Garza moved to authorize the publication of a notice of intention and notice of public hearing that includes this project, in an amount not to exceed \$338,000 over a period of five (5) years. The total payment amount for 2022-2023 will equal the total sales revenue received by the City of Mission and Mission EDC. Motion was seconded by Jose G. Vargas and approved 5-0.

C. Project Smiley - No action.

3. Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2022-2023 and schedule a Public Hearing for August 16, 2022 related to MEDC projects for FY 2022-2023

Jose G. Vargas moved to authorize the publication of a Notice of Intention to Undertake a Project or Projects for FY 2022-2023 and schedule a Public Hearing for August 16, 2022 related to MEDC projects for FY 2022-2023, with noted changes to the publications as discussed in executive session. Motion was seconded by Balde Morales and approved 5-0.

4. Discussion of Mission Food Park

Interim CEO Joel Garza mentioned that managing the Mission Food Park has become challenging. Staff is working on finding options on how to continue operating the food park. Hot weather has slowed down activity at the food park and a food truck owner that once operated five food trucks has left to South Padre Island since the summer there is peak season. One tenant housed at the CEED building generating impact is 5x5 Brewery since they attract more patrons when they host events, but they too have not had a lot of activity due to lack of food trucks. Mr. Garza is trying to find ways to make the Mission Food Park functional again without having to draw more resources from MEDC. An option would be to have someone else manage the food truck park and seek out proposals from an entity or other people that may have an interest. Two candidates have shown interest, but there could be others. Mr. Garza would like to know how the Board feels about the Mission Food Park and would like help in defining MEDC's role in its operation. Should MEDC invest in enhancing the food truck parking lot by adding more lighting, landscaping, or should it be the responsibility of the entity or person(s) managing it? Questions were asked related to certain liabilities and on what other food categories may be brought in. A suggestion is for us to lease the food park parking area and then allow the person(s) managing it sub-lease the spaces with clauses related to liabilities. The Board agreed on the idea of accepting proposals for review and consideration. This item was for discussion only and will be brought back to the Board soon for consideration.

Balde Morales left the meeting at 7:04 PM.

5. Vice President's Comments.

Vice President Jaramillo thanked the staff and Board for participating at this meeting. Executive Assistant Judy Vega reminded the Board about the Greater Mission Chamber of Commerce's Buenas Tardes Luncheon next week at 11:30 AM on Wed., Aug. 10, 2022 at the Mission Event Center. Interim CEO Mr. Garza announced that an Information Technology Job Fair will be taking place next week on Thu., Aug. 11, 2022 from 2-5 PM at the CEED Building where participating employers will be available to speak with potential employees.

6. Adjournment.

Secretary Aissa I. Garza moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 4-0. Meeting was adjourned at PM.

President

ATTEST:

Secretary