

NOTICE OF REGULAR MEETING, PUBLIC HEARING & WORKSHOP
MISSION ECONOMIC DEVELOPMENT CORPORATION
JULY 19, 2022 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

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

ALSO PRESENT:

Michael McGurk, Walsh McGurk Cordova
Nixon, PLLC
Lisa Rivera, Director, Greater Mission
Chamber of Commerce
Oscar Martinez, Greater Mission Chamber of
Commerce Board

ABSENT:

Vacant, President

STAFF PRESENT:

Daniel Silva, Chief Executive Officer
Joel A. Garza, Chief Operating Officer
Judy Vega, Executive Assistant
Randy Perez, City Manager
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
David Flores, Deputy City Manager
Jasmine Ramos, MEDC Receptionist
Bertha Ramirez, Administrative Assistant
Joe Salazar, Accountant
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 5:48 p.m.

2. Approval of Minutes: Special Meeting of June 23, 2022

There being no corrections or additions Secretary Aissa I. Garza moved for approval of the regular board meeting minutes of June 23, 2022. Motion was seconded by Jose G. Vargas and approved 6-0.

3. Approval of Budget Amendment to FY 2021-2022: Small Business Development Fund - \$40,000; and Center for Education and Economic Development Small Business Initiative - \$10,000

Finance Director Angie Vela presented and recommended approval of the Budget Amendment to FY 2021-2022 related to two projects: Small Business Development Fund - \$40,000; and Center for Education and Economic Development Small Business Initiative - \$10,000.

There being no corrections or additions, Secretary Aissa I. Garza made a motion to approve the

Budget Amendment to FY 2021-2022 Budget: Small Business Development Fund - \$40,000; and Center for Education and Economic Development Small Business Initiative - \$10,000. Motion was seconded by Jose G. Vargas and approved 6-0.

4. 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

Item #4 will be revisited after the Board reconvenes from executive session.

At 8:31 PM, Secretary Aissa I. Garza moved to authorize 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. Motion was seconded by Treasurer Dr. Sonia Treviño.

5. Public Hearing – MEDC FY 2022-2023 Proposed Budget

Vice President Pete Jaramillo opened the public hearing at 5:55 PM and asked for comments on the MEDC FY 2022-2023 proposed budget.

Lisa Rivera, Executive Director with the Texas Citrus Fiesta, said that every year Mission EDC funds the Texas Citrus Fiesta and said it makes a huge difference in their budget. The assistance helps in the continuation of representing the City of Mission each year. She thanked the Mission EDC Board of Directors for their support.

There being no other comments, Vice President Pete Jaramillo declared the public hearing closed at 5:56 PM.

The notice of public hearing and notice of intention to undertake projects was published on July 1, 2022. and the 60-day comment period will end on August 30, 2022.

6. Workshop – discussion of proposed budget for FY 2021-2022.

- A. City of Mission**
- B. Small Business Fund Programs**
- C. Downtown Façade Improvements Fund**
- D. Rent Subsidy Program**
- E. Texas Citrus Fiesta**

CEO Daniel Silva explained each request.

- A. City of Mission – Mr. Silva reported on the city’s request of **\$1,000,000**. He said this request is to be used for the Mission Event Center’s debt service.
- B. Small Business Fund Programs – The **\$316,000** request is to fund the following programs: Ruby Red Ventures, \$170,000; Code the Town, \$86,000; Small Business Development Fund \$40,000; Center for Education Economic Development Small Business Initiative, \$10,000; a new Arts Program, \$10,000. Mr. Silva mentioned that the Ruby Red Ventures program has been paused due to COVID, but that it was active for nine years and would like to reinstate it.
- C. **Downtown Façade Improvements Fund - \$50,000**

- D. **Rent Subsidy Program - \$25,000**
- E. **Texas Citrus Fiesta - \$45,000**

Secretary Aissa I. Garza asked about the Downtown Façade Improvements Fund and the Rent Subsidy Programs, why are they not identified in separate line items on the budget? She also inquired about the manner in which the incentives were identified in the budget. Mr. Silva said that some incentives were combined at the time of publication, but that others are encumbered for outstanding commitments. Ms. Vela explained the budget in detail but did say that incentives for programs will be broken down and noted on separate accounts to see how they're being used and being maximized. Secretary Aissa I. Garza asked a question regarding a budgeted amount for building repairs and on whether there was something that needed to be repaired but was not capitalized. This question opened up for discussion as Facility Manager Shaine Mata shared a list of building repairs and maintenance that called for an increase of \$110,492.91 from the proposed \$219,000. Mr. Mata said that the CEED building needs repairs, and conditioning such as painting, floor and air condition repairs, and other parts of the building that require maintenance as shown on the list. At the beginning when the facility's construction was completed, most items had warranty, but those warranties have expired. Keeping up with the repairs and aesthetics of the building can be expensive in spite of obtaining bids and engaging the lowest bidders. The City of Mission has assisted in the past with some maintenance, but it has been added expenses to them. The proposed budget for FY 22-23 is \$219,000, but he will need an additional amount of \$110,492.91 to be able to meet what he is proposing will be needed for building upkeep. Secretary Aissa I. Garza requested that any of the items listed, when needed, she would like for them to be brought to the Board for review. No more comments were made.

At 6:48 PM, Vice President Pete Jaramillo announced that the Mission EDC Board would be convening into Executive Session. Treasurer Dr. Sonia Treviño moved to convene in Executive Session. Motion was seconded by Jose G. Vargas and approved 6-0.

- 7. **Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001**
 - Deliberation Regarding Economic Development Negotiations Sec. 551.087**
 - A. **Project Roads**
 - B. **Project Cap**
 - C. **Project Conway**
 - Consultation with Attorney Sec. 551.071**
 - Personnel Matters Sec. 551.074**
 - A. **CEO Position**
 - B. **Finance Position**

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

At 8:31 PM, Vice President Pete Jaramillo announced that the MEDC Board would be reconvening into open session. Secretary Aissa I. Garza moved to convene in open session. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

On Economic Development Negotiations, motions are as follows:

- A. Project Roads - Secretary Aissa I. Garza moved to rescind the Board's action of June 23, 2022 where the Board authorized the CEO to continue negotiations with Project Roads. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0
- B. Project Cap – Secretary Aissa I. Garza moved to authorize the publication of a Notice of Intention and Notice of Public Hearing related to this project in an amount not to exceed \$750,000 broken down into a payment of \$500,000 for land purchase; \$45,000 job creation incentive; and a \$205,000 tax reimbursement incentive over a period of five (5) years. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.
- C. Project Conway – Secretary Aissa I. Garza moved to incentivize Project Conway in the form of a tax payment in an amount not to exceed \$1 million over the period of 15 years, subject to the development of lots 1 thru 6. Motion was seconded by Balde Morales and approved 6-0.

On Personnel Matters, motions are as follows:

- A. CEO Position – Secretary Aissa I. Garza moved to accept Daniel Silva's resignation as CEO from Mission Economic Development Corporation effective July 19, 2022. Motion was seconded by Jose G. Vargas and approved 6-0.

Secretary Aissa I. Garza moved to name Joel Garza as Interim CEO of the Mission Economic Development Corporation effective July 19, 2022, until a CEO position is filled. Mayor Norie Gonzalez Garza requested that City Manager Randy Perez is included in economic development negotiation meetings related to projects. Motion was seconded by Jose G. Vargas and approved 6-0.

- B. Finance Position - Secretary Aissa I. Garza moved for the entire Board, City Manager Randy Perez, and the City of Mission's Human Resources Director Noemi Munguia, to be all included in the interviewing process for the positions of CEO and Finance. Motion was seconded by Treasurer Dr. Sonia Treviño and approved 6-0.

8. Vice President's Comments.

None.

9. Adjournment.

Secretary Aissa I. Garza moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 6-0. Meeting was adjourned at 8:36 PM.

Pete Jaramillo, Vice President

ATTEST:

Aissa I. Garza, Secretary