

NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
OCTOBER 25, 2023 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Jose G. Vargas, Vice President
Noel Salinas
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Richard Hernandez, President
Deborah Cordova, Secretary
Estella Saenz, Treasurer

ALSO PRESENT:

Eugene Vaughan, JGKL LLP

STAFF PRESENT:

Teclo J. Garcia, Chief Executive Officer
Joel Garza, Chief Operating Officer
Belen Guerrero, Director of Strategic Partnerships & Program Development
Judy Vega, Executive Assistant
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director

1. Call to Order and Establish Quorum

In the absence of the President, after establishing a quorum of the Board of Directors, Vice President Jose G. Vargas called the meeting to order at 4:12 PM.

2. Approval of Minutes: September 27, 2023

There being no corrections or additions, Carl Davis moved for approval of the meeting minutes of September 27, 2023 as presented. Motion was seconded by Noel Salinas and approved 4-0.

3. Acceptance of Adjusted Financial Statements for August 2023

City of Mission Finance Director Angie Vela presented and recommended acceptance of the adjusted financial statements for August 2023.

There being no corrections or additions, Carl Davis moved for acceptance of the adjusted Financial Statement for August 2023. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

4. Deliberation and possible action regarding the ratification of City Council's action of October 23, 2023 related to the approval of Change Order No. 1 for Shary Village Business Park, Phase I with Posillico Civil, Inc.

Director of Finance, Ms. Vela said this was Change Order No. 1 in the amount of \$1,429,400.25, for the Shary Village Business Park Phase I with Posillico Civil, Inc. and related to an EDA grant of \$3.7 million. Ms. Vela said that during construction, additional costs were incurred due to unforeseen findings. This amount has been approved by the City of Mission and Posillico's Company, Cascade

Real Estate Operating, LP. The developer, Killam Development, has committed to paying any overages; however, for the purpose of approving the change order and continuing with the project, it needs to be approved by both the City of Mission and Mission EDC.

Mayor Norie Gonzalez Garza moved to ratify City Council's action of October 23, 2023 related to the approval of Change Order No. 1 for the Shary Village Business Park, Phase I with Posillico Civil, Inc. Motion was seconded by Noel Salinas and approved 4-0.

5. Deliberation and possible action regarding the approval of an Amendment to the Mission Economic Development Corporation Purchasing Policy.

CEO Tecló J. Garcia presented and recommended the approval of an Amendment to the Mission Economic Development Corporation Purchasing Policy. Staff is requesting an amendment to MEDC's Purchasing Policy to align with the City of Mission's purchasing policy in relation to their capital purchase threshold amount changing it from \$2,500 to \$5,000.

Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Carl Davis and approved 4-0.

At 4:29 PM., Vice President Jose G. Vargas announced that the MEDC Board of Directors would be convening in executive session.

6. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001.

Deliberation and possible action regarding commercial or financial information received from a business prospect with which the Mission EDC is conducting economic development negotiations or with which the Mission EDC seeks to have to locate, stay, or expand operations in or near the City of Mission (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following: Report from CEO as to potential prospects.

Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following: M.E.D.C. Land.

Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to Mission Economic Development Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Texas Government Code Section 551.071).

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

At 4:40 PM. Vice President Jose G. Vargas announced that the MEDC Board of Directors would be reconvening in open session.

No action was taken.

7. CEO Report on Economic Activity.

CEO Teclo Garcia said that MEDC was re-launching the Ruby Red Ventures Program, a successful program that was paused due to the COVID-19 pandemic. The program, which is now being called the Ruby Red Ventures “Build Mission Fund” will be re-launched to assist small businesses anywhere in the Mission area. The Ruby Red Ventures Program will work with a budget of \$200,000 for disbursement in small business grants. Belen Guerrero, Director of Strategic Partnerships & Program Development invited the Board to a press conference announcing the re-launch of the program, scheduled for Nov. 1, 2023 at 11:00 AM at the CEED building. She also said two informational sessions (Nov. 8th & 14th) in the evening are also scheduled to answer any questions from applicants related to the application process. The application process begins with a form business owners can access online. Applications will be reviewed and evaluated in-house and upon meeting and verifying certain criteria, they will then be notified about awards. Mr. Garcia said he will keep the Board informed about awards and stages of the program. He also offered to do a presentation at the next City Council meeting to inform Mission citizens about the program.

Vice President Comments.

Vice President Jose G. Vargas recognized and congratulated Mayor Norie Gonzalez Garza for a successful State of the City of Mission Address event presented jointly with City Council members and staff on October 18, 2023 at the Mission Event Center. He said that he was pleased and content to see that with the increase in the city’s growth and sales tax revenues, and stated that we now have a wider range of options for shopping, dining, and accommodations. He mentioned he has been receiving wonderful feedback from individuals who previously had to travel in search of such hospitality. It’s truly remarkable to witness the positive impact of the collaborative efforts put forth by the City Council and the MEDC team working hand in hand. Vice President Jose G. Vargas thanked the Board for their participation at this meeting.

CEO Teclo Garcia announced that we will not hold a November meeting and that the next MEDC Board meeting is scheduled for December 6, 2023. He also reminded the Board about the TEDC Sales Tax Workshop of December 1, 2023 in Austin.

8. Adjournment

Carl Davis moved to adjourn the meeting. Motion was seconded by Noel Salinas and approved 4-0. The meeting was adjourned at 4:57 PM.

Richard Hernandez, President

ATTEST

Deborah L. Cordova, Secretary