

NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
FEBRUARY 7, 2024

The Board of Directors of the Mission Economic Development Authority, Inc., held a special meeting on Wednesday, February 7, 2024, at 5:00 PM, in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572, to discuss the following agenda:

1. Call to order and establish quorum.
2. Citizen's Participation.
3. Deliberation & possible action for approval of a Sixth Amendment to the Park at Trinity's Covenants Conditions & Restrictions.
4. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001
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: MEDA 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 Authority 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 Authority Board of Directors will reconvene in open session to take any actions necessary.

5. Adjournment

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Jose G. Vargas, Vice Chair
Estella Saenz, Treasurer
Mayor Norie Gonzalez Garza

ABSENT:

Deborah Cordova, Secretary

ALSO PRESENT:

Gene Vaughan JGK&L LLP
Carl Davis, MEDC Board
Steve Taylor, RGV Guardian
Angela Navarrete, Keller Williams
Gilberto Rocha, Clear Ice LLC
Mario Hernandez, Clear Ice LLC
Paul Treviño

STAFF PRESENT:

Teclo Garcia, Chief Executive Officer
Judy Vega, Executive Assistant
Naxiely Lopez, Director of Communications &
External Relations
Development & Marketing
Belen Guerrero, Director of Business
Development & Retention

1. Call to order and establish quorum.

After establishing a quorum of the Board of Directors, Chairman Richard Hernandez called the meeting to order at 5:05 PM with an invocation led by Vice Chair Jose Vargas, and a Pledge of Allegiance led by Carl Davis.

2. Citizen's Participation.

Chair Richard Hernandez's call for citizens participation yielded no responses.

3. Deliberation & possible action for approval of a Sixth Amendment to the Park at Trinity's Covenants Conditions & Restrictions.

MEDC's legal counsel Gene Vaughan presented this item by saying that this was a request made by the owner of the property located at 1506 S. Bryan Road, Mission, a property that adheres to The Park at Trinity's Covenants Conditions & Restrictions (CCRs), which MEDA controls. The request is related to Section 3.4 under Permitted Uses of the CCRs. The intended use of the property, an ice production company, is not a permitted use on the CCR's as it is Zoned A. If approved, that section will read that a wholesale sales office or warehouse facility for sales, storage, and shipment of products will be permitted. It may also include light onsite manufacturing of the products, providing that such does not emit noise or detectable storage of products or equipment outside on the lot. Gilberto Rocha, owner of Clear Ice LLC, spoke briefly about his company and mentioned that the facility will produce two products not produced here before. The first is a clear ice ball of about 2.5" in diameter and the second product is a totally transparent ice cube of about 2". These ice products will be provided to area restaurants and bars. Presently, these two products are only produced in Houston. No sales will be made on the premises as they will only be available to area restaurants and bars. There are no chemicals or gases involved and their main ingredient is water. Reverse Osmosis will be used for water purification and the transparency will be done with filtration. CEO Tecló Garcia mentioned that the owner of the facility has informed staff that there will be no outside storage on the property and all manufacturing and production will be inside the building. Capital investment will be between \$350,000-\$600,000 and a job creation of 10.

Vice Chair Jose G. Vargas moved for approval of a Sixth Amendment to the Park at Trinity's Covenants Conditions & Restrictions. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

At **5:16** PM Chairman Richard Hernandez announced that the MEDA Board of Directors would convene in closed session.

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

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

At **5:28** PM Chair Richard Hernandez announced that the MEDA Board of Directors would reconvene in open session.

No action was taken.

5. Adjournment

At **5:29** PM, Vice Chair Jose G. Vargas moved for adjournment. Motion was seconded by Treasurer Estella Saenz and approved unanimously 4-0.

**MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
BOARD OF DIRECTORS SPECIAL MEETING HELD ON FEBRUARY 7, 2024
WERE APPROVED ON THIS THE _____ DAY OF _____, 2024.**

Deborah L. Cordova, Secretary