

**Mission Redevelopment Authority  
Board of Directors Meeting  
January 23, 2024**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, by teleconference and in person, on January 23, 2024, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman  
Albert X. Chapa, Vice Chairman  
Aissa I. Garza, Secretary  
Efrain Reyna Jr.  
Hector Moreno  
Ricardo A. Perez  
Dennis Burleson

All the above were present. Participating on Zoom teleconference were Sanjay Bapat, Dacia Salinas, Roxanna Salas, Joshua Crabtree and Ezeiza Garcia. Participating in person were Randy Perez, Angie Vela, Raul Garcia, Romeo Barrera, Mayor Norie Gonzalez Garza, J.P. Terrazas, José Luis Silva, Javier Hinojosa, Crystal Chávez, Joe Salazar, Cristian Garza, Damien B. Tijerina, Rubén James de Jesús, Julio Cerda, and Judy Vega.

**Call Meeting to Order at 4:00 PM.**

With a quorum present, Chairman Martin Garza opened the meeting with a welcome to all with a special greeting and welcome to Mayor Norie Gonzalez Garza.

**Swearing in of new Board of Director and reappointed Board of Directors.**

Notary Public Judy Vega swore in the following new Board of Directors Ricardo A. Perez and Dennis Burleson; and reappointed Board Directors Albert X. Chapa, Hector Moreno, and Efrain Reyna Jr.

**Election of Officer: Vice Chairman.**

Chairman Garza called for nominations from the floor for the position of Vice Chairman. Director Reyna nominated Director Chapa for Vice Chairman. Chairman Garza called for any other nominations. There being no other nominations, Director Chapa was elected Vice Chairman by acclamation.

**Citizen's Participation.**

Chairman Garza's call for citizens to participate either by Zoom's virtual platform or in-person did not yield any responses.

**Approve minutes of November 28, 2023 meeting of the Mission Redevelopment Authority.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved the November 28, 2023 meeting minutes of the Mission Redevelopment Authority as presented.

## Project Reports:

Chairman Garza recognized Assistant City Manager JP Terrazas to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project involves the design and construction of a new lift station to eliminate existing Lift Stations No. 13 & 14 within Tierra Dorada Subdivision to reroute sewer discharge into existing sanitary sewer trunkline along Los Ebanos Road. Terrazas reported that a pre-bid meeting was held last week for the two lift stations and the alignment they are planning on doing through the drain ditch. This project will go for bid letting the first week of February 2024. Mr. Terrazas anticipates that this project's cost estimate will be \$2.3 million and mentioned that this estimate was subject to construction material availability. It is expected to be completed within 18 months. This project will benefit the Inspiration Road expansion project and will provide additional capacity as well as divert sewer flow in the area. No further comments were made.

Chairman Garza recognized Mr. Terrazas to report on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project ties in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves Lift Station #10, located on Mile 2 & FM 495 (El Valle Subdivision). Mr. Terrazas reported that Melden & Hunt Inc. is coordinating an agreement with AGUA SUD. This project involves the rerouting of sewer lines to an existing lift station to alleviate overflow and rerouting it to AGUA SUD's system. Ruben James de Jesus, P.E. with Melden & Hunt said that the design for this project has been completed. No further comments were made.

Chairman Garza recognized P.E. Damien D. Tijerina with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. I & II**. On **Phase I**, Mr. Tijerina mentioned that TxDOT has approved the Finding of No Significant Impact (FONSI) and the project is now environmentally cleared. The next step is to begin Phase III which is ROW Acquisition and Compensable Utility management. The City of Mission has submitted a letter to TxDOT requesting a release for them to begin the acquisition process. Once the City receives this release letter from TxDOT, ROW acquisition may begin. No other new developments were reported for Phase I.

On **Phase II**, Mr. Tijerina reported that L&G's surveyor had completed the ROW maps, which were submitted to TxDOT, who in return assigned parcel numbers for acquisition purposes. Mr. Terrazas mentioned that this project was just one project broken into three phases. Phase I involves the schematics and environmental, Phase II is PS&E, and Phase III is acquisition of ROW from Expressway 83 all the way to Conway Avenue. Nothing further was reported.

Int. Exec. Dir. Randy Perez said Dr. Rolando Ortiz was not available to attend this meeting but did email a report related to **Killam Development's** El Milagro Phase I Project, which he will present. On his report, Dr. Ortiz mentions that the project is was 57% complete by December 2023. The firm continues to work on streets, caliche placement, curbs, sewer improvements and gutter construction. The project's target date for completion continues to be the first quarter of 2024. Mr. Perez said that this project has been approved and is budgeted contingent on completion. Assistant City Manager Mr. Terrazas mentioned that this project, of about 170 acres, is between the vicinity of Conway, Bryan Road, and Los Indios; and involves residential as well as commercial development. He mentioned that some railroad crossings will be closed to gain one main connectivity. End of report.

Chairman Garza recognized Crystal Chavez, Project Manager with The Warren Group to report on the **Fire & Police Sub-Station #6**. Ms. Chavez said this project is 99.4% complete. She reported the widening of Schuerbach Road has been completed and that Melden & Hunt Inc. is in the process of scheduling a walkthrough. Chairs at the Fire Dept. kitchen island are in place. The PA panel arrived on Jan. 12, 2024 and the contractor is installing it. She mentioned that three breakers are pending arrival, but that the contractor is working on purchasing them locally to complete the project. Nothing further was reported.

**Walsh Road Expansion Project:** This project will be discussed further down on the agenda.

Chairman Garza recognized Int. Exec. Dir. Randy Perez to report on the **Mayberry Road Extension**. Mr. Perez mentioned that this project was approved; however, the developer has not started it. A development agreement, in the amount of \$96,485.89 has been in place since June 2022, but it has not been executed by the developer. Chairman Garza proposed that we contact the developer to inquire about the status of his development. Following that, we will present a report to determine the course of action to take. Mayor Norie Gonzalez Garza suggested implementing a policy that would require developers to commence their projects within 12 or 18 months. If the developer fails to initiate their project within this timeframe, appropriate action will be taken.

Chairman Garza recognized Mr. Terrazas to report on the **1<sup>st</sup> Street Extension (Dragonfly 6265 LLC)**. Mr. Terrazas said that this project is in the vicinity of Glasscock & Shary Road. This project involves connectivity through 1<sup>st</sup> Street, which is perpendicular to Hoerner Street. The developer is Dolly Elizondo, and the contractor is Riverside Contractors. The project is 80% complete with the infrastructure completed and caliche being placed on the road. This development is expected to be completed by March 2024. Secretary Aissa I. Garza asked if any payments have been made towards this project. Mr. Terrazas said no funds will be paid until the development is complete and a lift station is placed in the south/west quadrant of the subdivision. This subdivision contains approximately 66 multi-family residential lots. End of report.

**Discussion & possible action related to the approval of a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Hoerner Street Project.**

Chairman Garza recognized Mr. Terrazas to present this item. Mr. Terrazas said that this item inter-connected with the 1<sup>st</sup> Street Project, which is about ¼ mile from Hoerner Street. The project involves the extension of Hoerner Street along the west side of Home Depot (approximately 1,100 ft), the connection of water or wastewater lines extension along the project roadway, and storm drain connection to the existing pond at the north end of the project. Half Associates was originally engaged for engineering services in 2019 but the project was paused. At the Board meeting in November 2023, the Board re-engaged Half Associates for engineering services (design & surveying). At today's meeting, Half Associates presented a proposal for their services in the amount of \$98,000. Upon approval by the Board, the Authority's legal counsel, Sanjay Bapat with Allen Boone Humphries & Robinson (ABHR), LLP, will create the reimbursement agreement. Mr. Bapat is stepping in for the Authority's former legal counsel Tim Austin's, who retired in December 2023. More discussion took place related to possible future amendments to the agreement as the project progresses and more information is provided related to construction costs and right of way acquisition estimates.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Chapa, the Board unanimously approved a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Hoerner Street Project in an amount not to exceed \$98,000. The final agreement is subject to review by Int. Exec. Director Perez.

**Discussion & possible action related to the approval of a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Walsh Road Expansion Project.**

This item will be discussed in the Executive Session.

**Discussion & possible related to the approval of a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related Anzalduas Industrial Park Phase I Subdivision Project.**

Int. Exec. Dir. Perez noted a correction on the agenda item and said that this reimbursement agreement was not between the City of Mission and Mission Redevelopment Authority, but rather between the developer, Union Design Developers LP, and the Authority. Mr. Perez said this project was approved by the Board during their meeting of November 28, 2023 in an amount not to exceed \$281,905.14 for water and sewer improvements only.

He introduced the project engineer, P.E. Julio Cerda with South Texas Infrastructure Group Union Design Developers LP to introduce the project to new Board members. Mr. Cerda recapped from the meeting in November 2023, when he first presented it and touched on capital investment and property tax values. The project involves the construction of an industrial park within Anzalduas Highway and Bryan Road, an area within the TIRZ #1 boundary. Mr. Cerda shared an image describing water and sewer extensions from south Military Road all the way to old Military Highway. He expects the buildout to be completed within five (5) years. Mr. Perez recommends approval of a reimbursement agreement between Mission Redevelopment Authority and Union Design Developers LP, with reimbursement to the developer upon 100% completion.

Upon a motion duly made by Director Burleson and seconded by Director Ricardo A. Perez, the Board unanimously approved a reimbursement agreement between Mission Redevelopment Authority and Union Design Developers LP for infrastructure improvements in an amount not to exceed \$281,905.14. The final agreement is subject to review by Int. Exec. Dir. Randy Perez.

**Discussion and possible action related to a Fourth Amendment to Reimbursement Agreement between the City of Mission & Mission Redevelopment Authority related to the Police & Fire Sub Station #6 Project.**

Chairman Garza recognized Accountant Joe Salazar to present this item. Mr. Salazar said that the City of Mission has paid \$7,374,975.21 to date on this project. Total amount in the Third Amendment to Reimbursement Agreement is \$7,231,270.80 of this amount \$143,704.41 remains. The project's total cost is \$7,817,173.60 leaving an estimated shortage of \$585,902.80. The shortage amount is due to engineering costs and testing of materials. Secretary Aissa I. Garza asked a question related to engineering costs and as to why it was not documented before. Mr. Salazar said that the reconciliations were made using the existing reimbursement agreements which included construction costs when the project was first awarded but did not include engineering costs nor testing of materials. Other amendments were due to change orders related to furniture, road improvements, and other equipment.

Upon a motion duly made by Director Ricardo A. Perez and seconded by Director Burleson, the Board unanimously approved a Fourth Amendment to Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Police & Fire Substation #6 in an amount not to exceed \$585,902.80.

**Discussion & possible action related to the approval of a Depository Pledge Agreement between Mission Redevelopment Authority and PlainsCapital Bank.**

For the record: Director Chapa and Director Reyna recused themselves from engaging in any discussion or voting related to this item. The request was made considering Director Chapa represents PlainsCapital Bank, and Director Reyna is a Financial Advisor for Edward Jones.

The Authority's legal counsel, Mr. Bapat, said that this Depository Pledge Agreement was necessary with the financial institution to ensure that the Authority is covered for their deposit of over \$250,000 insured by the FDIC, which means that when a deposit is made, the bank will then collateralize those deposits up to the amounts of the deposits. This is required by the Public Funds Investment Act. Director Burleson asked a question related to how PlainsCapital Bank was the selected bank for the Authority's depository funds. Int. Exec. Dir. Perez mentioned that a solicitation process took place with a total of six area banks submitting proposals. The proposals were evaluated by the Authority's Finance Committee, who in turn made their recommendation to the Board that PlainsCapital Bank was the most advantageous for depository funds. Director Burleson also asked who the depository bank for the City of Mission was. Mr. Perez said it was Texas National Bank.

Upon a motion duly made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board approved a Depository Pledge Agreement between Mission Redevelopment Authority and PlainsCapital Bank, with two abstentions by Director Chapa and Director Reyna.

**Discussion & possible action related to the approval of Signature Resolution for Bank Transactions from PlainsCapital Bank.**

For the record: Director Chapa and Director Reyna recused themselves from engaging in any discussion or voting related to this item. The request was made considering that Director Chapa represents PlainsCapital Bank, and Director Reyna is a Financial Advisor for Edward Jones.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Ricardo A. Perez, the Board approved the Signature Resolution, naming Chairman Martin Garza, Director Burleson, and Int. Dir. Randy Perez as signatories for Bank Transactions from PlainsCapital Bank, with two abstentions by Director Chapa and Director Reyna.

**Approval of Non-Corporate Resolution from Multi-Bank Securities Inc. related to the Authority's investment accounts.**

For the record: Director Reyna recused himself from engaging in any discussion or voting related to this item. The request was made considering that Director Reyna is a Financial Advisor for Edward Jones.

Upon a motion duly made by Secretary Aissa I. Garza and being seconded by Director Ricardo A. Perez, the Board approved a Non-Corporate Resolution from Multi-Bank Securities Inc. related to the Authority's investment accounts, with one abstention by Director Reyna.

**Acceptance of General Fund, Debt Service, and Capital Projects Fund Investment Reports for Quarter Ending September 30, 2023.**

Accountant Joe Salazar noted that this report was for the quarter ending **December 31, 2023** and not September 30, 2023. Correction noted.

Upon a motion duly made by Director Reyna and seconded by Director Ricardo A. Perez, the Board unanimously accepted the General Fund, Debt Service, and Capital Projects Fund Investment Reports for the Quarter ended December 31, 2023, as noted by Mr. Salazar.

**Acceptance of Financial Reports for November & December 2023.**

Upon a motion duly made by Director Reyna and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the Financial Reports for November & December 2023 as presented.

**Approval of invoices for December 2023 & January 2024.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved all invoices for the months of December 2023 & January 2024.

At **6:04** PM, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors were convening in closed session.

Executive Session Pursuant to V.T.C.A. Gov. Code Sec. 551.72, Deliberation regarding real property:

- A. 1301 E. 8<sup>th</sup> Street, Mission, Texas 78572
- B. Walsh Road (Item 8 of this agenda related to a Reimbursement Agreement between the City of Mission and Mission Redevelopment Authority related to the Walsh Road Expansion Project)

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

At **6:35** PM, Chairman Martin Garza announced that the Mission Redevelopment Authority Board was convening in open session.

Motions:

- A. Upon a motion duly made by Director Burleson and seconded by Director Chapa, the Board unanimously approved a Sales & Purchase Agreement related to 1301 E. 8<sup>th</sup> Street, Mission, Texas
- B. Upon a motion duly made by Director Chapa and seconded by Director Ricardo A. Perez, the Board unanimously approved a reimbursement agreement between the City of Mission and Mission Redevelopment Authority related the Walsh Road Project in an amount not to exceed \$1,764,369.25.

**Adjournment**

As there was no further business for the board to consider, upon a motion made by Director Reyna and being seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 6:37 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Mission Tax Increment Reinvestment Zone  
Board of Directors Meeting  
January 23, 2024**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission TIRZ #1, held a regular meeting open to the public, by teleconference and in person, on January 23, 2024 at 801 N. Bryan Road, Mission, Texas and at 6:38 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman  
Albert X. Chapa, Vice Chairman  
Aissa I. Garza, Secretary  
Efrain Reyna Jr.  
Hector Moreno  
Dennis Burleson  
Ricardo A. Perez

All the above were present. Participating via Zoom teleconference were Sanjay Bapat, Dacia Salinas, Roxanna Salas, Joshua Crabtree and Ezeiza Garcia. Participating in person were Randy Perez, Angie Vela, Raul Garcia, Romeo Barrera, Mayor Norie Gonzalez Garza, J.P. Terrazas, José Luis Silva, Javier Hinojosa, Crystal Chávez, Joe Salazar, Cristian Garza, Damien B. Tijerina, Rubén James de Jesús, Julio Cerda, and Judy Vega.

**I. Consider Consent Agenda**

- A. Call meeting to order and establish quorum.
- B. Swearing in of new Board of Director and reappointed Board of Directors.
- C. Election of Officer: Vice Chairman.
- D. Approve Minutes of November 28, 2023, of the TIRZ #1.
- E. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the January 23, 2024, meeting.

Notary Public Judy Vega swore in the following new Board Directors Ricardo A. Perez and Dennis Burleson; and reappointed Board Directors Albert X. Chapa, Hector Moreno, and Efrain Reyna Jr.

Director Reyna nominated Director Chapa for Vice Chairman. There being no other nominations, Director Chapa was elected Vice Chairman by acclamation.

Upon a motion duly made by Secretary Aissa I. Garza and being seconded by Director Reyna, the Board approved the minutes of November 28, 2023, of the TIRZ #1.

Upon a motion duly made by Secretary Aissa I. Garza and being seconded by Director Reyna, the Board approved the consent agenda and ratified all actions taken by the Mission Redevelopment Authority Board of Directors at the January 23, 2024, meeting.

**II. Adjournment**

As there was no further business for the board to consider, upon a motion duly made by Director Reyna and seconded by Director O’Caña, the Board unanimously voted to adjourn the meeting at 5:58 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name:  Martin Garza

Printed Name:  Aissa I. Garza

Title:  Chairman

Title:  Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_