

NOTICE OF REGULAR MEETING, PUBLIC HEARING & WORKSHOP
MISSION ECONOMIC DEVELOPMENT CORPORATION
JULY 21, 2020 5:30 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

Time: Tuesday, July 21, 2020, 5:30 PM Central Time

Join Zoom Meeting (by computer or Mobile App)

<https://us02web.zoom.us/j/84902843978?pwd=WTZQc2ZibmtydXpnSFVMMkw4Y09kQT09>

Meeting ID: 849 0284 3978, Password: 075530;

Or Dial by telephone: +1 346 248 7799, Meeting ID: 849 0284 3978, Password: 075530

PRESENT:

S. David Deanda, Jr., President
Pete Jaramillo, Vice President
Aissa I. Garza, Secretary
Balde Morales
Mario Garza
Mayor Armando O'Caña served in the Mayor Position

ABSENT:

Dr. Sonia Treviño, Treasurer

ALSO PRESENT:

Lisa Rivera, Director, Texas Citrus Fiesta
Oscar Martinez, President, Texas Citrus Fiesta Board
Carlos Garcia, Member, Texas Citrus Fiesta Board

STAFF PRESENT:

Daniel Silva, Chief Executive Office
Joel A. Garza, Chief Operating Officer
Angie Vela, Finance Director
Ezeiza Garcia, Assistant Finance Director
Judy Vega, Executive Assistant
Randy Perez, City Manager
Daniel Rivera, Director of Programs & Marketing
Melanie Tovar, CEED Receptionist
Bertha Ramirez, Administrative Assistant
Joe Salazar, Accountant

1. Call to order.

With a quorum being present President S. David Deanda Jr., called the meeting to order at 5:34 p.m.

2. Approval of Minutes:

- A. Regular Meeting of June 16, 2020
- B. Special Meeting of July 8, 2020

There being no corrections or additions Secretary Aissa I. Garza moved for approval of the regular board meeting minutes of June 16, 2020 and special meeting of July 8, 2020. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

3. Approval of Financial Statement for May 2020.

Finance Director Angie Vela presented and recommended approval of the Financial Statement for the month of May 2020.

There being no corrections or additions, Secretary Aissa I. Garza made a motion to approve the financial statement for the month of May 2020. Motion was seconded by Balde Morales and approved 6-0.

4. Public Hearing – MEDC FY 2020-2021 Proposed Budget

President S. David Deanda Jr. opened the public hearing at 5:38 p.m. and asked for comments on the MEDC FY 2020-2021 proposed budget.

There being no comments, President S. David Deanda Jr., declared the public hearing closed at 5:39 p.m.

The notice of Public Hearing and Notice of Intention to undertake projects was published on June 19, 2020. and the 60-day comment period will end on August 18, 2020.

5. Workshop – discussion of proposed budget for FY 2020-2021.

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

Representatives of each agency appeared before the Board and explained their requests.

- A. City of Mission** – City Manager Randy Perez presented the city’s request of **\$1,000,000** by saying that the funds will be used for the Mission Event Center’s debt service. He stated that a Memorandum of Understanding between the City of Mission and MEDC was in place for that purpose. He also said that part of the funds will also be used to market the property adjacent to the Mission Event Center. Pre-COVID-19, Mr. Perez said that there was a lot of activity at the event center and hopes that once the pandemic is over, activity will pick up.
- B. Small Business Fund Programs** – CEO Daniel Silva reported that the request of **\$266,000** is designated for MEDC’s Ruby Red Ventures, Code the Town, and an Arts Programs. The CEO mentioned that little was spent on the Ruby Red Ventures Program in the current fiscal year due to restructuring to the program, but this upcoming fiscal year, if the program does not become active in its original format, something for small businesses is being planned.
- C. Downtown Façade Improvements Fund** – This request of **\$50,000** is for downtown businesses’ façade improvements from 1st Street to 16th Street along Conway Avenue.

- D. Rent Subsidy Program** – The request of **\$25,000** is for new businesses that plan on moving into the Mission area with specific requirements to improve traffic in the evenings.
- E. Texas Citrus Fiesta** – Lisa Rivera, Director of Texas Citrus Fiesta (TCF), presented their request. In support of TCF’s request, Ms. Rivera mentioned that she had emailed a short video to MEDC staff, to share with the Board highlighting TCF events throughout the years. She said that the ladies participating in the Queen Citrianna Pageant are now participating in other activities such as outreach programs. Although last fiscal year, the Board funded TCF with **\$35,000**; this year she is requesting a higher amount if possible. Oscar Martinez, TCF Board President, reiterated what Ms. Rivera said about TCF. He also said the organization is not just about TCF, but also about giving exposure to Mission. He said he would like to continue that exposure and asked the Board to consider their requested amount of \$80,000. Mayor Armando O’Caña inquired on the amount MEDC assisted TCF in the current fiscal year and on what other resources were available to them. CEO Daniel Silva said that \$60,000 total was expensed this fiscal year by TCF. Eighteen thousand (\$18,000) was expensed in marketing and \$8,000 was available for sponsorships. In addition to that, an MEDC marketing intern was available to them to assist with their marketing needs. CEO Daniel Silva said that there was a line item for marketing budgeted this new fiscal year as well, and if the Board agrees, he will continue to assist TCF in the same manner. MEDC President S. David Deanda Jr. said that before MEDC commits to more funding, our cash position must be revised, since our Budget has also been affected by the COVID-19 pandemic. Vice President Pete Jaramillo recommended that we continue funding TCF with the same amount and resources as the current year. Nothing further was discussed.

6. Authorize CEO to Execute Professional Services Agreement between The Reyna Network, LLC and Mission Economic Development Corporation, Inc.

CEO Daniel Silva presented this item by recapping from past Board meetings where a presentation related to a \$3 million grant request was going to be made to the Economic Development Administration by the Killam Family Development. If approved, grant funds are to be used for drainage improvements on the property that the Killam Family purchased from Hunt Development. Upon review of the grant application, it appeared that there was too much single entity support and as a result the application was modified so that the conduit on the 20% match is the Mission EDC and not the Killam’s. He stated that there is a certified letter indicating that, upon approval of the grant, the Killam’s will be responsible not only for the 20% match, but for also the 2% fee (\$60,000) to The Reyna Network, LLC. He is requesting the authorization to execute the Professional Services Agreement between The Reyna Network, LLC and Mission EDC. Mayor Armando O’Caña reported that he had already received word from Congressman Henry Cuellar that the \$3 million grant had been approved and that they were preparing award notices to send to the appropriate divisions.

Secretary Aissa I. Garza moved to Authorize CEO to Execute Professional Services Agreement between The Reyna Network, LLC and Mission Economic Development Corporation, Inc. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

7. Discussion of Assistance Request from Belton, LLC for Infrastructure Improvements at 1325 East Expressway 83, Mission, Texas 78572

CEO Daniel Silva said that he wanted to present this item for discussion in order to hear the Board's thoughts on the request. In the past, there has been little or no discussion on projects being undertaken other than a publication of notice of intention and then the scheduling of a public hearing thereafter. Robert Gastel with Belton, LLC, owns the property on the corner of Expressway 83 and Bryan Road. He is in negotiations with 7-11 Convenience Stores; however, there are issues with water and sewer lines that would be running directly under where the convenience store is going to be located. He is asking assistance for the relocation of these water and sewer lines in the amount of \$97,200. Discussion ensued regarding the request and after the discussion it was the Board's consensus to assist Mr. Gastel with \$13,275 each year for three years for a total not to exceed \$39,825. The consensus was based on MEDC's net cash position, the amount of years it would take the EDC to recoup the requested amount in sales tax revenue, and on the economy's effect by the COVID-19 pandemic. No further comments were made.

8. Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2020-2021 and schedule a Public Hearing for August 18, 2020 related to MEDC projects for FY 2020-2021.

Subject to a change in the Notice of Intention and Notice of Public Hearing on the amount of the request from \$97,200 to \$13,275 each year for three years, Secretary Aissa I. Garza moved for the Authorization to publish Notice of Intention to Undertake a Project or Projects for FY 2020-2021, and schedule a Public Hearing for August 18, 2020 related to MEDC projects for FY 2020-2021. Motion was seconded by Vice President Pete Jaramillo and approved 6-0.

9. President's Comments.

None.

10. Adjournment.

Vice President Pete Jaramillo moved to adjourn the meeting. Motion was seconded by Secretary Aissa I. Garza and approved 6-0. Meeting was adjourned at 6:13 p.m.

S. David Deanda, Jr., President

ATTEST:

Aissa I. Garza, Secretary