

**MINUTES**  
**NOTICE OF REGULAR MEETING**  
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**MAY 29, 2024      4:00 PM**  
**CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

Richard Hernandez, President  
Jose G. Vargas, Vice President  
Deborah Cordova, Secretary  
Estella Saenz, Treasurer  
Julian Alvarez  
Carl Davis  
Mayor Norie Gonzalez Garza

**ABSENT:**

**ALSO PRESENT:**

Eugene Vaughan, JGKL LLP  
Michael Fernuik, PGA, Shary Municipal Golf Course

**STAFF PRESENT:**

Tecló J. Garcia, CEO  
Belen Guerrero, COO  
Judy Vega, Executive Assistant  
Joe Salazar, Financial Officer  
Mike Perez, City Manager  
Andy Garcia, Asst. City Manager  
Naxiely Lopez-Puente, Director of Communications & External Affairs  
Brianna Casares, Manager of Marketing & Programs

**1. Call to Order and Establish Quorum.**

After establishing a quorum of the Board of Directors, President Richard Hernandez called the meeting to order at 4:08 PM

**2. Invocation:** Carl Davis

**3. Pledge of Allegiance:** Julian Alvarez

**4. Citizen's Participation:** None

**5. Approval of Minutes: April 24, 2024.**

There being no corrections or additions, Vice President Jose G. Vargas moved for approval of the meeting minutes of April 24, 2024. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

**6. Discussion and possible action for approval of Resolution No. 2024-03, A resolution of Mission Economic Development Corporation authorizing the request of Recover (USA) Inc., for the issuance of one or more series of revenue bonds, authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding the bonds, and authorizing other action related thereto.**

In the absence of Mr. Lee McCormick, President of Community Development Associates, CEO Tecló J. Garcia presented this item by saying that this was an inducement resolution for Recover (USA) Inc. bond project. Recover (USA) is in the production of renewable diesel fuel business. The company is a clean technology waste to energy company focusing on recovering and recycling diesel from oil-based drilling waste. MEDC originally approved an Inducement Resolution on December 16, 2020, for six potential project locations. The company has since limited the project to one initial location. The Texas Bond Review Board requires resolutions to be less than 18 months old when applying for bond allocation, so a new resolution is required. Assuming a \$40 million transaction, at closing the MEDC is expected to receive approximately \$85,000 for serving as Issuer of the bonds and an annual fee of \$10,000 until maturity. Mr. Garcia recommends that the MEDC Board adopt the resolution in the amount not to exceed \$100 million of tax-exempt private activity bonds to finance the proposed Project. Approval of this Resolution does not impose any payment or obligation on the Mission Economic Development Corporation or the City of Mission, Texas in connection with the financing.

Vice President Jose G. Vargas moved for approval of Resolution No. 2024-03 as presented. Motion was seconded by Julian Alvarez and approved 7-0.

**Resolution No. 2024-03**

Resolution regarding request of Recover (USA) Inc., for the issuance of one or more series of revenue bonds, authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding the bonds, and authorizing other action related thereto.

**7. Acceptance of adjusted Financial Statements for April 2024.**

Financial Officer Joe Salazar presented and recommended acceptance of adjusted Financial Statements for April 2024.

There being no corrections or additions, Carl Davis moved for acceptance of the adjusted Financial Statement for April 2024. Motion was seconded by Secretary Deborah L. Cordova and approved 7-0.

**8. Deliberation and possible action for approval of Amendment to FY 2023-2024 Budget.**

CEO Tecló Garcia said that this item has to do with himself, Financial Officer Joe Salazar and Executive Assistant Judy Vega now being on the TIRZ staff. He mentioned that these positions were previously paid as contracted employees, but City Manager Mike Perez recommended that

they be taken off as 1099 Miscellaneous or contracted labor, and be placed as normal paid staff; therefore, changing the structure. There is no obligation on the MEDC side. Mr. Salazar mentioned that the adjustments being made are to salaries and fringe benefits. The TIRZ is not reimbursing the City of Mission directly, they're reimbursing the city to offset the additional expenses. A revenue account is shown where a reimbursement from the TIRZ for the assigned employees will ultimately be a net-zero effect. He is recommending approval.

Vice President Jose G. Vargas moved for approval. Motion was seconded by Treasurer Estella Saenz and approved 7-0.

**9. Presentation on Shary Municipal Golf Course Improvements.**

CEO Tecló J. Garcia introduced Michael Fernuik, PGA, with the Shary Municipal Golf Course. Mr. Fernuik began his power point presentation by sharing images related to the improvements at the golf course. On his list of improvements or new equipment was the following: signage, a car utility vehicle; 27 new flagsticks and flags, 27 new hole signs and benches, ball washers, water cooler enclosures and bunker rakes on golf carts, and driving range lights. Funded by the MEDC was \$71,975.11, spent was \$49,964.69, and remaining balance is \$22,010.42. Mr. Fernuik said that there were items that have not started yet, for example, a fountain pond, trash receptacles, and a 150 ft. cement hitting pad driving range. Other pending items are clubhouse arena bag stands, and a #1 flood fairway fix. Mr. Fernuik mentioned that if anyone is interested in advertising on the benches or sponsoring the purchase of one, to please contact him. City Manager Mike Perez mentioned that there are other improvements that the golf course needs, but that the city will be revisiting the needs and budget to see how they can assist. Mr. Garcia also mentioned that the MEDC budget will also revisit their budget and an evaluation of other needed improvements may be made to see where we may assist. Mr. Fernuik thanked the MEDC Board for their support. No further comments were made.

At 4:53 PM. President Richard Hernandez announced that the Mission Economic Development Corporation Board will convene in closed session.

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

**Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:**

**Report from CEO as to potential prospect(s):**

- A. Project Alley Cat**
- B. Project D-8**

**Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:**

- A. M.E.D.C. Land**
- B. Project Centro**

**Consultation with Attorney and possible action (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.**

Julian Alvarez left the meeting at 5:18 PM.

At 5:33 PM. President Richard Hernandez announced that the Mission Economic Development Board of Directors were reconvening in open session. Motions are as follows:

On report as to potential prospect(s):

- A. **Project Alley Cat**: Carl Davis moved to authorize staff to negotiate an incentive agreement in an amount not to exceed \$35,000 for the improvement of an alleyway, with the incentive to be paid in one installment, and to bring proposed agreement back before the Board for final approval at a subsequent meeting. Motion was seconded by Vice President Jose G. Vargas and approved 6-0.
  
- B. **Project D-8**: Vice President Jose G. Vargas moved to authorize staff to negotiate an incentive agreement in the amount not to exceed \$30,000 for the purchase of equipment and shelving and to provide working capital, with the incentive to be paid in one installment; and to bring a proposed agreement before the Board at a subsequent meeting. Motion was seconded by Treasurer Estella Saenz and approved 6-0.

Regarding Real Estate Property:

- A. **M.E.D.C. Land**: No action
- B. **Project Centro**: No action

**11. CEO Report on Economic Activity.**

CEO Tecló J. Garcia reported on the recent ICSC trip to Las Vegas, and said that MEDC Board member Carl Davis joined four of MEDC staff members on the trip. The ICSC Convention had about 25,000 retailers and the group had about 12 meetings, not only with retailers but with business contacts from here. He mentioned that the RGV Partnerships' booth had a huge presence and that he had also met with Killam Development executives. Mr. Davis said he saw first hand how business is conducted with retailers and learned what it takes to attract businesses. Mr. Garcia mentioned they met with Orangetheory representatives as well. Orangetheory has franchises, some in Webb County and others in Cameron County. COO Belen Guerrero thanked the MEDC team, Brianna Casares and Stephanie Mendiola for assisting in the preparation of materials for this conference. Mr. Garcia encouraged the Board to participate at the Dallas convention next year. Mr. Garcia also mentioned that he was grateful to Mayor Norie Gonzalez Garza and TIRZ Chair Martin Garza, as well as City Manager Mike Perez for assigning him Int. Exec. Director of the TIRZ. Mr. Perez mentioned that the TIRZ is also economic development with great possibilities for growth.

Mr. Garcia briefly reported on the recent Ruby Red Ventures competition and welcomed Brianna Casares, Director of Marketing and Programs to report on the competition. Ms. Casares mentioned that the FastTrack Kauffman Program, a seven-week program, was designed for entrepreneurs that were great at what they do, but that don't necessarily have the know-how to run a business. Upon completion of the program, the graduates were eligible to compete for funding. Six Mission business owners pitched their idea in a shark-tank style pitch where a judging panel deliberated. First place winner (\$25,000) was Inner Spark Performing Arts, a dance instructor who teaches kids not only how to dance but on body mechanics and movements focusing on safety; second place winner (\$15,000) was Wildcat Productions, a media production company; and third place winner (\$10,000) was Through My Eyes Apparel. This last winner is a blind business owner whose business tailors to vision impaired clients. Participants who did not place in the competition walked away with a \$2,000 consolation stipend.

**12. President Comments.**

President Richard Hernandez mentioned that the TIRZ team now in place is a vital part of what's happening now in Mission. TIRZ was instrumental in the construction of the Mission water tower by the Mission Event Center. Six years are left in the life of the TIRZ, but not many know what the TIRZ is and was. The current project plan was developed even before the TIRZ was created. He wants the MEDC Board to work together with the TIRZ for more growth and prosperity. Projects that TIRZ has completed involve water towers, lift stations, infrastructure developments, and developer subdivisions. He thanked the Board for their time and their hard work.

**13. Adjournment.**

Carl Davis moved to adjourn the meeting. Motion was seconded by Vice President Jose G. Vargas and approved 6-0. The meeting was adjourned at 6:00 PM.

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Richard Hernandez, President

ATTEST

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Deborah L. Cordova, Secretary