

STATE OF TEXAS)

) **MEMORANDUM OF UNDERSTANDING**

COUNTY OF HIDALGO)

THIS Memorandum of Understanding (“MOU”) is made on and entered into, effective as of the _____ day of _____, 2021, by and between **COUNTY OF HIDALGO, TEXAS**, hereinafter referred to as (“County” or “Donor”), and **PLAZA AMISTAD**, a charitable organization, hereinafter referred to as (“Organization” or “Donee”), collectively referred to as (“Parties”). The purpose of this MOU is for Donor to transfer surplus property as outlined in the attached **Exhibit “A”** to the Donee in accordance with Tex. Local Gov’t. Code §263.152(a)(4).

WITNESSETH:

WHEREAS, PLAZA AMISTAD is a non-profit organization, qualified under Section 501(c)(3) of the United States Internal Revenue Code, and has provided documentation of its status as a section 501(c)(3) non-profit organization, attached as **Exhibit B**.

WHEREAS, PLAZA AMISTAD is organized for the public purposes of offering community services related to arts, literacy, education and wellness to residents of the County and public.

WHEREAS, the County is defined as a “Local Government” under the Interlocal Cooperation Act, a political subdivision organized under the laws of the State of Texas;

WHEREAS the PARTIES listed above have a common goal to promote the health, safety and welfare of the general public and are desirous of entering into this MOU to collaborate for the public purposes indicated herein.

WHEREAS County is the owner/operator of TWO PORTABLE MODULAR BUILDINGS as outlined in the attached Exhibit “A” located at Hidalgo County Precinct 1, Sunrise Hill Field Office, which are no longer needed by the County for any purpose;

WHEREAS, The County, through its Commissioners Court, hereby declares that the TWO PORTABLE MODULAR BUILDINGS as outlined in the attached Exhibit “A” are surplus property in accordance with Tex. Local Gov’t. Code §263.151(2);

WHEREAS, The County, through its Commissioners Court, hereby determines that the donation of said surplus County property identified in Exhibit “A” to Donee complies with the requirements of Tex. Local Gov’t. Code §263.152(a)(4); and

WHEREAS, Donee will accept the donation of the surplus equipment identified in Exhibit “A.”

NOW THEREFORE, Donor and Donee in consideration of the mutual covenants expressed hereinafter, agree as follows:

1. **Surplus Property.** In accordance with Tex. Local Gov’t. Code §263.151(2), the County hereby declares that the items identified in the attached Exhibit “A” is surplus property, wherein the property (A) is not salvage property or items routinely discarded as waste; (B) is not currently needed by its owner; (C) is not required for the owner's foreseeable needs; and (D) possesses some usefulness for the purpose for which it was intended.
2. **Donation.** In accordance with Tex. Local Gov’t. Code §263.152(a)(4), the County hereby finds that the transfer of the surplus items as identified in the attached Exhibit “A” to Donee complies with the requirements therein; wherein the donation is being made to a charitable organization located in the County, undertaking to sell the property under §263.152(a)(1) would likely result in no bids or a bid price that is less than the county's expenses required for the bid process; the donation serves a public purpose, and the organization will provide the county with adequate consideration, such as relieving the county of transportation or disposal expenses related to the property.
3. **County Conveyance.** For value received, County conveys the surplus items identified in Exhibit “A” to Donee.
4. **Consideration.** In consideration for the donation of the surplus items as identified in Exhibit “A” to Donee by the County, Donee hereby agrees that the County shall have no financial or other responsibility for any relocation and transportation expenses related to the surplus items as identified in Exhibit “A”, and Donee shall be responsible for the relocation and transportation of the same within forty-five (45) calendar days of the effective date of this MOU.
5. Donee hereby accepts the donation of the surplus items identified in Exhibit “A.” By the acceptance of this Donation, Donee is taking the Property “as is” and “with all faults”, and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Donor and Donee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering; (iii) the quality of the labor and materials; (iv) all warranties created by any affirmation of fact or promise or by any description of the property; and (v) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein. Donee shall pay all insurance and taxes, and assessments, if any, on the property.

6. Donee understands and acknowledges that entering into this Agreement does not constitute an endorsement by the County of Donee's organization, its financial stability, or the quality of its programs.
7. **Nature of Relationship.** Nothing contained in this Agreement shall be deemed or construed to create the relationship of principal and agent or that of partnership or joint venture or any association between the County and Donee, and any intention to create a joint venture or partnership relationship between the Parties hereto is hereby expressly disclaimed. Donee shall not represent that it or any of its agents or employees are agents or employees of the County.
8. **Term.** This MOU becomes effective as of the effective date indicated above and remains in effect until Donee removes the surplus items from County property. Donee is to remove surplus property from County property during the time period indicated above and should advise County in writing if an extension is required. County is not obligated to provide said extension.
9. **Termination.** Either party may terminate this MOU prior to execution of Donee's obligations without cause by giving written notice to the other party, which is effective upon receipt of the other party.
10. **Conflict of Applicable Law.** Nothing in this MOU shall be construed to require the commission of any act contrary to law; and when any conflict between this MOU and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail. In such event, the affected provision or provisions of this MOU shall be modified only to the extent necessary to bring them within the legal requirements, and only during the time such conflict exists.
11. **Governing Law.** This MOU shall be governed by and construed in accordance with the laws of the State of Texas and shall be performable in Hidalgo County. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
12. **Indemnification.** To the extent authorized by the Constitution and the laws of the State of Texas, Donee shall indemnify and hold harmless Hidalgo County, its elected officials, employees and agents from any and all claims, damages, losses, and expenses including attorney's fees for the defense of any action against Hidalgo County arising out of, resulting from, or connected with acts or omissions by Donee, its agents or employees, under this Agreement.

13. **No Waiver.** No waiver by any party hereto of any breach of any provision of the MOU shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

14. **Entire Agreement.** This MOU contains the entire contract between the parties hereto, and each party acknowledges that neither has made (either directly or through any agent or representative) any other representation or agreement in connection with this MOU, not specifically set forth herein. This MOU may be modified or amended only by agreement in writing, executed by Donee and County, and not otherwise.

15. **Notice.** Except as may be otherwise specifically provided in this MOU, all notices, demands, requests or communication required or permitted hereunder shall be in writing, and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been heretofore specified by written notice and delivered in accordance herewith:

If to Donee:

Plaza Amistad
Attention: Miguel Santos, Director of Strategy and Development
700 N. Virgen de San Juan Blvd.
San Juan, TX 78589

If to County:

Hidalgo County
Attention: Richard F. Cortez, County Judge
100 E. Cano, Second Floor
Edinburg, TX 78539

Each notice, demand, request or communication delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee, or if mailed, at such time as it is deposited in the United States mail.

16. **Provisions.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

17. **Successors.** This MOU shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

18. **Assignment.** This MOU shall not be assignable.
19. **Headings.** The headings and captions contained in this MOU are solely for convenience reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.
20. **Gender and Number.** All pronouns used in this MOU shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and as often as may be appropriate.
21. **Performance of Governmental Functions.** The County is entering into this MOU for the purpose of providing the services and functions outlined in this document and, if applicable, will pay for such services and any associated costs to execute this MOU out of current revenues available to the paying party as herein provided.
22. **Liabilities.** This MOU is not intended to extend the liability of the County beyond that provided by law.
23. **Immunities.** Nothing in this MOU is intended to and County does not hereby waive, release or relinquish any right to assert any of the defenses County enjoys by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to County as to any claim or action of any person, entity, or individual against County.
24. **Additional Documents.** The Parties agree that they will use reasonable, good faith efforts to execute any other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this MOU.
25. **Non-Discrimination.** The MOU and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County policy, including without limitation race, color, national origin, religion, sex, age, veteran status, or disability.
26. **Commitment of Current Revenues Only (If Applicable).** In the event that, during any term hereof, the Commissioners Court does not appropriate sufficient funds to meet the obligations of County under this Agreement, County may terminate this MOU upon ninety (90) days written notice to Organization. County agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this MOU. The parties intend this provision to be a continuing right to terminate this MOU at the expiration of each budget period of County. *Agreements for the acquisition, including lease of real or personal property under Tex. Loc. Govt. Code §271.903:* In the event that, during any term hereof, the Commissioner's Court does not appropriate sufficient funds to meet the obligations of County under this MOU, County may terminate this MOU upon ninety (90) days written notice to Company, County agrees, however, to use a best efforts attempt to obtain and appropriate funds for payment of the MOU. The parties intend this provision, if applicable, to be a continuing right to terminate this at the expiration of

each budget period of County in accordance with Tex. Loc. Govt. Code §271.903 (Vernon Supp. 1996).

27. **Required Contract Provision for Contracts Subject to Federal Award (if applicable):** Pursuant to 2 CFR 200.327, if applicable, the provisions of Appendix II 2 CFR 200, as well as any contract clauses required by the Federal Emergency Management Agency (FEMA) are incorporated by reference into this agreement for all purposes should it be subject to Federal award.

28. **Authority to Execute.** The execution and performance of this MOU by Donee and County have been duly authorized by all necessary laws, resolutions or corporate action, and this MOU constitutes the valid and enforceable obligations of Donee and County in accordance with its terms.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

PLAZA AMISTAD

By:

Print Name: _____

Title: _____

HIDALGO COUNTY, TEXAS

By:

Richard F. Cortez, County Judge

ATTEST:

By:

Arturo Guajardo, Jr., County Clerk

Approved by the Hidalgo County Commissioners Court on: _____

APPROVED AS TO FORM:

Hidalgo County Office of Criminal District Attorney
Ricardo Rodriguez, Jr.

By:

Robert Viña, III, Assistant District Attorney

EXHIBIT A
PORTABLE BUILDINGS
A & B

HIDALGO COUNTY, TEXAS
PURCHASING DEPARTMENT - FIXED ASSETS DIVISION
DEPRECIATION FORM

Prepared By: Wendy Lopez
Requested By:
Date: 10/26/2021

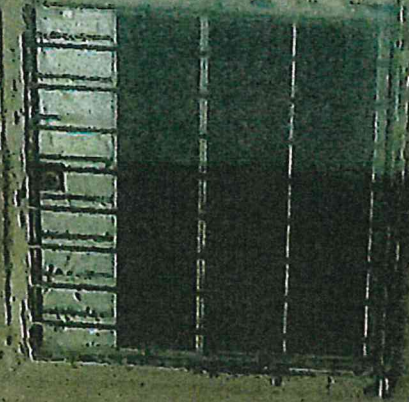
HCAD Number	Description	Insured Cost	Acq. Date	Acq. Year	Last Year Depr	Life Expectancy	Years of Usage	Residual Value 10%	Depreciable Value	Yearly Depreciation	Current Depreciation	Current Value (After Depr)	Book Value (w/Residual)
723409	SUNRISE PARK 26 X 48 PORTABLE BUILDING (A)	\$ 10,875.00		2001	2021	20	20	\$ 1,087.50	\$ 9,787.50	\$ 489.38	\$ 9,787.50	\$ -	\$ 1,087.50
723409	SUNRISE PARK 30 X 32 PORTABLE BUILDING (B)	\$ 7,900.00		2001	2021	20	20	\$ 790.00	\$ 7,110.00	\$ 355.50	\$ 7,110.00	\$ -	\$ 790.00
		\$ 18,775.00						\$ 1,877.50	\$ 16,897.50		\$ 16,897.50	\$ -	\$ 1,087.50

Note:
Estimated Moving Costs: Between \$5000.00 and \$14,000.00 each portable building
Auctioneer fees are 13% of the auction sale price
Advertising costs are estimated at \$400.00





B



PLEASE DO NOT TOUCH THE WALLS
OR FLOOR. ANY VIOLATION WILL
RESULT IN A FINE OR PUNISHMENT.



EXHIBIT B

Non-Profit Organization

Plaza Amistad

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **OCT 23 2019**

PLAZA AMISTAD
PO BOX 2025
BROWNSVILLE, TX 78522-2025

Employer Identification Number:
82-5228718
DLN:
17053162310039
Contact Person:
EDWINA O MCCURDY ID# 31229
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
January 24, 2018
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

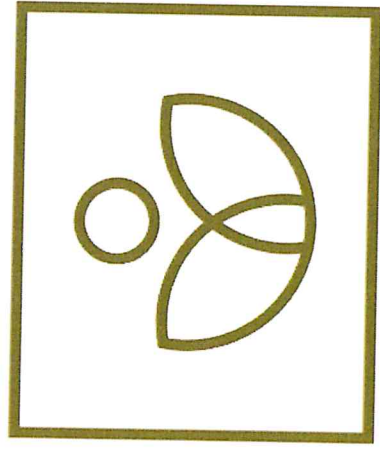
PLAZA AMISTAD

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink that reads "Stephen A. Martin". The signature is written in a cursive style with a large initial 'S'.

Director, Exempt Organizations
Rulings and Agreements



PLAZA

AMISTAD


Rural Donna Texas

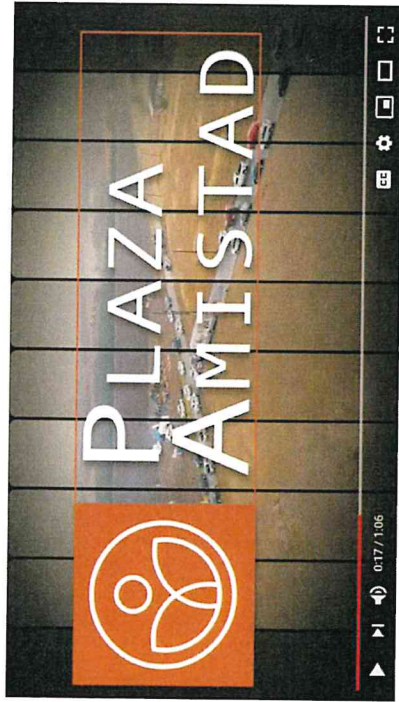
Mission:

In Spanish, *amistad* stands for friendship. Plaza Amistad brings together multiple change agents in a spirit of friendship around a shared mission: to create opportunities that give people a hand-up and build our community. Inspired by the wisdom and vision of Pope Francis, we realize and embrace his current ***broad call of encounter and service.***

Purpose:

To create and continually refine a P3 model (public-private partnership) with the Catholic Diocese of Brownsville leveraging the expertise of other partner institutions: from education to healthcare, and from recreation to farming. The community comes together to build community, meeting people where they are and ***creating sustainable solutions, offering hope, and inspiring collaboration and innovation.***



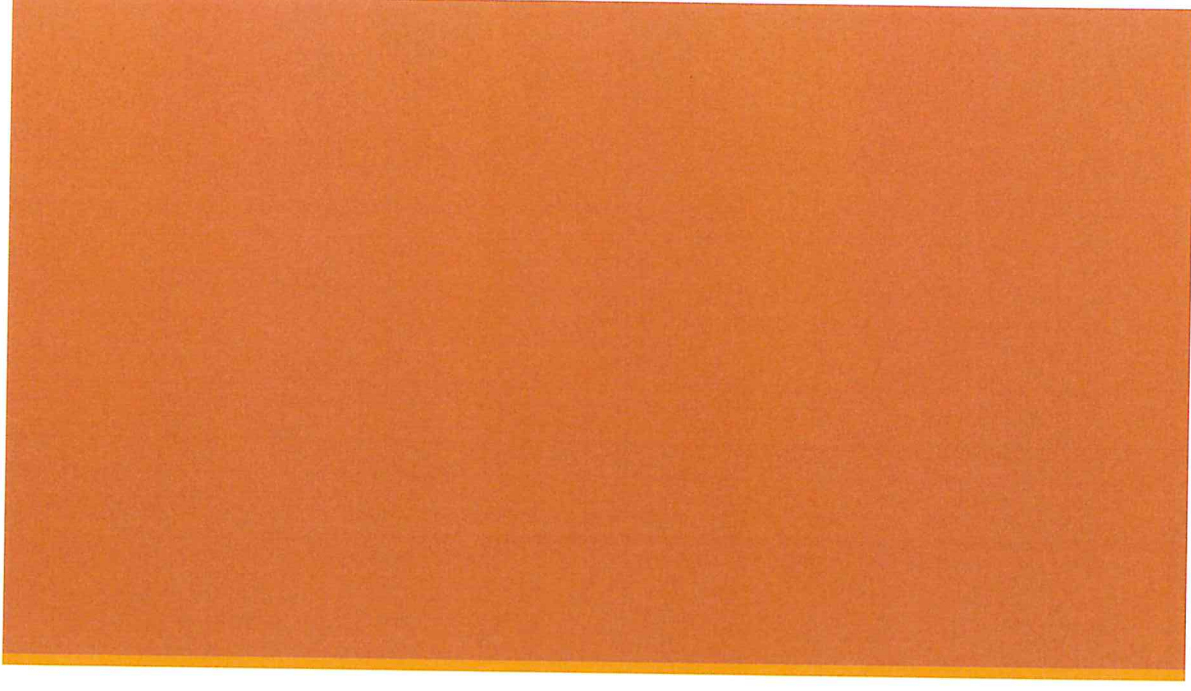


Click to View
YouTube Videos



Four Pillars of Plaza Amistad

- **Education:** Tutoring center, English as a second language, GED, computer and job training skills
- **Healthcare:** health awareness, preventive care, pre-natal, diabetes, and mental wellness
- **Youth & Recreation:** Soccer fields, volleyball, playground, walking trail, and multi-purpose pavilion
- **Faith:** Saint Francis of Assisi - initially a mission of St. Joseph's parish in Donna, and eventually a stand-alone parish



• Education & Job Training

• Health & Wellness

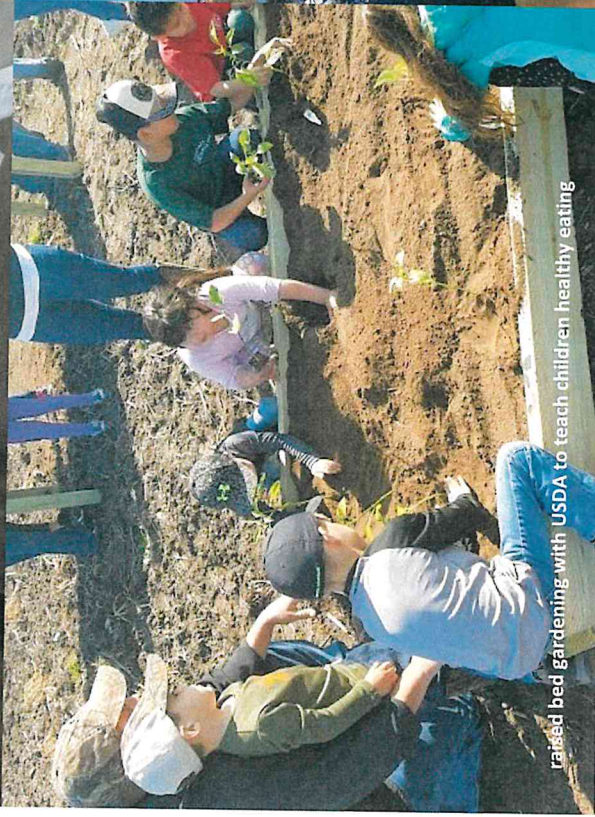
• Organic Farming



Med students



Colonia neighbors walked to our event



raised bed gardening with USDA to teach children healthy eating



P3 Model: Private-Public Partnership Development Phases

1

Phase 1

- Parking, lighting, recreation fields, restrooms, multi-purpose pavilion

2

Phase 2

- Health and Wellness Clinic, Education Center, Community Farm

3

Phase 3

- St. Francis of Assisi Church: sanctuary, classrooms, office and rectory



Potential partners and supporters:

- Watermill Express
- AT&T
- Valley Baptist Foundation
- Methodist Healthcare Ministries
- Texas A&M Kingsville
- UT Health System
- USDA
- Hidalgo Co. Sherriff's Dept.
- Knights of Columbus
- Kenedy Foundation
- Rotary Club