

**Mission Tax Increment Reinvestment Zone
Board of Directors Special Meeting
March 25, 2025**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on March 25, 2025 at 801 N. Bryan Road, Mission, Texas and at 6:51 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
Andrew C. Riddle
Dennis Burleson

All the above were present except Director Moreno and Vice Chairman Chapa. Participating in the Zoom teleconference were Sanjay Bapat, Armando Sandoval and Ezeiza Garcia. Participating in person were J.P. Terrazas, Joe Salazar, Judy Vega, and Executive Director Teclo J. Garcia.

I. Consider Consent Agenda

- A. Call meeting to order and establish quorum.
- B. Approve minutes of meeting of February 28, 2025, of the TIRZ #1.
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the March 25, 2025 meeting.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of March 25, 2025.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 6:52 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Redevelopment Authority
Board of Directors Meeting
March 25, 2025**

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 March 25, 2025, 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
Andrew C. Riddle
Dennis Burleson

All the above were present except Directors Moreno and Vice Chair Chapa. Participating in the Zoom teleconference were Sanjay Bapat, Armando Sandoval and Ezeiza Garcia. Participating in person were J.P. Terrazas, Orlando Navarro, Joe Salazar, Damian D. Tijerina, Romeo Barrera, Ruben James de Jesus, Stephanie Mendiola, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 4:17 PM.

Chairman Martin Garza opened the meeting with a welcome to all.

2. Citizens' Participation: None.

3. Approval of minutes: February 28, 2025

There being no changes or corrections, upon a motion duly made by Director Reyna and seconded by Director Riddle, the Board unanimously approved the Board meeting minutes of February 28, 2025.

4. Acceptance of Project Reports.

Chairman Martin Garza recognized Orlando Navarro with Killam Development to report on **El Milagro Phase I Project**. Mr. Navarro indicated that there was a problem with AEP and the lighting last month; however, he confirmed that the lighting equipment has not arrived on site and AEP is getting ready to install it. Mr. Navarro also stated that he is collaborating with TIRZ staff to arrange a tour of the project for the Board and a date and time will be announced when it is finalized.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted **Killam Development's El Milagro Phase I** report as presented.

Secretary Aissa I. Garza left the meeting at 4:26 PM.

Chairman Martin Garza recognized Romeo Barrera, P.E., with Halff Associates to report on the **Hoerner Street Project**. Total engineering costs for this project are \$98,000. Mr. Barrera reported that Halff has submitted a preliminary 100% set of the plans to the City of Mission for their comments and that they are awaiting approval of stormwater discharge into the existing pond on E. 1st Street near the Las Esperanza development. He noted that the City of Mission held discussions with United Irrigation District (UID) about acquisition from for the remaining property within the project's ROW (Parcel #8). Asst. City Manager J.P. Terrazas mentioned that there was an appraisal done back in 2020 on Parcel 8, but most likely the appraised value has increased since then; however, it is to the benefit of the property owner to adhere to the same appraised value due to the benefits it will bring after utilities are in place. Mr. Barrera said that although the project's design has been completed, the project can't move forward until all properties have been acquired.

Secretary Aissa I. Garza joined the meeting at 4:30 PM.

Upon a motion made by Director Burleson and seconded by Director Reyna, the Board unanimously accepted the **Hoerner Street Project** report as presented.

Chairman Martin Garza recognized Ruben James de Jesus with Melden & Hunt Inc. (M&H) to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project involves the design to eliminate existing Lift Stations No. 13 and 14 within Tierra Dorada Subdivision and construct a new proposed lift station to reroute sewer discharge into existing sanitary sewer trunkline along Los Ebanos Road. Mr. de Jesus said that RDH Site & Concrete has completed the forcemain installation and has installed a segment of dewatering lines and pumps to begin the wet well and gravity line portion of the project. He mentioned that he is waiting for logistics on the wet well's arrival before they start excavating. This project is about 50% complete.

Upon a motion made by Director Reyna and seconded by Director Burleson, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus reported on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project ties-in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves the re-routing of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. Mr. De Jesus reported that he met with Roberto Salinas, AGUA SUD's General Manager on their proposed pass-through sewer rate and that they are just waiting for their response. He will report at next month's Board meeting on the outcome of the proposed rate negotiations.

Upon a motion made by Director Reyna and seconded by Director Burleson, the Board unanimously accepted the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)** report as presented.

Mr. de Jesus provided an update on the **Walsh Road Expansion Project**, which includes the design and surveying needed to extend the road from Perez St. to Frontage Rd., covering approximately $\frac{3}{4}$ of a mile. Mr. De Jesus reported plans for this project are at 90% complete. The proposed project will consist of a 60-ft ROW with a 36-ft back-to-back curb section and that appraisal has been carried out on the remaining ROW needed to be acquired. Land owner Jaime Flores has accepted the offer for the taking of the property. Although an appraised value of the land is \$306,000, the property owner was requesting \$360,000. Mr. de Jesus mentioned that his firm is working on closing documents to acquire the property. Once the property is acquired, the processing of permits will begin with the City of Mission, UID and TxDOT to move forward. The turn-around on permits is between two to three weeks.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Chairman Martin Garza recognized Ruben James de Jesus to give an update on the **Glasscock & Bryan Road Project Sanitary Sewer Improvements**. Mr. De Jesus stated that the firm received bids on March 3, 2025. RDH Site & Concrete was awarded the contract as the lowest responsible bidder of \$2.1 million by the City Council at their meeting of March 24, 2024. The City of Mission is now verifying all requirements for compliance. This project encompasses the area of Bryan Road along the Frontage Road and Mr. de Jesus has been in contact with the businesses in the area that will be most affected once the project begins as they too, will be involved in construction process concerning drive accesses. A pre-construction meeting is scheduled next week and Mr. Terrazas mentioned that they will be meeting with representatives from Murdock's to advise them about the City's plan to close some sections of the parking lot and share schedules. The project is expected to be completed within 18 months.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza recognized Damien Tijerina, P.E., with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. II and III Projects**. Mr. Tijerina reported that **Phase II** is the design portion of this project and stated that it has been broken into two, Inspiration Rd. and Military Parkway. Design for Phase II is 97% complete. The City of Mission has submitted paperwork to TxDOT, and they are expecting comments by March 28, 2025. A railroad package has been submitted to TxDOT for their review, but comments have not been received. The firm continues to work on a 100% completion of the PS&E's, which should be completed by end of April. Regarding Military Parkway, Mr. Tijerina stated that the City of Mission is currently addressing comments from TxDOT. He reported on the Advanced Funding Agreement for Inspiration Road and said that the City of Mission and TxDOT have fully executed the agreement and said the project is estimated at \$15.3 million for construction and construction engineering; and \$1 million for ROW acquisition.

Phase III of this project consists of a re-evaluation of an environmental assessment (EA), done in November 2024; hydrologic model update, completed and approved in August 2024; and ROW acquisition, which began in September 2024 (Section 1). In his report Mr. Tijerina said that 23.1% of this project has been completed. TxDOT has provided the re-evaluation forms that need to be submitted with their EA re-evaluation packet. L&G is completing this form for submittal and estimates that it will be approximately six months before receiving approval. ROW acquisition of 22 parcels and seven (7) easements, the status is as follows: Six parcels have been acquired, six continue in negotiations, one is closing, one is being appraised, and eight are in eminent domain. Military Highway has 25 parcels, but ROW acquisition is on hold.

Upon a motion duly made by Director Burleson and seconded by Director Reyna, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phase II and III** as presented.

Chairman Martin Garza recognized Assistant City Manager J.P. Terrazas to provide an update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas noted that last month he reported that only one bid had been received for the construction of an elevator for this building, but that due to the low response, it had been rejected. He said that the project had been placed out for bid letting again and that sealed bids should be received by April 9, 2025. CG5 Architects, who did the design on the building's elevator, estimated that construction of an elevator for the building would be \$200,000. Mr. Terrazas said that he has met some contractors who have come over to see the building and expects bids to be under \$200,000.

Upon a motion duly made by Director Riddle and seconded by Director Reyna, the Board unanimously accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

At **4:44 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would be convening in closed session. Upon a duly made motion by Director Reyna and seconded by Secretary Aissa I. Garza, the Board unanimously voted to convene in closed session.

5. Executive Session Pursuant Executive Session Pursuant to V.T.C.A. Gov't Code Section 551.071, Section 551.072, Section 551.074, and Section 551.087. Consultation with Attorney regarding:

- A. Deliberation regarding real property.**
- B. Deliberation regarding economic development negotiations or projects including, but not limited to the following: Report from Executive Director as to potential project(s).**
- C. Fifth Amendment to the Agreement for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1.**

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

At **5:52 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would be reconvening in open session. Secretary Aissa I. Garza moved to reconvene in open session. Motion was seconded by Director Riddle and approved unanimously. Motions are as follows:

Item 5-A – No action.

Item 5-B – No action.

Item 5-C – Upon a motion duly made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board approved a Fifth Amendment to the Agreement for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1 for a period of six months from April 1, 2025 through September 30, 2025. This amendment includes an addition to Exhibit A “Scope of Services”: to establish a Project & Finance Plan Update with an expected completion by June 30, 2025 and brought before the Board for approval on or before July 31, 2025.

6. Deliberation and possible action regarding a Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission related to a Hike & Bike Trails Project.

This effort involves a regional connectivity project to connect hike and bike trails to other RGV hike & bike trails. The Authority had previously approved the amount of \$300,000 in their 2025 Fiscal Year’s budget.

Upon a motion duly made by Director Burleson and seconded by Director Reyna, the Board unanimously approved a Reimbursement Agreement between Mission Redevelopment Authority and the City of Mission in an amount not to exceed \$300,000.00.

7. Discussion regarding maintenance of authority funded projects.

Chairman Martin Garza stated that he legal concerns related to this item, and requested that it is discussed in executive session.

At **5:57 PM**, Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously voted to convene in Executive Session Pursuant to V.T.C.A. Gov't Code Section 551.087: Deliberation regarding economic development negotiations.

At **6:37 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be reconvening in open session. Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously voted to reconvene in open session.

No action was taken.

8. TIRZ #1 Project and Finance Plan Update.

Mr. Garcia mentioned that he has been meeting with Consultant Travis James regarding the TIRZ #1 Project and Finance Plan Update, and plans to invite Mr. James to the next Board meeting where they will provide a more detailed update.

No action was taken or required.

9. Deliberation and possible action regarding an Amendment to the Authority's Fiscal Year 2025 Budget.

Financial Officer Joe Salazar presented the Amendment to the Authority's Fiscal Year 2025 Budget and said it was related to a Miscellaneous category that raised concerns in last month's report. Mr. Salazar said that he had reclassified the Miscellaneous category and created four accounts from other accounts. The accounts created were for Software Subscriptions, Property Taxes, Bank Fees, and Trustee Fees. He is recommending approval of the Budget Amendment.

There being no corrections or additions, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved an Amendment to the Authority's Fiscal Year 2025 Budget.

10. Acceptance of Unadjusted Financial Report for February 2025.

Financial Officer Joe Salazar presented the Unadjusted Financial Report for February 2025 and noted that he also provided amount breakdowns for projects in progress as well as balances that were requested last month.

There being no corrections or additions, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved the Unadjusted Financial Report for February 2025.

11. Approval of invoices for March 2025.

Mr. Salazar called attention to an annual invoice from the City of Mission in the amount of \$500,000 related to the Mission Event Center's debt service.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Burleson, the Board unanimously approved all invoices for the month of March 2025.

12. Adjournment.

As there was no further business to discuss, upon a motion made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 6:50 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
MARCH 26, 2025 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

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

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Lee McCormick, President, CDA

ABSENT:

STAFF PRESENT:

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

1. Call to Order and Establish Quorum

After establishing a quorum of the Board, President Richard Hernandez called the special meeting to order at 4:03 PM.

Mayor Norie Gonzalez Garza and Vice President Deborah L. Cordova participated in the meeting via Zoom.

2. Invocation: Treasurer Julian Alvarez.

3. Pledge of Allegiance: Carl Davis.

4. Citizens' Participation: None.

5. Approval of Minutes: Special Meeting & Public Hearing of February 26, 2025

There being no corrections or additions, Carl Davis moved for approval of the Special Meeting minutes of February 26, 2025. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

6. Deliberation and possible action for acceptance of Unadjusted Financial Statement for February 2025.

Financial Officer Joe Salazar presented and recommended approval of the Unadjusted Financial Statement for February 2025.

There being no corrections or additions, Jose Vargas moved for approval of unadjusted financial statement for February 2025. Motion was seconded by Secretary Estella Saenz and approved 7-0.

7. Discussion and possible action for approval of Resolution No. _____, concerning the proposed Resolution Authorizing Publication of Notice of Projects and Right to Petition, and Authorizing Certain Other Matters Relating Thereto.

No action was taken.

8. Deliberation and possible action for approval of Resolution No. 2025-03, concerning the proposed Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Graphic Packaging International LLC, approving documents relating therefore, and approving other matters in connection therewith.

Lee McCormick, President of CDA, introduced this item by saying that Graphic Packaging Int., LLC, headquartered in Atlanta, GA, is committed to providing consumer packaging. The company is leading provider of sustainable fiber-based packaging solutions to the world's most widely recognized food, beverage, foodservice and other consumer products. The company's customers include many of the world's most widely recognized companies and brands.

Graphic Packaging Int. LLC is investing \$1 billion to build a new Coated Recycled Board Mill in Waco. The mill is expected to annually turn approximately 550k tons of secondary fiber into 550k tons of new CRB roll stock. Eighty percent of the Texas population resides within 200 miles of the new mill's location. The new mill will result in the creation of 230 new jobs.

This is a conduit transaction for the MEDC. The borrower is responsible for repayment of the debt. Approval of this Resolution does not impose any obligation on Mission EDC or the City of Mission. Potential "reputational risk" exists if the borrower defaults since the MEDC name is included on the bonds.

The company anticipates issuing \$100 million of tax-exempt bonds in 2025 to reimburse construction costs. Assuming tax-exempt bond allocation is received, each year at closing, the MEDC is expected to receive approximately \$160,000 for serving as issuer of the bonds with an annual fee of \$25,000 until maturity. Mr. McCormick recommends that the MEDC Board adopt the resolution to finance the proposed Project.

Carl Davis moved for approval of Resolution No. 2025-03. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

At **4:23 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were convening in closed session.

9. 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:

- A. Report from CEO as to potential prospect(s).**
- B. Project Orange**
- C. Project Pickle**

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. Perkins Lots Update**

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.

At **4:55 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were reconvening in open session. Motions are as follows:

- A. Report from CEO as to potential prospect(s): No Action.**
- B. Project Orange: No Action**
- C. Project Pickle: Treasurer Julian Alvarez moved to authorize the CEO and staff to negotiate a Letter of Intent for an economic incentive for Project Pickle as discussed in executive session. Motion was seconded by Secretary Estella Saenz and approved 7-0.**

Regarding real property:

- A. M.E.D.C. Land: No Action**
- B. Perkins Lots Update: No Action**

10. CEO Report on Economic Development Activity:

MEDC CEO Teclo Garcia reported that retail sales tax from January 2025 increased by 6% than January 2024. In addition, \$11 million permits were issued for new homes and both commercial and residential (14% higher than January 2024). Lastly, 31 of these permits were for new homes with an estimated total value of \$6.7 million (or \$216,000 average per home).

11. President Comments:

President Richard Hernandez asked the Board of Directors for a moment of silence in memory of two area business owners that passed away recently, Ben Cavazos, founder of Mission Auto Electric; and Skeeter Davis, former owner of all Pizza Hut locations from South Padre Island to Laredo. He also shared a brief history for each business owner.

President Hernandez also expressed his gratitude to the MEDC staff for all ongoing Mission projects their initiatives. He thanked the Board of Directors for their time and service to this Board.

12. Adjournment.

Treasurer Julian Alvarez moved to adjourn the meeting. Motion was seconded by Carl Davis and approved 7-0. The meeting was adjourned at 5:21 PM.

Richard Hernandez, President

ATTEST

Estella Saenz, Secretary

**NOTICE OF MEETING
MISSION EDUCATION DEVELOPMENT COUNCIL, INC.
JANUARY 22, 2025**

The Board of Directors of the Mission Education Development Council, Inc., held a meeting on Wednesday, January 22, 2025, at 4:00 PM, 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. Swearing in of Appointed Board Directors.
 3. Election of Officers: Chair, Vice Chair, Secretary, and Treasurer.
 4. Citizens' Participation.
 5. Approval of Minutes – October 30, 2024.
 6. Discussion and possible action to accept Unadjusted Financial Report ended December 31, 2024.
 7. Adjournment.
-

Minutes are as follows:

Members Present:

Richard Hernandez, Chair
Estella Saenz, Secretary
Julian Alvarez, Treasurer
Carl Davis
Mayor Norie Gonzalez Garza

Absent:

Deborah L. Cordova, Vice Chair
Jose G. Vargas

Also Present:

Gene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions
Alma Ramos, Progress Times

Staff Present:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Stephanie Mendiola, Director of Business Development
Naxiely Lopez-Puente, Director of Communications & External Affairs
Brianna Casares, Manager of Marketing & Programs

1. Call to order and Establish Quorum.

Executive Assistant Judy Vega confirmed a quorum was present.

After establishing quorum, Presiding Officer Richard Hernandez called the meeting to order at 6:42 PM.

2. Swearing in of Appointed Board Directors.

Notary Public Judy Vega swore in the following appointed Board Directors Richard Hernandez, Estella Saenz, Julian Alvarez, Carl Davis, and Mayor Norie Gonzalez Garza.

3. Election of Officers.

Mayor Norie Gonzalez Garza nominated Richard Hernandez for Chair; Deborah L. Cordova for Vice Chair, Estella Saenz for Secretary; and Julian Alvarez for Treasurer. All accepted.

Estella Saenz moved to elect Richard Hernandez as Chair; Deborah L. Cordova for Vice Chair, herself as Secretary; and Julian Alvarez for Treasurer. Motion was seconded by Carl Davis and approved 5-0.

4. Citizens' Participation.

None.

5. Approval of Minutes: Meeting of October 30, 2024

There being no corrections or additions, Carl Davis moved for approval of the meeting minutes of October 30, 2025 as presented. Motion was seconded by Secretary Estella Saenz and approved 5-0.

6. Discussion and possible action to accept the Unadjusted Financial Report ended December 31, 2024.

Financial Officer Joe Salazar presented the Unadjusted Financial Report ended December 31, 2024.

Mr. Salazar began his report by saying that Beginning Balance was \$169,120.24. Total Liabilities and Equity match at \$169,120.24. Interest earned was \$127.47 as of December 31, 2024. No expenditures were reported for this quarter.

Carl Davis moved to accept the financial report ended December 31, 2024 as presented. Motion was seconded by Secretary Estella Saenz and approved 5-0.

7. Adjournment

The meeting was adjourned at 6:49 PM.

MINUTES OF THE MISSION EDUCATION DEVELOPMENT COUNCIL, INC. BOARD OF DIRECTORS MEETING HELD ON JANUARY 22, 2025 WERE APPROVED ON THIS THE 16TH DAY OF APRIL 2025.

Estella Saenz, Secretary

**NOTICE OF MEETING
MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC.
JANUARY 22, 2025**

The Board of Directors of the Mission Economic Development Authority, Inc., held a meeting on Wednesday, January 22, 2025, at 4:00 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. Swearing in of Appointed Board Directors
3. Election of Officers: Chair, Vice Chair, Secretary, Treasurer
4. Approval of minutes: Special Meeting of December 11, 2024
5. Deliberation and possible action to accept Unadjusted Financial Report ended December 31, 2024.
6. Deliberation and possible action for the acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2024 and Interest Earned for Three Months Ending December 31, 2024.
7. Closed Session Pursuant to V.T.C.A. Gov't 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: **Project Push Water**
Consultation with Attorney and possible action regarding (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.
8. Adjournment

Minutes are as follows:

PRESENT:

Richard Hernandez, Chair
Estella Saenz, Secretary
Mayor Norie Gonzalez Garza

ABSENT:

Deborah L. Cordova, Vice Chair
Jose G. Vargas, Treasurer

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions
Alma Santos, Progress Times

STAFF PRESENT:

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

1. Call to order and establish quorum.

Executive Assistant Judy Vega confirmed a quorum was present.

After establishing a quorum of the Board Directors, Presiding Officer Richard Hernandez called the meeting to order at 6:16 PM.

2. Swearing in of Appointed Board of Directors

Notary Public Judy Vega swore in the following Board Directors: Richard Hernandez, Estella Saenz, and Mayor Norie Gonzalez Garza.

3. Election of Officers

Presiding Officer Richard Hernandez called for nominations from the Board for officer positions of Chair, Vice Chair, Secretary, and Treasurer.

Mayor Norie Gonzalez Garza nominated Richard Hernandez for Chair, Deborah L. Cordova for Vice Chair, Estella Saenz for Secretary, and Jose G. Vargas for Treasurer. Presiding Officer Richard Hernandez called for any other nominations from the Board. No other nominations were made.

There being no other nominations, Secretary Estella Saenz moved to elect Richard Hernandez, Chair, Deborah L. Cordova, Vice Chair; Estella Saenz, Secretary; and Jose G. Vargas, Treasurer. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

4. Citizens' Participation: None.

5. Approval of Minutes: Special Meeting of December 11, 2024.

There being no corrections or additions, Secretary Estella Saenz moved for approval of the Special Meeting minutes of December 11, 2024. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

6. Deliberation and possible action to accept Unadjusted Financial Report ended December 31, 2024.

Financial Officer Joe Salazar presented and recommended approval of the Unadjusted Financial Report ended December 31, 2024.

Mr. Salazar began his report by saying that Beginning Balance was \$1,895,860.00. Total revenues were \$1,377.00. No Expenditures were reported this quarter. Total Assets were \$1,897,237.00. Total Liabilities and Fund Balance match at \$1,897,237.00.

There being no corrections or additions, Secretary Estella Saenz moved for approval. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

7. Deliberation and possible action for the acceptance of Quarterly Report of Investments for the Quarter ending December 31, 2024 and Interest Earned for Three Months Ending December 31, 2024.

Financial Officer Joe Salazar presented the quarterly investment report highlighting that this is the first report since MEDA started participating in TexPool. on investments and mentioned that this is the first quarterly report being presented since MEDA began participating in TexPool. MEDA has invested \$800,000 in TexPool at a 4.5% yield, resulting in total earned interest of \$1,376.77 for the quarter. It's important to note that these earnings reflect only half month of participation, as MEDA began its investment in mid-December 2024.

There being no corrections or additions, Secretary Estella Saenz moved for acceptance of the Quarterly Report of Investments for the Quarter ending December 31, 2024 and Interest Earned for Three Months

Ending December 31, 2024. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0. At **6:27 PM**, Chair Hernandez announced that the Mission Economic Development Authority Board of Directors was convening in closed session.

8. Closed Session Pursuant to V.T.C.A. Gov't 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:

Project Push Water

Consultation with Attorney and possible action regarding (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.

At **6:40 PM**, Chair Hernandez announced that the Mission Economic Development Authority Board of Director was reconvening in open session.

Motion:

Project Push Water: Secretary Estella Saenz moved to authorize the CEO to execute a Real Estate Contract with United Irrigation District for the purpose of purchasing approximately 8 acres of land in Mission, Texas, subject to the terms discussed in executive session, and also authorizing him to execute closing documents within 60 days. Motion was seconded by Mayor Norie Gonzalez Garza and approved 3-0.

9. Adjournment

At 6:41PM, Secretary Estella Saenz moved for adjournment. Motion was seconded by Mayor Norie Gonzalez Garza and approved unanimously 3-0.

MINUTES OF THE MISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BOARD OF DIRECTORS MEETING HELD ON JANUARY 22, 2025 WERE APPROVED ON THIS THE 16TH DAY OF APRIL, 2025.

Estella Saenz, Secretary

**MINUTES FOR THE
MISSION CIVIL SERVICE COMMISSION
March 28, 2025**

Commission-Present

Polo Garza-Chairman

Jerry Saenz-Vice-Chair-A

Guillermo Delgadillo-Member

Staff Present

Jesse Lerma Jr-CS Director

Noemi Munguia-HR Director

Joey Flores-Incoming DC

Rey Perez- Asst Police Chief

Robert Pena-Incoming Comm

Call to Order

Mr. Polo Garza called the meeting to order at 8:30 a.m.

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-February 28, 2025

Mr. Lerma submitted the minutes for review. After a brief discussion, Mr. Delgadillo made a motion to approve the minutes as submitted. Mr. Garza seconded the motion. Motion was approved unanimously.

Approval of Mission Fire Department DC'S Promotional Examination Scores and the Creation of a New Eligibility List

Mr. Lerma advised the Commission that they had conducted DC's promotional examination for the Mission Fire Department on March 20, 2025. He advised them two (2) individuals participated with Jorge Flores passing with a 90 plus 10 points for seniority-100. After a brief discussion, Mr. Delgadillo made a motion to approve the scores and to create an eligibility list accordingly. Mr. Garza seconded the motion. Motion was approved unanimously. Mr. Flores would be promoted immediately.

Approval of Mission Fire Department Examination Schedule for CPT

Mr. Lerma advised the Commission that they were recommending the following schedule for approval:

1. Post Resource List-March 28, 2025
2. 30 Day Notice-May 23, 2025
3. Last day to Submit MOI-June 12, 2025
4. Date of Examination-June 26, 2025

After a brief discussion, Mr. Delgadillo made a motion to approve the schedule as presented. Mr. Garza seconded the motion. Motion was approved unanimously.

Approval of Mission Fire Department Examination Resource List for CPT

Mr. Lerma advised the Commission that they were recommending the following sources for approval:

1. "Fire Officer Handbook of Tactics" 5th Edition
2. "Effective Supervisory Practices" 5th Edition
3. "Fire and Emergency Company Officer" 6th Edition Part "B" only

After a brief discussion, Mr. Delgadillo made a motion to approve the sources as presented. Mr. Garza seconded the motion. Motion was approved unanimously.

Pending Business

Mr. Lerma advised the Commission of the pending retirement of Mr. Jerry Saenz

Adjourn

Meeting was adjourned at 8:50 a.m.