BUILDING BOARD OF ADJUSTMENTS AND APPEALS
FEBRUARY 23, 2026
CITY COUNCIL CHAMBERS @ 4:00 P.M.

BBOA PRESENT	BBOA ABSENT	STAFF PRESENT	GUEST PRESENT
Victor Meza	Ken Jones	Irasema Dimas	
Abel Beltran	Hector Gonzalez	Arturo Lerma	
Michael Davis			
Victor Meza			

CALL TO ORDER
Chairman Michael Davis called the meeting to order at 4:00 p.m.

CITIZENS PARTICIPATION
There was no citizen's participation upon inquiry.

APPROVAL OF MINUTES FOR DECEMBER 8, 2025
Chairman Michael Davis asked the Board if there were any corrections to the minutes. There being none, Mr. Abel Beltran moved to approve of the minutes as presented. Mr. Victor Meza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 1.1
Unsafe Structure: **2006 Oklahoma Street**
Lot 2 & S.20' Lot 3, M.E. Killian
R-1
Yolanda Martinez ET AL

Ms. Irasema Dimas stated that the house was built in 1963 there was a total of $2,214.69 in taxes due and that the water has been inactive since August 20, 2019, the light was not active and that there were $2,509.95 in liens on the property. She stated staff has been trying to work with the property owner since 2025 and the son was informed about the CDBG grant to help with the demolition of unsafe structures. He informed staff that they will be interested in getting the grant as they don't have money to demolish the structure. Staff recommendation is to declare the building unsafe and start the process to demolish the structure with the help of CDBG grant funds.

There being no further discussion, Chairman Michael Davis entertained a motion. Mr. Abel Beltran moved to declare the structure unsafe and allow them to apply for the CDBG grant. Mr. Victor Meza seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.2
Unsafe Structure: **807 Pamela Drive**
Lot 4 & 5, Block 1, Parkview No. 1
R-1
Maria Lydia Rodriguez

Ms. Irasema Dimas stated that the structure in question was an accessory structure not the main residence. She stated that there was a total of $7,969.73 owed in taxes for the property, she stated that there were no liens. She also mentioned that Mr. Carlos Rodriguez made contact stating that Ms. Rodriguez was in assisted living and that he had power of attorney over her estate. He mentioned that their intentions were to demolish but due to Ms. Rodriguez' health they don't have the means to accomplish that. Staff's recommendation is to declare the building unsafe and start the process of demolishing the structure with CDBG grant funds.

There was no audience for the case.

There being no discussion, Chairman Michael Davis entertained a motion. Mr. Victor Meza moved to declare the structure unsafe and start the process of demolition with CDBG funds. Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.3
Unsafe Structure: **309 N. Keralum Avenue**
Lot 9, Block 58, Mission Original Townsite
R-1
Su Casa Corporation

Ms. Irasema Dimas stated that on August 2025 staff sent a violation letter to Su Casa Corporation for an unsafe building. She stated that there was a total of $4,309.25 in taxes, the water account was active since 2021, and that there was a total of $411.24 in liens. She mentioned that there was no communication between the owner and staff. Staff's recommendation is to declare the building unsafe and to start the process of filing in District Court.

There was no audience for the case.

There being no discussion, Chairman Michael Davis entertained a motion. Mr. Victor Meza moved to declare the building unsafe and start the process of demolition. Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.4
Unsafe Structure: **1306 Francisco Avenue**
Lot 23, Block 4, Blake Addition
R-1
Moises Rodriguez Sr.

Ms. Irasema Dimas stated that Mr. Niclaus Rodriguez obtained ownership of the property on February 9, 2026, and that he is interested in applying for help through the CDBG grant program. Staff's recommendation is to declare the building unsafe and allow Mr. Rodriguez to apply for the CDBG grant program.

There was no audience for this case.

There being no further discussion, Chairman Michael Davis entertained a motion. Mr. Victor Meza moved to declare the building unsafe and start the demolition process with CDBG grant. Mr. Abel Beltran seconded a motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.5
Unsafe Structure: **208 Sunrise Lane**
Lot 5, Block 3, Gulf Breeze
R-1

Robert Stewart

Ms. Irasema Dimas stated that this property used to be under Mr. Jose Luis Pedroza Sr. and staff had already presented the case before the board to be declared unsafe and start the process of demolition in 2025. When staff submitted the case to our Attorney to submit for Chapter 54, it was discovered that there was a Special Warranty Deed with Vendor's Lien recorded on May 5, 2025, under the name of Robert Stewart. Staff started a new case under Mr. Stewart's name on September 18, 2025, and as of this write up the house remains the same.

There was no audience for this case.

There being no further discussion, Chairman Michael Davis entertained a motion. Mr. Victor Meza moved to declare the building unsafe and start the demolition process through District Court. Mr. Abel Beltran seconded a motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.6

Unsafe Structure: **1711 Judy Street**
Lot 202, Ala Blanca Norte Ut No. 4
R-1
Bartolo Zuñiga

Ms. Irasema Dimas stated that this case was declared unsafe and was in the district court. During the notifications to all entities, a potential buyer showed interest in purchasing the home and renovating it. Casa Forge LLC submitted a letter of intent stating that they had $190,000.00 assigned to renovate the home. Staff's recommendation was to grant 6 months to Casa Forge LLC to renovate the home.

There was no audience for this case.

There being no further discussion, Chairman Michael Davis entertained a motion. Mr. Victor Meza moved to grant 6 months to Casa Forge LLC to remodel the home. Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #2.0 ADJOURNMENT

There being no other business, Chairman Mr. Michael Davis entertained a motion to adjourn. Mr. Abel Beltran moved to adjourn the meeting. Mr. Victor Meza seconded the motion. Upon a vote, the meeting was adjourned at 4:45 p.m.

Michael Davis
Building Board of Adjustments & Appeals

BUILDING BOARD OF ADJUSTMENTS AND APPEALS
APRIL 27, 2026
CITY COUNCIL CHAMBERS @ 4:03 P.M.

BBOA PRESENT	BBOA ABSENT	STAFF PRESENT	GUEST PRESENT
Hector Gonzalez	Ken Jones	Irasema Dimas	Pedro Sanchez
Abel Beltran	Victor Meza	Yvette Villarreal	Jose Mario Guerra
Michael Davis		Joseph Flores	Melanie Lapossie
			Lourdes Lerma
			Idelfonso Guerra

CALL TO ORDER
Chairman Michael Davis called the meeting to order at 4:03 p.m.

CITIZENS PARTICIPATION
There was no citizen's participation upon inquiry.

APPROVAL OF MINUTES FOR FEBRUARY 23, 2026
Chairman Michael Davis asked the Board if there were any corrections to the minutes. There being no correction, Chairman Michael Davis entertained a motion. Mr. Hector Gonzalez moved to approve motion Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.1
Election of Chairman and Vice-Chairman

Ms. Irasema Dimas requested to wait and postpone until next month when a full quorum is present.

Mr. Davis asked if there were any questions. There were no questions, therefore Mr. Davis agreed to postpone.

ITEM # 1.2
Unsafe Structure:

215 Rio Street
Lot 8, Block 1, Valle Hermoso
R-1
Jose Mario Guerra

Ms. Irasema Dimas stated that taxes are current, water is inactive, the electrical is inactive, and no liens were found. Also, mentioned by Ms. Dimas was that in January 28th, 2026 Code Enforcement and CDBG assessed the property for unsafe structure and a letter was mailed by Code officer Joseph Flores.

Ms. Dimas announced that Mr. Guerra wants to apply for a grant being that he is unable to afford the Fees to demolish. Mr. Guerra is currently living with a relative and has already reached out to CDBG and is waiting to see if he qualifies for funds in order to demolish a house. This property had fire damage.

Staff is recommending the board declare the building unsafe and start the demolition process with CDBG funds if approved. If not approved, a different process will be recommended by staff.

Mr. Jose Mario Guerra was present and it was explained to him by the board and Ms. Dimas as to what is being declared by the staff. Mr. Guerra said "yes" to agreeing on recommendation.

There being no discussion, Chairman Michael Davis entertained a motion. Mr. Abel Beltran moved to declare the structure unsafe. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.3
Unsafe Structure: **72 E. 3rd Street**
Lot 7, Block 57, Mission Original Townsite
R-1
Idelfonso Guerra Jr

Ms. Irasema Dimas stated property taxes are owed of $10,649.40, the water is inactive since February 15, 2024, electricity is also inactive and no liens were found. In March 2, 2026 a white tag was placed at property by Code Enforcement Officer Joseph Flores and no contact has been made by property owner.

Ms. Dimas gave description on property located on the corner of Mayberry Rd and 3rd Street. This property is an unsafe structure and has ordered the owner's agent to demolish and remove any such structure. Mr. Guerra is awaiting to see if CDBG will help with demolition. Ms. Irasema is declaring the structure unsafe.

Mr. Guerra was present and stated "I have been sick with serious issues and was unable to attend any previous meetings. I have already cleaned and boarded up the property twice and I feel it can be repaired" Mr. Guerra is waiting for probate court date for two years to try to get more funds.

Chairman Michael Davis entertained a motion to give 60 days extension to a wait for probate outcome, and also maintained property boarded up. Mr. Able Beltran moved to approve the 60 days extension. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.4
Unsafe Structure: **S. Conway Ave.**
W74.83'-E265.10'-n181.82'
Lot 8-6, West Addn. to Sharyland
0-48Ac Gr 0.19Ac Net
C-3
Jose Luis Arjona Resendez

Ms. Irasema Dimas stated taxes are being owed of $555.95, water has been inactive since February 2, 2015, electrical is inactive and there are no liens found. Ms. Dimas mentioned that structure is in despair and need to be demolished, based on the evidence collected by the inspectors.

Staff is recommending the board to declare the building unsafe and start the demolition process with District Court.

Chairman Michael Davis entertained a motion to declared structure unsafe and start demolition. Mr. Abel Beltran moved to approve declare the structure unsafe and to start the demolition process with

District court Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.5
Unsafe Structure: **3413 N, Trosper Rd.**
S106.24'-N436.24'-E205
Lot 29-4 West Addn. to Sharyland
0.50Ac Gr 0-45Ac Net
AO-I
Pedro Padron Sanchez

Irasema Dimas stated property taxes are current, water is active, electrical is not active and there are no liens. On March 4, 2024 a letter was mailed out to property owner for the unsafe structure. A follow up was done on April 8, 2024 and no changes were seen. On December 2025 as Mr. Sanchez called Ms. Dimas, she gave Mr. Sanchez information on the CDBG grant program and it being available to apply for assistance.

Ms. Dimas mentioned that on January 13, 2026 more pictures were taken of the property and 30 days extension was given for Mr. Sanchez to comply with original letter. Mr. Sanchez started cleaning property. Staff is recommending to declare the structure unsafe and to have no one to be living in home.

Chairman Michael Davis entertained a motion to have Mr. Sanchez apply for grant with CDBG. Mr. Hector Gonzalez moved to declare the building unsafe and to start the process with CDBG. Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.6
Unsafe Structure: **112 W. Tom Landry St**
E5'- Lot 5 All of the Lot 6 Blk 159
Mission Original Townsite
C-3
Matthew William Lapossie

Irasema Dimas stated property taxes are current, water is inactive since 09-30-96, electrical is not active and there are no liens. This is commercial building that was purchased 2 ½ years ago by new owner Mr. Matthew Lapossie. This building was purchased through a title company with owners not knowing the condition of the building. Ms. Dimas, mentioned that homeless are entering building and needs to be boarded. Staff has sent several letters prior to this year to let the property owner know about the conditions of the building.

Staff is recommending the board declare the building unsafe and start the demolition process through District Court.

Ms. Melanie Lapossie was present and stated that at the time of purchase she was told and understood that the structure was a historical building and nothing could be done. Ms. Irasema Dimas then mentioned that through a resource from Cynthia Lopez, the city's historian. The building was not considered historical at city, state and federal level and could be demolished with proper permits.

Chairman Michael Davis entertained a motion to give Ms. Lapossie 30 days extension to board on up the building and come up with a plan for the structure. Mr. Hector Gonzalez moved to declare the building unsafe and gave 30 days extension to board up building and plan for the structure. Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.7
Unsafe Structure:

114 W. Tom Landry St
E20'- Lot 5 Blk 159
Mission Original Townsite
C-3
Matthew William Lapossie

Irasema Dimas stated property taxes are current, water is inactive since 09-30-96, electrical is not active and there are no liens. This is commercial building that was purchased 2 ½ years ago by new owner Mr. Matthew Lapossie. This building was purchased through a title company with owners not knowing the condition of the building. Ms. Dimas, mentioned that homeless are entering building and needs to be boarded. Staff has sent several letters prior to this year to let the property owner know about the conditions of the building.

Staff is recommending the board declare the building unsafe and start the demolition process through District Court.

Ms. Melanie Lapossie was present and stated that at the time of purchase she was told and understood that the structure was a historical building and nothing could be done. Ms. Irasema Dimas then mentioned that through a resource from Cynthia Lopez, the building was not considered historical and could be demolished with proper permits.

Chairman Michael Davis entertained a motion to give Ms. Lapossie 30 days extension to board on up the building and come up with a plan for the structure. Mr. Hector Gonzalez moved to declare the building unsafe and gave 30 days extension to board up building and plan for the structure. Mr. Abel Beltran seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.8
Unsafe Structure:

3307 N Stewart Rd.
N120'- S260'-E120
Lot 29-12, West Addn. to Sharyland
0-33Ac Gr 0.28Ac Net
AO-I
Jesus Borja

Irasema Dimas stated there are property taxes owed of $7530.23, water is active, electrical is active and there are no liens. On November 1, 2024 a certified letter was mailed out to the property owner. On March 31, 2026 a search warrant was signed by judge and executed the same day with permission of the tenant Faustino Rodriguez. Property remains the same. This property is in bad condition and owner still continues to rent out to tenants.

Staff is recommending for the residential structure to be declared unsafe and start demolition process in District Court.

Chairman Michael Davis entertained a motion to declare structure unsafe and to start demolition. Mr. Abel Beltran moved to approve declare structure unsafe and start demolition process with District Court. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #2.0
ADJOURNMENT

Ms. Irasema Dimas announced that there will be a new board member added to the board. Also, will be honoring Mr. Ken Jones being that he has been in the board since 1994.

There being no other business, Chairman Mr. Michael Davis entertained a motion to adjourn. Mr. Abel Beltran moved to adjourn the meeting. Mr. Hector Gonzalez seconded the motion. Upon a vote, the meeting was adjourned at 4:51 p.m.

Michael Davis
Building Board of Adjustments & Appeals

BUILDING BOARD OF ADJUSTMENTS AND APPEALS
MAY 18, 2026
CITY COUNCIL CHAMBERS @ 4:00 P.M.

BBOA PRESENT	BBOA ABSENT	STAFF PRESENT	GUEST PRESENT
Michael Davis	Ken Jones	Irasema Dimas	Horacio Peña Jr
Jaime Acevedo	Victor Meza	Joseph Flores	
Hector Gonzalez	Abel Beltran		

CALL TO ORDER
Chairman Michael Davis called the meeting to order at 4:03 p.m.

CITIZENS PARTICIPATION
There was no citizen's participation upon inquiry.

APPROVAL OF MINUTES FOR APRIL 27, 2026
Chairman Michael Davis asked the Board if there were any corrections to the minutes. There being no correction, Chairman Michael Davis entertained a motion. Mr. Hector Gonzalez moved to approve motion Mr. Jaime Acevedo seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.1
Election of Chairman and Vice-Chairman

Ms. Irasema Dimas requested to wait and postpone until next month when a full quorum is present.

Mr. Davis asked if there were any questions. There were no questions, therefore Mr. Davis agreed to postpone.

ITEM # 1.2
Unsafe Structure: **2424 E 4th St.**
E 1 W 6 N 16-65 S 21.65
L 195, John H Shary
R-3
Epigmenio Gonzalez

Irasema Dimas stated property taxes are current, water is inactive since 03/09/2021, electrical is not active and there are no liens. Building was built in 1969. A letter was mailed via certified on April 9, 2026 and As of May 11, 2026 no contact has been made by property owner. This building is not secured as seen on the pictures.

Staff is recommending the board declare the building unsafe and start the demolition process through District Court.

Chairman Michael Davis entertained a motion to declare structure unsafe and to start demolition. Mr. Jaime Acevedo moved to approve declare structure unsafe and start demolition process with District

Court. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.3
Uninhabitable Structure : **1008 Bryce Dr.**
L 4 & E ½ L 3
Blk 6 Highland Park No. 2
R-1
Dora Valverde

Ms. Irasema Dimas stated that this case was different because the structure was not unsafe, but uninhabitable. This case was brought to code by the animal welfare office. The animal welfare office received a complaint about hoarding cats, when they enter the premises, they noticed that the home was uninhabitable and it was occupied by an 88-year-old woman. Ms. Dora Valverde was residing at the property at the time when animal welfare retrieves the cats. On Friday May 9, 2026, when I went to talk to her the smell of ammonia was so strong that I couldn't stay inside the residence. The house was infested with fleas, roaches and there were cat feces everywhere. There were a total of 8 cats and 3 kittens removed on Friday May 8 and a total of 9 cats and 5 kittens on Saturday May 9.

2024 International Property Maintenance Code (IPMC) Section 109.1 Unsafe Conditions states that when a structure or equipment is found by the Code Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code. *Section 109.1.3, a structure is unfit for human occupancy* whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by his code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. Section 110.1 Imminent Danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life in endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at the entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has been Prohibited by the Code Official". It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same. Staff's recommendation was to declare structure uninhabitable and give the owner 45 days to either clean up the property or demolish, if either or is not done within the allotted time; the city will start the process for demolition through District Court.

Ms. Dimas stated that Mr. Horacio Peña, nephew of Ms. Dora Valverde was present.

Mr. Horacio Peña stated that what Ms. Dimas stated that was correct and what the family wants to do is sell the property to a proposed buyer and they will decide whether they demolish or clean the property. He also mentioned that the proposed buyer would need access to the inside of the residence to make that decision.

Ms. Dimas mentioned that Mrs. Martha Castañeda, whom has a power of attorney will be granted access the following day and that during that time the proposed buyer could enter the premises with the proper PPE.

Chairman Michael Davis entertained a motion to declare structure unsafe and to start demolition. Mr. Jaime Acevedo moved to approve declare structure uninhabitable and give the owner 45 days to either clean up the property, if not done within the allotted time; the city will start the process for cleaning up and assess the fees to the property owner. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.4
Unsafe Structure: **112 W. Tom Landry St**
E5'- Lot 5 All of the Lot 6 Blk 159
Mission Original Townsite
C-3
Matthew William Lapossie

Irasema Dimas stated previously the board had granted 30 days to board up the property. Unfortunately, not all the windows nor doors were board it up. Ms. Dimas stated that staff sent notices to the property owner in reference to the meeting, but no one was present. At this point staff recommended granting another extension if those were the board's wishes.

Chairman Michael Davis entertained a motion. Mr. Jaime Acevedo moved to declare the building unsafe and start the process of demolition through District Court. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM # 1.5
Unsafe Structure: **114 W. Tom Landry St**
E20'- Lot 5 Blk 159
Mission Original Townsite
C-3
Matthew William Lapossie

Irasema Dimas stated previously the board had granted 30 days to board up the property. Unfortunately, not all the windows nor doors were board it up. Ms. Dimas stated that staff sent notices to the property owner in reference to the meeting, but no one was present. At this point staff recommended granting another extension if those were the board's wishes.

Chairman Michael Davis entertained a motion. Mr. Jaime Acevedo moved to declare the building unsafe and start the process of demolition through District Court. Mr. Hector Gonzalez seconded the motion. Upon a vote, the motion was unanimously approved.

ITEM #2.0
ADJOURNMENT
Chairman Michael Davis greeted Mr. Jaime Acevedo on joining the board.

There being no other business, Chairman Mr. Michael Davis entertained a motion to adjourn. Mr. Hector Gonzalez moved to adjourn the meeting. Mr. Jaime Acevedo seconded the motion. Upon a vote, the meeting was adjourned at 4:28 p.m.

Michael Davis
Building Board of Adjustments & Appeals

AUDIT COMMITTEE MINUTES
May 27, 2026 - 2:00 PM
CITY OF MISSION CITY HALL

PRESENT:	**ABSENT:**	**STAFF PRESENT:**	**ALSO PRESENT:**
David Penoli		Andy Garcia	Guillermo Reyna
Marissa Gerlach		Ezeiza Garcia	Jesse Mares, Facilities Manager
Dr. Charles Austin		Vidal Roman	Eloy Garcia
Ruben D. Plata		Juan P. Terrazas	

1. Call to order

Chairman David Penoli called the meeting to order at 2:01 p.m. Present at the call to order: Mr. David Penoli, Mrs. Marissa Gerlach, and Dr. Charles Austin. Staff present at call to included Mr. Andy Garcia, Mr. Vidal Roman, Mrs. Ezeiza Garcia, and Mr. Guillermo Reyna.

2. Approval of Minutes – April 30, 2026

Mr. David Penoli moved to approve of the minutes presented for the Audit Committee meeting of April 30, 2026, with changes identified. The motion was seconded by Mrs. Marissa Gerlach and approved 3-0.

3. New Business

   A. **Presentation of Police Department Audit Level B**

Mr. Guillermo Reyna presented the Police Department Audit Level B, highlighting the audit procedures performed, including the review of 60 payroll transactions. An overview of payroll processes, including overtime, was provided, along with supplementary information supporting the audit.

Mr. Penoli recommended allowing the committee additional time to review the audit report and submit any questions. Mr. Andy Garcia suggested providing the committee with one week to compile and submit follow-up questions via email. Responses to the audit findings and any questions received will be presented at the next committee meeting.

Mr. Penoli moved to table the Presentation of Police Department Audit Level B. The motion was seconded by Mr. Gerlach and approved 3-0.

   B. **Presentation of Purchasing Department Audit Level A**

Mr. Penoli stated the importance of ensuring that internal audit reports are completed and distributed in a timely manner to provide the Audit Committee with adequate time for review prior to meetings. He noted that the committee is expected to review two Level B Audits, two Level A Audits, and one Financial Review Audit within a one week period before the meeting,

No action was taken.

Mr. Ruben Plata joined the meeting at 2:22 p.m.

C. Presentation of March 2026 Financial Statement and Financial Review of Fleet Maintenance Department

Mr. Penoli requested clarification regarding the presentation of revenues and expenses, specifically the reporting of totals that include transfers in and transfers out. He also inquired about sales tax revenues. Staff indicated that a supplemental sales tax schedule could be provided. Mr. Vidal Roman noted that April sales tax information would be included at the next meeting.

Mr. Plata requested a 12 month sales tax schedule showing amounts received and accrued. Mr. Penoli also inquired about ad valorem taxes, and staff explained the current and delinquent tax collections.

Mr. Juan Pablo Terrazas joined the meeting at 2:53 p.m.

Mr. Penoli asked about delinquent tax collections by the tax attorneys. Staff stated that a report containing collection figures would be provided at the next meeting. Additional questions were raised regarding veterans' overhead costs, indirect costs, and the COPS Universal Hiring Program, including whether reimbursements are being collected. Staff indicated that a standard operating procedure would be established to ensure timely collections.

The Audit Committee also discussed various financial matters, including EMS revenues and departmental expenditures. The Committee reviewed the financial operations of the Fleet Maintenance Department and discussed potential ways to address staffing shortages, including increasing compensation for Facilities and Fleet personnel to reduce overtime and considering sign on incentives with a one year employment commitment and repayment provisions for early separation.

The Facilities Department budget was reviewed, including building repair and maintenance supply expenditures and the number of facilities maintained by the department. Mr. Penoli also inquired about Fire Department vehicle repair expenses. Dr. Charles Austin inquired regarding maintenance agreements associated with leased equipment and vehicles.

Mr. Penoli moved for the acceptance of the Presentation of March 2026 Financial Statement and Financial Review of Fleet Maintenance Department. The motion was second by Dr. Austin and approved 3-0.

D. Presentation of Responses to the Golf Course Department Audit

Mr. Andy Garcia provided a detailed overview of the Golf Course Department Audit responses, addressing the findings and recommendations identified in the audit report, and additional improvements on departmental operations.

Mr. Penoli moved for the acceptance of the Presentation of Responses to the Golf Course Department Audit. The motion was seconded by Dr. Austin and approved 3-0.

E. Discussion on matters related to the Fiscal Year 2026/2027 Budget Policy and Fiscal Budget Calendar

Mr. Andy Garcia presented and discussed the Fiscal Year 2026–2027 Budget Policy and Budget Calendar. The presentation included an overview of the City's budget philosophy, financial planning objectives, and reserve policies. He also discussed the establishment and use of the Emergency Reserve, Contingency Reserve, Rainy Day Fund allocation and Council allocation.

F. Discussion and Update on 2025 Comprehensive Annual Financial Report

An update was provided on the FY 2025 Comprehensive Annual Financial Report progress by Mr. Vidal Roman. Mr. Penoli emphasized the importance of bringing the City's financial reporting current, including the completion and reconciliation of balance sheets and other outstanding financial statements. Mr. Andy Garcia added that staff would develop a plan outlining the steps and timeline necessary to bring the balance sheet up to date.

Mr. Plata left the meeting at 4:45 p.m.

G. Discussion of Action Item Report

Mr. Garcia covered the items identified under the Action Item Report including progress on the completion of the Tyler Tech Incode 10 financial management system implementation, Tyler Tech permissions review, development of utility billing bad debts process, FY 2025 Annual Comprehensive Financial Report, FY 2026 Fixed Asset Reconciliation, FY 2024 Annual Comprehensive Financial Report Findings Progress, SB 1851 Financial Impact Assessment, and Department Presentation Standardization. Mr. Garcia also discussed revisions to the audit plan and new templates that were developed to build more structure for the completion of Internal Audits.

Mr. Penoli moved to approve the revised audit plan. The motion was second by Dr. Austin and approved 3-0.

4. Date and time of next meeting

Mrs. Gerlach moved to schedule the next Audit Committee meeting for June 30, 2026, at 2:00 p.m. Motion was seconded by Dr. Austin and approved 3-0.

5. Chairman's comments

There were no comments.

6. Member's comments

There were no comments.

7. Adjournment

At 5:18 p.m., Mrs. Gerlach moved to adjourn. The motion was seconded by Dr. Austin and approved 3-0.

David Penoli, Chairman

ATTEST:

Board Secretary

Mission Redevelopment Authority
Board of Directors Meeting
May 19, 2026

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, in person, May 19, 2026, 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
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Secretary Aissa I. Garza. Also present were, Charlie Garcia (CG5 Architects), Attorney Gene Vaughan, J.P. Terrazas, Heron Lugo (RDZ Group), Joe Salazar, Ruben James de Jesus, Mayor Norie Gonzalez Garza, Andy Garcia, Councilwoman Marissa Gerlach, Stephanie Mendiola, Colby Eckols Judy Vega, and Executive Director Teclo J. Garcia.

1. **Call Meeting to Order at 4:02 PM.**

   Chairman Martin Garza opened the meeting with a welcome to all. He recognized and thanked Mayor Norie Gonzalez Garza and Councilwoman Marissa Gerlach for joining the meeting.

2. **Citizens' Participation:** None.

3. **Approval of minutes: April 20, 2026 & Special Meeting of April 27, 2026.**

   There being no changes or corrections, upon a motion made by Vice Chair Chapa and seconded by Director Burleson, the Board unanimously approved the Board meeting minutes of April 20, and Special Meeting minutes of April 27, 2026.

   Director Riddle joined the meeting at 4:06 PM.

4. **Acceptance of Project Reports.**

   No report was available for **El Milagro Phase I Project**.

   Chairman Martin Garza recognized Damien Tijerina, P.E. from L&G Engineering, to report on the **Inspiration Rd./Military Parkway Loop Phases II and III**. Mr. Tijerina mentioned that L&G continues to wait for a response from the Rio Valley Switching on the design portion of Inspiration

Rd. Phase II as no comments have been received. Bid documents are being reviewed and should be completed within two weeks. Mr. Tijerina stated that the firm is collaborating with AT&T, AEP, Texas Gas Co., and the City of Mission on the utility design for scheduling and construction alignments. He shared a traffic control site plan for **Phase I & Phase II** and explained road widenings and surrounding areas, including detours, ditches and existing roadway improvements as they progress. Mr. Garza thanked Financial Officer Joe Salazar for providing breakdowns on project budgets and their balances.

Regarding **Phase III**, which involves acquiring Right-of-Way (ROW) for 22 parcels on Inspiration Road, Mr. Tijerina reported that there has been little change in status with four still pending, and two of which are very close to being finalized for closing. Military Parkway has 25 parcels, but they are on hold.

Upon a motion by Director Riddle and seconded by Director Dr. Noel O. Garza, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phases II and III** as presented.

Chairman Garza recognized Ruben James de Jesus, P.E. with Melden & Hunt Inc. to discuss the **Tierra Dorada Sanitary Sewer Improvements Project**. This project aims to eliminate Lift Stations No. 13 and 14 by constructing a new station to redirect sewer discharge into the existing trunkline along Los Ebanos Road. Mr. de Jesus reported that the contractor is focusing on forming the concrete pad and electrical components to connect the wet well. A follow-up meeting is planned for Thursday, June 22nd, regarding their timeline, which he will present to the Board at the next meeting. He provided pictures that showed compacting, fill, and grading in the area.

Upon a motion made by Vice Chair Chapa and seconded by Director Riddle, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus updated the Board on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**, which involves rerouting Lift Station #10 from Mile 2 & FM 495 to the AGUA SUD lift station on FM 364 via force main to their system. A 60% design review has been completed and has been submitted to the drainage district for their review. He plans to bid let by the end of June. Co-Interim City Manager J.P. Terrazas mentioned that he anticipates bid letting for the lift station that will be rerouted in the fall. Melden & Hunt is working with AGUA SUD on tie-in and connection of the force-main with the current design. Mr. de Jesus said that he expects this project to be completed within 180 days. An agreement with AGUA SUD related to discharge sewage rates is in place with the City of Mission.

Upon a motion made by Director Riddle and seconded by Director Moreno, 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 spans approximately ¼ mile from Perez St. to Frontage Rd. The project plans are finalized, and T×DOT permits have been obtained. It includes a 60-ft right-of-way (ROW) and a 36-ft curb section, with the appraisal for the remaining ROW underway. Mr. de Jesus had previously reported that the landowner retracted his intention to sell the land for $360,000 above the appraised value of

$306,000, prompting the initiation of a condemnation process with the City's Legal Department. A status on the condemnation process will be reported at the next Board meeting.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Burleson, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Mr. de Jesus reported that all testing for the **Glasscock & Bryan Road Sanitary Sewer Improvements Project** is complete, bore materials have been ordered (awaiting delivery), dewatering and pumps are onsite, and an excavator previously assigned to Tierra Dorada has been moved to this project since RDZ Group is the contractor for both. Director Burleson urged staff to prioritize them by urgency; Mr. Terrazas said both sites had sewer leaks and remain priorities. He will continue close monitoring.

Upon a motion made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. Mr. Terrazas reported that the City Attorney had finalized and sent an agreement for the drainage discharge to Developer Dolly Elizondo related to the detention pond at Las Esperanzas Subdivision, a property she owns. In that agreement, the City of Mission also committed to providing a credit for the detention pond discharge fees. Construction is estimated to reach $1.5 million, pending bid letting.

Upon a motion made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously accepted the **Hoerner Street Project** report as presented.

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas invited Architect Charlie Garcia and Heron Lugo with RDZ Group to report on the status of the building's improvements. Architect Garcia mentioned that the elevator had arrived and that the transformer for it was also on site. Mr. Lugo mentioned that electrical work is being conducted to power up the elevator and that they plan on completing the installation within three weeks.

Upon a motion made by Vice Chair Chapa and seconded by Director Burleson, the Board unanimously accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

Chairman Garza recognized Co-Interim J.P. Terrazas to report on the **Bryan Road Reconstruction & Drainage Improvements Project**. Mr. Terrazas mentioned that this is a $6.2 million project awarded to Venser Contractors LLC; expected to be completed in August 2026. About 85% of pipes and water lines are installed. Current work: retaining walls, striping, sidewalks, and a detention pond at the Mission CISD Administration site to reduce flooding. Traffic is restricted to local residents; traffic signal and utility realignments are underway with additional ROW acquisition. A center left-turn lane will be added south of FM 495. Residents are receiving status updates. Chairman Garza thanked staff and Mr. Terrazas.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Riddle, the Board unanimously accepted the **Bryan Road Reconstruction & Drainage Improvements Project**.

Regarding the **Taylor Road Project Phase II**: Mr. Terrazas explained that this project involves the road extension from Business 83 to Mile 2 Road (Phase I extended Expressway 83 to Business 83). Phase II will mirror Phase I: two lanes each direction, left-turn lane, sidewalks, curbs/gutters, and railroad realignment (rail work ~ $1.2 million). Railroad materials are onsite; contractor will begin pavement removal and utility realignment in June and noted that this is a joint City of Mission/City of McAllen project: water lines ~80% complete on Mission side, and 30% on McAllen side (McAllen delayed by gas and AT&T relocations). Contractors are addressing utility poles and concrete fences. Gonzalez Engineering & Management is contractor; B2Z Engineering is managing, testing, and inspecting. TxDOT will reimburse 98% of construction costs and 80% of ROW acquisition. Two bridges are on the roadway.

Upon a motion made by Director Riddle and seconded by Director Burleson, the Board unanimously accepted the **Taylor Road Phase II Project**.

At **4:58 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Riddle moved to convene. Motion was seconded by Director Moreno and approved unanimously.

5. **Closed Session Pursuant to V.T.C.A. Gov't Code Sections 551.071 and 551.087 et.seq.**

   A. **Deliberation regarding economic development negotiations or projects including but not limited to the following: Report from Executive Director as to potential project(s).**

   B. **Consultation with Attorney.**

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

At **5:09 PM**, Chairman Garza announced that the Mission Redevelopment Board of Directors were convening in open session. Director Burleson moved to convene. Motion was seconded by Director Riddle and approved unanimously.

No action was taken.

6. **Discussion and possible action related to funding for El Remanso Subdivision, Mission.**

Executive Director Teclo J. Garcia presented the El Remanso Subdivision—an upscale residential project south of Cimarron—and explained the developer's request for $500,029 from the TIRZ to fund road improvements, utilities, and access. Board members asked several questions about other nearby developments, whether the TIRZ supports residential projects, whether it was in the TIRZ zone, and whether approving funding would set a precedent. Mr. Garcia said the project is not in the TIRZ and provides little direct benefit to it, one street is currently a dead-end and surrounding land isn't or can't be developed. On MEDC's side, these types of residential projects are not typically supported, and the dollar amount seemed high relative to the TIRZ's benefit. Chairman Garza thanked Mr. Garcia and said the City welcomes new projects but noted a ditch on one side of the site that would prevent future development. Director Burleson asked the Chair, if, without a motion to approve, the project would effectively die; legal counsel answered affirmatively.

Chairman Garza asked for a motion to approve the project, but none was heard. None were made.

No motions were made.

7. Discussion and possible action to engage Arbitrage Compliance Specialists, Inc., for arbitrage calculations related to the Authority's 2017 & 2023 Bonds.

Executive Director Garcia stated he recommends a renewal engagement with Arbitrage Compliance Specialists, Inc. for calculation and compliance services on the Authority's 2017 and 2023 bonds, in the amount of $3,500. The prior engagement was $6,400.

Upon a motion made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously approved the engagement with Arbitrage Compliance Specialists Inc. in the amount of $3,500.

8. Discussion and possible action related to the Authority's future goals and objectives.

Chairman Garza noted substantial work ahead for TIRZ #1, which now runs through December 2030 (with a 15-year extension by the City only). Options under discussion include creating TIRZ #2 or expanding existing zone boundaries. Chairman Garza requested clear goals for TIRZ #1's remaining term, recommended hiring a consultant to evaluate structures/options and to engage Hidalgo County on participation, and acknowledged that only the City can create a TIRZ. No action will be taken today. He proposed a TIRZ #1 workshop with Board members and the Mayor on June 3, 2026, before the joint workshop on June 4, 2026, to report findings and recommendations.

No action was taken.

9. Discussion and possible action to authorize the Executive Director to seek professional services related to the life of the TIRZ, the possible establishment of a second TIRZ, the County's participation in the TIRZ #1 and a possible second TIRZ, and the establishment of a revised map of TIRZ #1 or a second TIRZ.

No action was taken.

Director Riddle left the meeting at 5:39 PM.

10. Discussion and possible action to authorize CEO to open a depository account with PlainsCapital Bank for funds associated with Bond Series 2026 and to designate authorized signers for such account.

Executive Director Garcia mentioned that the Authority is very near to closing on Bond Series 2026 and a depository account is necessary for the funds associated with the bonds, as well as a designation of authorized signers for the account. Current signers on the PlainsCapital Bank accounts are Executive Director Teclo J. Garcia and Chairman Martin Garza.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Moreno, the Board authorized the Executive Director to open a depository account with PlainsCapital Bank for the Bond Series 2026 upon closing, and designating Executive Director Teclo J. Garcia and Chairman Martin Garza as authorized signers on the account. Abstaining from voting and participating on any discussions related to this item was Vice Chair Albert X. Chapa due to his relationship with PlainsCapital Bank.

11. Discussion and possible action to approve a Signature Resolution for Bank Transactions related to the Authority's Bond Series 2026.

Executive Director Teclo J. Garcia mentioned that this is a Resolution that is required by PlainsCapital Bank in order to open the depository account for Bond Series 2026. This resolution will also name designated authorized signers Exec. Dir. Teclo J. Garcia and Chairman Martin Garza,

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Moreno, the Board approved the Resolution that is required by PlainsCapital Bank in order to open the depository account for Bond Series 2026, naming designated authorized signers Exec. Dir. Teclo J. Garcia and Chairman Martin Garza. Abstaining from voting and participating on any discussions related to this item was Vice Chair Albert X. Chapa due to his relationship with PlainsCapital Bank.

12. Discussion and possible action to approve the Authority's Investment Policy.

Financial Officer Joe Salazar mentioned that this was a routine item that needs approval by the Board annually. He mentioned this is the same policy that was presented last year with no modifications made to it.

Upon a motion made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously approved the Authority's Investment Policy as presented.

13. Discussion and possible action authorizing the Executive Director to request proposals for the Authority's audit.

Exec. Dir. Garcia mentioned that the three-year contract the Authority had with Burton McCumber & Longoria CPA for audit services expired with the 2025 audit delivery. He is requesting authorization to request proposals for a new CPA firm for these professional services at the Board's discretion for either a three- or five-year contract. Once proposals are received, Mr. Garcia will present them to the Board for their selection. Chairman Garza recommended a three-year engagement.

Upon a motion made by Vice Chair Chapa and seconded by Director Dr. Noel O. Garza, the Board unanimously authorized the Executive Director to request proposals for the Authority's audit for a three-year term engagement.

14. Acceptance of Adjusted Financial Reports for April 2026.

Financial Officer Joe Salazar presented the Adjusted Financial Report for April 2026. Mr. Salazar mentioned that the request for funds from the County is usually made closer to June and funds should be received in August.

Upon a motion made by Vice Chair Chapa and seconded by Director Moreno, the Board unanimously accepted the Adjusted Financial Report for the month of April 2026 as presented.

15. Approval of invoices for May 2026.

Finance Officer Joe Salazar presented invoices and noted a $500,000 payment to the City of Mission for the Mission Event Center per an existing agreement (annual payments of $500,000 until the life of the debt). He added the City billed reimbursements for the Bryan Road and Taylor Road projects. Although Reimbursement Agreements for these two projects have been approved by the Board—these reimbursements are contingent on Bond Series 2026 closing (expected in mid-June 2026). Mr. Salazar recommended approval all invoices with the condition that the Bryan Road and Taylor Road invoices are paid upon receipt of the 2026 Bond Series proceeds.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Director Burleson, the Board unanimously approved all invoices for the month of April 2026, and City of Mission Invoice #386 related to Bryan Road Project ($4,760,362.50), and Invoice #387 related to Taylor Road ($1,519,383.76), being paid upon receipt of 2026 Bond Series proceeds.

16. Report from Executive Director.

Executive Director Garcia reported that several meetings have taken place related to rating discussions on the Bond Series 2026 Issuance and said he was pleased to announce that the Authority has received an A- rating, which is excellent. Financial Advisor Colby Eckols with Hilltop Securities reported that the rating has been steady for a while and that although the rates fluctuate, the underwriter has reported that the scale points have increased from 4.50% to 4.54%, which is a better rate. The rate on the 2023 Bond Issuance was 5.5%. Closing is expected by mid-June.

No further comments were made.

17. Adjournment.

As there was no further business to discuss, upon a motion made by Director Burleson and seconded by Vice Chair Chapa, the Board unanimously voted to adjourn the meeting at 6:06 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
May 19, 2026

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a meeting open to the public, in person, on May 19, 2026 at 801 N. Bryan Road, Mission, Texas and at 6:07 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
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Secretary Aissa I. Garza and Director Riddle. Also present were, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Mayor Norie Gonzalez Garza, Andy Garcia, Councilwoman Marissa Gerlach, Colby Eckols, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call meeting to order and establish quorum.

2. Consent Agenda:

   A. Approve minutes of the April 20, 2026 and Special Meeting of April 27, 2026 of the TIRZ #1.
   B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the May 19, 2026 meeting.

3. Adjournment.

Upon a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously approved the Consent Agenda.

As there was no further business for the board to consider, upon a motion duly made by Vice Chair Chapa and seconded by, Director Moreno, the Board unanimously voted to adjourn the meeting at 4:14 PM.

By: ______________________	Attest: ______________________
Printed Name: Martin Garza	Printed Name: Aissa I. Garza
Title: Chairman	Title: Secretary
Date: ______________________	Date: ______________________

Mission Tax Increment Reinvestment Zone #1
Special Board of Directors Meeting
May 20, 2026

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, in person and via telecommunication, on May 20, 2026 at 801 N. Bryan Road, Mission, Texas at 4:31 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
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All were present except Director Moreno. Participating via telecommunication were Vice Chair Chapa, Secretary Aissa I. Garza, and Director Andrew Riddle. Also present were Andy Garcia, Colby Eckols, Joe Salazar, and Judy Vega.

1. **Call meeting to order at 4:31 PM.**

   Chairman Martin Garza opened the meeting with a welcome to all. He thanked the Board for joining the special meeting in person and via telecommunication.

2. **Citizens' Participation.**

   Chairman Garza's call for citizens participation yielded no responses.

3. **Consider and approve a resolution of Reinvestment Zone Number One, City of Mission, Texas approving the adoption of a resolution authorizing the issuance of Mission Redevelopment Authority Tax Increment Contract Revenue Bonds, Series 2026; making various findings and provisions related thereto.**

   Chairman Garza introduced this item explaining the resolution being presented was required to move forward with the TIRZ #1's planned Bond Series 2026. He noted that, while the Mission Redevelopment Authority Board had already approved it, the TIRZ #1 Board approval was still needed, then gave the Board a few moments to review the resolution.

   Upon a motion made by Director Burleson and seconded by Director Dr. Noel O. Garza, the Board unanimously a resolution of Reinvestment Zone Number One, City of Mission, Texas approving the adoption of a resolution authorizing the issuance of Mission Redevelopment Authority Tax Increment Contract Revenue Bonds, Series 2026; making various findings and provisions related thereto.

As there was no further business for the board to consider, upon a motion made by Director Dr. Noel O. Garza and seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 4:33 PM.

By: ______________________________

Printed Name: Martin Garza

Title: Chairman

Date: ______________________________

Attest: ______________________________

Printed Name: Aissa I. Garza

Title: Secretary

Date: ______________________________

NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
MAY 28, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVEVELOPMENT

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

ABSENT:

ALSO PRESENT:
Eugene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions
Cole Carpenter, Hanna Solutions
Councilwoman Marissa Gerlach

STAFF PRESENT:
Teclo J. Garcia, CEO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Andy Garcia, Co-Interim City Manager
J.P. Terrazas, Co-Interim City Manager
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, CEED Receptionist & Marketing Asst.

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

   After establishing a quorum of the Mission Economic Development Corporation, President Richard Hernandez called the meeting to order at 4:02 PM.

2. **Invocation:** Vice President Deborah Cordova.

3. **Pledge of Allegiance:** Carl Davis.

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

5. **Approval of Minutes: Special Meeting & Public Hearing of April 29, 2026**

   There being no corrections or additions, Vice President Deborah Cordova moved for approval of the Special Meeting & Public Hearing minutes of April 29, 2026. Motion was seconded by Secretary Estella Saenz and approved 7-0.

6. **Deliberation and possible action to accept the Adjusted Financial Statement for April 2026.**

   Financial Officer Joe Salazar presented the Adjusted Financial Statement for April 2026.

   Carl Davis moved for acceptance of the Adjusted Financial Statement for April 2026, as presented. Motion was seconded by Secretary Estella Saenz and approved 7-0.

7. **Discussion and possible action to approve the purchase of Heating, Ventilation, and Cooling unit replacements for the CEED Building.**

CEO Teclo J. Garcia introduced this item 11 of the 33 air conditioning units in the CEED Building need replacement. The units have been in use for over 10 years, and warranties have expired. He explained that this request represents the first of three replacements staff plans to present to the Board over the next two fiscal years. Three commercial air conditioning companies were contacted for proposals for the units: Trane Supply ($97,039) , Carrier ($80,000), and Lennox ($70,502). Mr. Garcia recommended Carrier because they are in McAllen, which would allow staff to source parts and maintenance personnel locally and help expedite future repairs.

President Hernandez invited Facility Manager Cathy Hernandez to provide additional details. Ms. Hernandez stated that despite monthly and semi-annual maintenance, the 11 units require replacement due to wear. She added that City of Mission Facilities personnel, who currently service CEED's heating, ventilation, and cooling units, recommended Trane Supply. Ms. Hernandez also stated that Trane Supply and Carrier would need about three weeks to deliver the units and necessary accessories, if approved. The City of Mission Facilities Department would complete installation within three to four days. In addition, the City of Mission would need to rent a crane to place the units on the CEED Building, with an estimated cost of $1,500 to $1,800.

Mayor Norie Gonzalez Garza moved to approve the purchase of Heating, Ventilation, and Cooling unit replacements for the CEED building in an amount not to exceed $80,000 from Carrier. Motion was seconded by and approved Treasurer Julian Alvarez and approved 7-0.

At **4:31 PM**, President Hernandez announced that the Mission Economic Development Corporation Board of Directors would be convening in closed session.

8. **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.):

Project 495X	**Project Greens**
Project Box	**Project Cross Dock**

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):

Uncommonly Litigation

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

At **5:06 PM**, President Richard Hernandedz announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session.

Report on Potential Project(s):
Project 495X: No action.
Project Box: No action.
Project Greens: No action.
Project Cross Dock: No action.

Regarding Real Property:
A. MEDC Land: No action.
B. Perkins Lots Update: No action.

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

Uncommonly Litigation: No action.

9. CEO Report on Economic Activity

CEO Teclo J. Garcia mentioned that CEED welcomed a new tenant, Career Bridge in early May. Career Bridge, owned by Eloy Garza, is a workforce development business that connects college and high school students with businesses so they can gain hands-on work experience while pursuing their education.

Mr. Garcia also reported that 5x5 Brewing Co. has moved out of CEED, and that Jordan Gouger of RGV Healthy Vending expressed interest in renting the space, in addition to the suite they currently occupy. Mr. Garcia stated that if RGV Healthy Vending rents the space, they will be limited to a three-year lease.

Programs Manager Brianna Casares provided an update on the Mission Ready program. The program received 155 applications, and before the program begins staff will host a student and employer orientation on June 5 to review expectations, goals, and responsibilities with interns and business owners. MEDC also had two internship spots available through the program: a marketing position with Communications and Public Relations Manager Candace Rodriguez and a finance position with Financial Officer Joe Salazar.

Mr. Garcia reported that he and Candace Rodriguez will attend the RGV to DC trip from June 10-12, 2026. The RGV Partnership coordinated the trip, which will include Mission City Council and other Rio Grande Valley officials. Before the trip, Mr. Garcia and Ms. Rodriguez will also attend the annual Border Trade Alliance board meeting on June 9, 2026.

In addition, the Downtown Assistance Program applications will open from June 1st through June 30, 2026. This marks the program's third year, and to date, the program has awarded $300,000 to 16 businesses. Ms. Casares stated that the program is not limited to business's gross income this time. She also shared that this year's Ruby Red Ventures Competition Program includes 10 participants. At UTRGV's request, the program expanded from its usual six-week schedule to 10-12-weeks. MEDC and UTRGV made this change in conjunction with UTRGV's AdvanceUp Accelerator Program to work more closely with businesses that have moved beyond the startup stage.

CEO Teclo J. Garcia, Ms. Casares, and Director of Business Development Stephanie Mendiola recently attended the Select USA Investment Summit in Washington, D.C., from May 3-6, 2026. All participated in the Texas booth, hosted by the Texas Economic Department of Tourism. Mr. Garcia reported that Asian territories have a strong interest in investing in Texas, particularly in the technology and support sectors. Additionally, MEDC had a table at the Governor's Small Business Summit on May 14, where Mr. Garcia moderated a panel on workforce development. He noted that this summit served as one of several small business summits hosted throughout the Rio Grande Valley (RGV).

Mr. Garcia welcomed Communications and Public Relations Manager Candace Rodriguez to highlight the Business Resource Showcase that UTRGV Workforce and Economic Development hosted on May 12th. Ms. Rodriguez stated that UTRGV has hosted several showcases throughout the RGV to connect with small businesses and share available resources. In addition to UTRGV-sponsored tables, MEDC also hosted a table to connect with business owners and community members and inform them about MEDC resources, as well as on the Mission Mindshare, a cohort of MEDC grant program recipients who meet quarterly. At the most recent meeting, New York Life Insurance hosted a presentation on succession planning to help business owners understand the steps they can take to protect their businesses.

In addition, La Joya High School's student business cluster cohort visited CEED on May 19 for a tour and presentation. Candace Rodriguez and Mr. Garcia led the presentation, which introduced students on MEDC's purpose, business retention, attraction, and programming.

Treasurer Julian Alvarez left the meeting at 5:20 PM.

Mr. Garcia stated that Candlewood Suites held a ribbon-cutting ceremony on May 27th to celebrate the completion of its facility. He noted that the $12 million project will generate hotel, motel, and retail tax revenue for the City of Mission. Mr. Garcia also stated that hotel owner, Vinod Kasan, plans to break ground on the next hotel, a Marriott Residence Inn within the next 30 days.

Jose G. Vargas left the meeting at 5:33 PM.

Mr. Garcia also reported that Sharyland ISD hosted the *INCubatoredu* Pitch Competition at CEED on May 1st. Five teams from the district presented their businesses to a panel that included Ms. Casares, Ms. Mendiola, Jacqueline Bazan of the UTRGV Market Lab, Christie Gonzalez of InnerSpark Performing Arts, and Mark Hanna of SVN Hanna Solutions. The judges selected the AIRE team to advance. The team presented a charcoal-based filter that absorbs unpleasant aromas and prevents them from spreading when reheating food in enclosed spaces.

10. President Comments.

President Hernandez welcomed Co-Interim City Manager Andy Garcia to provide additional details on the Starlight Golf project. Mr. Garcia shared photos, videos, and renderings that showed the progress on the golf course. He also highlighted updates to the clubhouse's interior and exterior areas, including the addition of family-oriented games, new patio furniture, and native plants. Golf course personnel must wear the new Starlight Golf uniform and attend a customer service orientation. The orientation will reinforce the new customer service policy for the facility.

Mr. Garcia then welcomed Ms. Rodriguez to provide details on the new Starlight-branded merchandise that staff will distribute during the ribbon-cutting ceremony on June 19. The merchandise includes caps, microfiber towels, ball markers, golf balls, and T-shirts.

President Hernandez thanked the MEDC staff for their work in current and future projects.

11. Adjournment.

Carl Davis moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 5-0. The meeting was adjourned at 6:01 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary