

**PARKS AND RECREATION BOARD MEETING**  
**February 18, 2025**

<b><u>BOARD MEMBERS PRESENT</u></b>	<b><u>STAFF</u></b>
Tony Guerrero	Brad Bentsen
Chris Voss	Pete Lopez
Julissa Martin	Rick Contreras
Mark Minton	Juan Calderon
Jesus Mendiola	
Melissa Reyna	
Gilbert Sotello	

**Call to Order**

Tony Guerrero called the meeting to order.

**Roll Call**

Roll call was taken and quorum was met.

**Prayer**

Chris Voss led us in prayer.

**Approval of Minutes**

The Board Members approved the minutes for the January 2025 Board meeting. Motion to approve was made by Mark Minton and seconded by Jesus Mendiola. The motion to approve minutes passed unanimously.

## **UPDATE OF PARKS**

Parks employees prepared Lions Park for the ribbon cutting, added mulch and cleaned the exterior of the garden area.

There were several events and activities the Parks employees assisted with this month, the main one was the Texas Citrus Fiesta event/parade. For this parade, the Parks employees cleaned all right-of-ways, checked for graffiti, provided bleachers, assisted with street closures, 3 drivers for floats, and was the clean up crew for after the parade. The Historical Museum had a time capsule event that we assisted with the set up and tear down of, along with several ribbon cuttings for the Mission Chamber of Commerce. Lastly, the parks employees are working on creating a sidewalk at the Library to connect the south side of the library to the garden.

During the two-day freeze, the Parks Department opened a warming shelter at the Recreation Center that was operated by Parks staff.

There has been progress in moving the playground from Lopez Park to Hinojosa Park. Parks employees are finishing up final touches of the paint on the playground and adding grass to the area. The irrigation system has been installed for the park, but still pending adding mulch and SOD to the perimeter of the playground.

The steps on the Playscape at Bannworth Park were replaced.

Parks employee Felipe assisted the Texas Citrus Fiesta office transport a float to Laredo for a parade.

## **UPDATE OF RECREATION**

The Wednesday basketball league has officially started.

Our Texas Citrus 5k was a success this year with over 280 runners, which is the most participation the Department has had for a 5K.

Currently renting and marking fields for the Boys and Girls Club for their softball leagues while they host their games at Bentsen Palm Park.

After several complaints about the pricing of renting tennis courts at the Birdwell Tennis Center, the Board decided it would be best to discuss the pricing of all facilities and decide on new rental rates to present to City Council. It was suggested to host an evening Board meeting to discuss these rental rates without being limited on time.

## **Aquatics Update**

The Bannworth Natatorium is still being used for lap swimming in the mornings and evenings.

Our USA Swim Team just competed in a SCAGS Swim meet in San Antonio and are currently preparing for an upcoming swim meet in Corpus Christi with 14 swimmers participating.

Border Patrol and South Texas College are still using the pool for training and practice purposes.

## **New Business**

Currently working on fixing issues with the Splash Pad at Lions Park so it can hopefully be open to the public by March 18-19<sup>th</sup> for the City's Staycation event.

Keeping park and restrooms clean at Lions Park has been an ongoing issue with the amount of people attending the park on the daily.

Complaints about poor/no lighting at Lions Park under the Playscape has been brought to the attention of the Board and is currently being worked on to provide better lighting for that area.

After an incident of an unleashed dog scratching a child at Lions Park, the Board discussed several options to prevent this from happening in the future. Currently, the City has a city ordinance that all dogs must be on a leash at a City Park unless it is the dog park at Bannworth. After further discussion to either restrict dogs completely from Lions Park or enforce all dogs must be on a leash, majority of the Board agreed to keep and enforce the current city ordinance of leash law, and display signs around the Park.

With the amount of people bringing their dogs to Lions Park, doggie stations have now been ordered to be installed around the park.

Currently discussing Phase II and III for Lions Park, these additions would takeover fairway 25 and 26 which are the remaining 7 holes of the golf course, these phases would be funded by CEED. The plan is to restructure and redesign this area, which would also be home to the Boys and Girls Club. However, one council member wants additional baseball fields, but this would take away from the limited space available for parking.

Originally Citizen Participation for this Board Meeting was going to be from a frequent bike rider Marcos Oliva at the Hike and Bike Trails. This individual is currently altering the trails by cutting tree branches and other alterations to make the trails faster for more speed, but more dangerous for those wanting to enjoy the trails for leisure. By doing so he and those hosting 5K's are making the trails and turns wider and are destroying the nature element of these trails. Trail maintenance and supervision has now become a concern for the Hike and Bike Trails, in order to address and stay on top of these issues it was suggested to create a subcommittee that is overseen by the Parks

Board. T Guerrero recommended this committee to consist of Marcos Oliva, our board member Jesus Mendiola, and four other bikers who could come up with ideas to help maintain these trails.

B. Bentsen suggested to plan for an evening meeting to discuss all the issues regarding the rentals of baseball fields, tennis courts, and soccer academies.

### **Adjournment**

**Gilbert Sotelo** made a motion to adjourn the meeting and was seconded by **Julissa Martin**. The Board voted unanimously to approve.

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

**PRESENT:**

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

**ABSENT:**

Deborah L. Cordova, Vice President

**ALSO PRESENT:**

Eugene Vaughan, JGKL LLP  
Michael Fernuik, Shary Municipal Golf Course  
Pilar Gonzalez, Habibi LLC

**STAFF PRESENT:**

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

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

After establishing a quorum of the President Richard Hernandez called the special meeting to order at 4:08 PM.

**2. Invocation:** Jose G. Vargas.

**3. Pledge of Allegiance:** Secretary Estella Saenz

**4. Citizens' Participation:** None.

**5. Approval of Minutes:** Special Meeting of January 22, 2025

There being no corrections or additions, Treasurer Julian Alvarez moved for approval of the Special Meeting minutes of January 22, 2025. Motion was seconded by Secretary Estella Saenz and approved 6-0.

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

Mr. Salazar recapped the last month's Board meeting, during which a reference was noted regarding a Reserve Balance for Debt Service of \$1,540,616, while \$1,541,615 was reported in another. He clarified that the \$1,000 difference was due to a correct liability amount reflected in the first figure.

There being no corrections or additions, Treasurer Julian Alvarez moved for approval. Motion was seconded by Carl Davis and approved 6-0.

**7. Deliberation and possible action to approve Invoice #16 from the City of Mission in the amount of \$354,752.04 related to an EDA grant project.**

Financial Officer Joe Salazar presented Invoice #16 from the City of Mission, recommending its approval for the amount of \$354,752.04. This invoice is related to a \$3 million EDA grant allocated for drainage improvements related to property being developed by Killam Development. Mr. Salazar noted that a meeting was held between Killam Development representatives, and City and MEDC staff a week ago to review the figures. After reviewing and reconciling figures, they confirmed the due amount of \$354,752.04 to the City of Mission. The project is anticipated to be completed in March, and he is seeking approval of the invoice.

Secretary Estella Saenz moved for approval of Invoice #16 from the City of Mission in the amount of \$354,752.04 related to an EDA grant project. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

**8. Public Hearing – MEDC Fiscal Year 2025 proposed project consideration related to an economic incentive for the construction of a warehouse and parking lot, to be located at 821 Keralum, Mission, Texas (Project Aloe).**

President Richard Hernandez opened the public hearing at 4:20 PM and called for any public comments in favor of or against this project.

Comments: None.

President Richard Hernandez declared the public hearing closed at 4:21 PM.

**9. Deliberation and possible action related to the approval of an Economic Development Performance Agreement for Project Aloe.**

CEO Tecló J. Garcia stated that this project, previously presented as a Letter of Intent approved on January 22, 2025, involves the construction of a warehouse and parking lot at 821 Keralum Street, Mission. Legal counsel has prepared an Economic Development Performance Agreement for consideration and approval. The company is seeking financial support in an amount not exceeding \$25,000, to be paid in one installment, contingent upon specific conditions. The company requests an incentive of about 2% of their investment of \$500,000, which will also create 20 new jobs. Director of Business Development Stephanie Mendiola added that the construction will encompass 10,000 sq. ft. including parking and landscaping improvements. Ms. Mendiola noted that this company owns Valley Herbal Products in McAllen, a manufacturing company for Aloe Vera and plan on expanding their McAllen location to Mission. The company plans on completing the project by December 2025.

Carl Davis moved for approval of an Economic Development Performance Agreement for Project Aloe. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

**10. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2025 for Project Aloe.**

Mayor Norie Gonzalez Garza moved to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2025 for Project Aloe. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**11. Discussion and possible action for approval of First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and Habibi Gourmet LLC dba Dip it.**

CEO Teclo J. Garcia reported that Habibi Gourmet LLC, operating as Dip It, received assistance from MEDC on March 22, 2024, through an Economic Development Performance Agreement which included two annual installments of \$62,500 for a total of \$125,000, contingent upon meeting certain requirements. The company met all the requirements in the first year, allowing President Pilar Gonzalez to purchase necessary equipment. Ms. Gonzalez requested an amendment to reduce the hiring commitment from 10 to three employees due to operational challenges. She expressed gratitude for the Board's support, announced a contract with H-E-B for her own chamoy product, and revealed that she will achieve Safe Quality Food Training Certification in the next three months, the highest certification in food safety certification.

Treasurer Julian Alvarez moved for the approval of First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and Habibi Gourmet LLC dba Dip it. Motion was seconded by Carl Davis and approved 6-0.

**12. Discussion and possible action for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation related to the Shary Municipal Golf Course.**

Financial Officer Joe Salazar mentioned that when the FY 2025 Budget was approved, the Board allocated \$250,000 for equipment and improvements at Shary Municipal Golf Course. He explained that a Reimbursement Agreement is required to pay back the City of Mission for these improvements. Michael Fernuik, Director of the Shary Municipal Golf Course was present to provide details on the enhancements. During his presentation, Mr. Fernuik showcased a slideshow outlining the necessary improvements and equipment for the golf course. He detailed a list of items needed, including the construction of a water well, sod repairs for Greens 1-18 and Hole 1 Fairway, repairs to the driving range, peat moss mix for greens, sand for aerification, repairs to a pump station, and other miscellaneous items. He concluded his presentation by thanking the Board for their consideration.

Carl Davis moved for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation related to the Shary Municipal Golf Course. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**13. Deliberation and possible action for approval of Resolution No. 2025-01 and Resolution No. 2025-02, Resolutions declaring expectation to reimburse for project expenditures with proceeds of future debt.**

CEO Teclo J. Garcia noted that these resolutions are related to the bond issuance that Mission EDC is working on securing for the purpose of funding four projects: Two involving the Cimarron Country Club property (\$5,000,000), another for a 5.13-acre tract (3,250,000) on Expressway 83, and a fourth for Shary Golf Municipal Golf Course night lighting. In order to repay those funds back to MEDC, the reimbursement resolutions need to be in place.

MEDC Legal Counsel Gene Vaughan noted a correction on Resolution No. 2025-02 related to the Cimarron Country Club. He said that on the first paragraph, third line where it reads "Country Club property of land" the words "of land" should be deleted. Correction noted.

President Richard Hernandez suggested a change on both resolutions as follows: On the second paragraph, second line where it reads "with proceeds of tax-exempt obligations". He proposed the following revision: "with proceeds of tax-exempt or non-tax-exempt obligations". The revision was noted.

Subject to the revisions noted by President Hernandez, Mayor Norie Gonzalez Garza moved for the approval of Resolution No. 2025-01 and Resolution No. 2025-02, Resolutions declaring expectation to reimburse for project expenditures with proceeds of future debt. Motion was seconded by Carl Davis and approved 5-0 with one abstention by Treasurer Julian Alvarez.

At 5:00 PM, President Richard Hernandez announced that the Mission EDC would be convening in closed session.

**14. 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.)**

**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 5:13 PM, President Richard Hernandez announced that the Mission Economic Development Board of Directors were convening in open session. Motions:

Regarding real property:

M.E.D.C. Land: No Action

Perkins Lots Update: No Action

**15. CEO Report on Economic Development:**

CEO Teclo J. Garcia delivered a report on sales tax revenues for the City of Mission and neighboring cities. He highlighted that in December (reported in February 2025), Mission sales tax revenues reached \$3,319,352, making this is the highest Mission has had in one month. Mr. Garcia reported that this figure represents a 27.6% increase (or \$719,629) more than last year in February 2024, which was \$2,599,723. Mr. Garcia noted that Mission's taxable retail sales revenues from sales for the month of December in Mission were \$165,967,600, with Mission EDC's share being \$719,629. He stated that Mission's 27.6 growth in sales tax revenue was the highest in the Rio Grande Valley for February. In January 2025 (or November 2024) revenue increased by 9.5% compared to January 2024. Over the first five months of FY25, sales tax revenue increased by 10.6%, exceeding the budgeted 6%. Notably, this is the first time in a decade that Mission December revenue surpassed Pharr's revenue. Other cities reported the following growth rates: San Juan 25%, Weslaco 19.3%, Harlingen 16.2%, Edinburg 14%, McAllen 12.3%, and Brownsville 0 %.

**16. President Comments.**

President Richard Hernandez highlighted the positive developments occurring in our City. He noted the recent Mission Day event in Austin where MEDC staff as well as Board members participated. He expressed gratitude to MEDC's Team for their effective coordination of meetings and pointed out that while several cities were recognized, Mission had the largest representation. He also thanked our community leaders for their commitment to serving the best interests of the community.

**17. Adjournment.**

Treasurer Julian Alvarez moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 6-0. The meeting was adjourned at 5:28 PM.

---

Richard Hernandez, President

ATTEST

---

Estella Saenz, Secretary

**Mission Redevelopment Authority  
Board of Directors Meeting  
February 28, 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 February 28, 2025, at 12:00 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. Participating in the Zoom teleconference were Sanjay Bapat, Armando Sandoval and Ezeiza Garcia. Participating in person were J.P. Terrazas, Councilwoman Marissa Gerlach, Orlando Navarro, Joe Salazar, Damian D. Tijerina, Judy Vega, Romeo Barrera, Ruben James de Jesus, and Executive Director Teclo J. Garcia.

**1. Call Meeting to Order at 12:00 PM.**

Chairman Martin Garza opened the meeting with a welcome to all. Chairman Garza welcomed Councilwoman Marissa Gerlach for joining the meeting.

Secretary Aissa I. Garza joined the meeting at 12:02 PM.

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

**3. Approval of minutes: January 23, 2025**

There being no changes or corrections, upon a motion duly made by Director Reyna and seconded by Vice Chairman Albert X. Chapa, the Board unanimously approved the Board meeting minutes of January 23, 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 noted this project is nearing substantial completion, indicating that the City of Mission is focused on sewer and water lines and drainage inspections. The contractor has completed the streets and sidewalks, and final inspections and punch lists are currently underway by the City of Mission. The next step is working with AEP so they can connect power onto the site. The situation they are facing is that they need materials and equipment in place. AEP needs easement access in order to move in and place electrical boxes onsite and connect power. Killam Development is working on providing easement access

since they also own the property adjacent to El Milagro. Mr. Navarro has been coordinating with AEP to power the site and mentioned that in the past, AEP placed their equipment and materials and began powering up as soon as their schedule allowed, now the communication has been that the developer needs to build, sell, and until then they come up and start powering up. Chairman Garza asked about reimbursement for this project. Will the project be reimbursed by the Authority if power is not connected? Mr. Navarro mentioned that power connection is not a prerequisite for reimbursement. The power connection lies with AEP. The reimbursement agreement becomes effective once the project is platted and recorded. Discussion took place regarding the lack of power connection. The Authority's legal counsel Sanjay Bapat stated that the Authority's obligation for reimbursement depends on the value generated by the project and the taxes the developer is paying based on certified rolls. Once the development is recorded and its value is established with the Hidalgo County Appraisal District, then the reimbursement obligation will take effect. A Board tour of the site is planned in March.

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

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 and cost estimates to the City of Mission for their review and comments. He mentioned that the City of Mission discussed the need for approval to discharge stormwater into the existing pond on E. 1st Street near the Las Esperanza development. Verbal approval has been received from Developer Dolly Elizondo since the stormwater is discharging into her pond, and Halff is working to get it documented. Mr. Barrera mentioned that there is one parcel that has not been purchased by the City of Mission, so they are requesting acquisition cost information from United Irrigation District (UID) for this parcel (Parcel #8, .39 AC). He informed the Board that the project cannot start until all property acquisition is in place. UID is open to removing the irrigation outlet assembly requirement if the City of Mission provides assurances that Dr. Pechero's intends to develop his property for purposes other than agricultural. The City of Mission needs to finalize an assurance document and coordinate directly with UID. UID has requested the inclusion of a proposed stub-out to serve Dr. Pechero's property on the west side of the project. All comments have been addressed, and Halff is preparing to submit the final 100% signed and sealed plans to the City of Mission next week.

Upon a motion made by Director Secretary Aissa I. Garza and seconded by Director Riddle 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. The forcemain has been installed and the main focus is on the wet well and the gravity line. He mentioned that he is waiting for logistics on the wet well's arrival before they start excavating. End of report.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, 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 has continued discussions continue with Roberto Salinas, AGUA SUD's General Manager on how to establish the pass-through sewer rate. AGUA SUD's concerns are with electrical usage at their lift stations. He mentioned that he continues to wait on the proposed rates, which is what he will be discussing in executive session and will provide more information when the item comes up.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, 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 60% 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 performed on the remaining ROW needed to be acquired. A meeting with landowner Jaime Flores was held on 10/18/2024 and he has expressed interest in negotiating a fee for the proposed taking of property. Although an appraisal valued the land at \$306,000, the property owner is requesting \$360,000. Mr. de Jesus also mentioned that TxDOT requires a portion of the ROW easement, meaning that the remaining acreage will not be beneficial to the property owner. Mr. De Jesus said that he plans to complete 90% of the design by the end of March. End of report.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Burleson, 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 Monday, March 3, 2025. Two lowest bidders came in at \$2.1 million and \$2.6 million, respectively for the project, which was estimated at \$2.7 million. Mr. De Jesus mentioned that the bidders are being reviewed by the City of Mission to verify everything is in order and in compliance with what is required before selecting a contractor. It will then have to be presented to City Council for approval and awarding of contract. This project encompasses the area of Bryan Road along the Frontage Road, where the city has been facing serious drainage issues. Mr. De Jesus mentioned that he will provide a copy of the awarded contract at next Board's meeting. The project is expected to be completed within 18 months.

Upon a motion made by Vice Chairman Albert Chapa and being 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 this project has been broken into two projects, Inspiration Road and Military Parkway. Design for Phase II is 97% complete. Mr. Tijerina mentioned that this project has been broken into two parts and that the City of Mission has submitted paperwork to TxDOT and that the firm is waiting for them to provide a final draft of the Advance Funding Agreement. Once it is received then Mission City Council will need to approve it in order to move forward.

**Phase III** of this project consists of a re-evaluation of an environmental assessment, 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. He mentioned that a meeting was held with affected property owners and letters have been mailed to them as well. TxDOT has provided the re-evaluation forms that need to be submitted with their re-evaluation packet. L&G is completing this form for submittal and estimates that it will be approximately

six months before receiving approval. Regarding ROW acquisition of 22 parcels and seven (7) easements, the status is as follows: Six parcels have been acquired, six are in negotiations, one is closing, three are being appraised, and six are in eminent domain. Mr. Tijerina recapped from what he reported on Phase II related to Phase III regarding Military Highway and said that this project will be a separate new project but that it is currently on hold until the Advance Funding Agreement is received, reviewed, approved, and signed. Military Highway has 25 parcels, but ROW acquisition is on hold. Executive Director Teclo J. Garcia asked if there was any way to find out how much ROW will be taken on the north side of Military Highway, as well as a cost estimate? Mr. Tijerina said he did have the information and will provide it to Mr. Garcia.

Upon a motion duly made by Secretary Aissa I. Garza 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. 8<sup>th</sup> Street) Improvements**. Mr. Terrazas said that only one bid for the construction of an elevator for this building was received on Wednesday, February 26, 2025, in the amount of \$477,000. CG5 Architects, who did the design on the building's elevator, estimated the construction of an elevator for the building would be \$200,000. Mr. Terrazas said that the bid that came in will be rejected and that it will be re-bid due to lack of participation from contractors. He said that they are going to present a bid rejection and authorization to re-bid at next Monday's City Council Meeting on March 3, 2025.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously accepted the **TIRZ Building (1301 E. 8<sup>th</sup> Street) Improvements** as presented.

At **12:42 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would be convening in closed session. Secretary Aissa I. Garza moved to convene in executive session. Motion was seconded by Director Reyna and approved unanimously.

**5. Executive Session Pursuant to V.T.C.A. Gov't Code Sections 551.071, Section 551.072 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 Exec. Director as to potential project(s).**
  - 1. Inspiration Road Trunklines (Sanitary Sewer Master Plan)**

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

At **12:57 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would be convening in open session. Secretary Aissa I. Garza moved to convene in open session. Motion was seconded by Director Reyna and approved unanimously.

No action was taken.

**6. Discussion and possible action for approval of Directors & Officers Commercial Insurance Policy.**

Executive Director Teclo J. Garcia stated that this was a regular Directors & Officers Commercial insurance policy the Authority currently has with Hub International. The policy also includes the newly acquired TIRZ Building located just behind the CEED building. The Authority also has a separate flood insurance policy with Hub International, but it expires in August 2025, so a renewal proposal for flood insurance will be presented to the Board once it is near expiration.

Upon a motion duly made by Director Burleson and seconded by Aissa I. Garza, the Board unanimously approved the renewal of a Directors & Officers Commercial Insurance Policy.

**7. TIRZ #1 Project and Finance Plan Update**

Executive Director Teclo J. Garcia said that Consultant Travis James continues to work on calculations related to TIRZ projects. He has been communicating with Financial Officer Joe Salazar, who has been providing information and Mr. James has communicated that he will present an update to the Board at our next Board meeting. Mr. Garcia said he will be meeting with the Authority's legal counsel Sanjay Bapat to determine whether the TIRZ's collections expire in 2030 or 2031. Mr. Garcia also reported that he and Mr. Salazar have been doing their own projections on TIRZ funding and that they have determined that there may be more funding than initially projected due to double-digits growth. Average growth has been 11%, in one year at least; and up to 18% in another with the lowest being 4%. Mr. Garcia said he will be presenting more accurate figures to the Board next month. He also mentioned that Mayor Norie Gonzalez Garza would like to do a joint City Council, Mission EDC and TIRZ three-hour workshop meeting from 9:00 AM to 12:00 PM meeting on March 8, 2025 to discuss city and TIRZ projects and funding.

**8. Acceptance of Unadjusted Financial Report for January 2025.**

Financial Officer Joe Salazar presented the Unaudited Financial Report for January 2025.

Secretary Aissa I. Garza raised a question regarding a Miscellaneous budgeted amount of \$10,000 in the report, which lacked a description and seemed excessive for a Miscellaneous category. She requested clarification on the \$8,200 spent on the Miscellaneous category. Mr. Salazar explained that he did not have supporting documents for the total amount spent, but mentioned that \$4,900 was for a service fee paid to US Bank, the acting bond trustee for the Authority's outstanding bonds. Additionally, a fee of \$1,000 was paid to PlainsCapital Bank for analysis services. There were no fees charged by PlainsCapital Bank for the first year after signing up with them, but fees will be applied for subsequent years. Secretary Garza proposed creating a new line specifically for bank-related expenses, to which Mr. Salazar acknowledged. She then requested a detailed justification for the remaining \$4,100 in the Miscellaneous account. Secretary Garza also requested a list of projects the Authority has committed to including a schedule and fund balances for each project. The request was noted by Mr. Salazar.

There being no corrections or additions, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously accepted the Unaudited Financial Report for January 2025.

**9. Approval of invoices for February 2025.**

Mr. Salazar presented the invoices for February 2025 and called attention to an invoice from CNA Surety in the amount of \$259 for a bond insurance for board members. Mr. Salazar called attention to another invoice in the amount of \$13,564.63 from Hidalgo County Appraisal District regarding prorated property taxes for the TIRZ building recently acquired by the Authority in the amount of \$13,564.63.

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

**10. Adjournment.**

As there was no further business to discuss, upon a motion made by Vice Chairman Chapa and seconded by Director Reyna, the Board unanimously voted to adjourn the meeting at 1:26 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 Special Meeting  
February 28, 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 February 28, 2025 at 801 N. Bryan Road, Mission, Texas and at 1:23 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. Participating in the Zoom teleconference were Sanjay Bapat and Ezeiza Garcia. Participating in person were J.P. Terrazas, Councilwoman Marissa Gerlach, 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 January 23 2025, of the TIRZ #1.
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the February 28, 2025 meeting.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Reyna, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the special meeting of February 28, 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 Vice Chairman Albert X. Chapa, the Board unanimously voted to adjourn the meeting at 1:24 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**MINUTES FOR THE  
MISSION CIVIL SERVICE COMMISSION  
February 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**

**Mike Silva-Fire Chief**

**Cesar Torres-Police Chief**

**Call to Order**

Mr. Polo Garza called the meeting to order at 8:35 a.m.

**Pledge of Allegiance**

Mr. Garza led the Pledge of Allegiance

**Approval of Minutes-February 11, 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 LT'S Promotional Examination Scores and the Creation of a New Eligibility List**

Mr. Lerma advised the Commission that they had conducted the promotional examination for the Mission Fire Department on February 13, 2025. He advised them two (2) individuals participated with Samuel Carreon passing with a 93 plus 10 points for seniority-103. 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. Carreon would be promoted immediately.

**Approval of Mission Fire Department Examination Schedule for ENG**

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

1. Post Resource List-February 28, 2025
2. 30 Day Notice-May 2, 2025
3. Last day to Submit MOI-May 23, 2025
4. Date of Examination-June 5, 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 ENG**

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

1. "Pumping and Aerial Apparatus Driver/Operator Handbook" 3<sup>rd</sup> Edition
2. "Engine Company Foregrounds Operations" 4<sup>th</sup> Edition

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

### **Approval of Mission Fire Department Examination Schedule for LT**

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

1. Post Resource List-February 28, 2025
2. 30 Day Notice-March 31, 2025
3. Deadline to Submit MOI-April 17, 2025
4. Date of Examination-May 1, 2025

### **Approval of Mission Fire Department Examination Resource List for LT**

Mr. Lerma advised the Commission that staff was recommending the following sources for approval:

1. "Building Construction Related to The Fire Service" 4<sup>th</sup> Edition
2. "Fire and Emergency Company Officer" 6<sup>th</sup> Edition part "A" only
3. "Fire Officer Coaching" Revised 2<sup>nd</sup> Edition

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

### **Approval of Mission Police Department Examination Schedule for SGT**

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

1. Post Resource List-February 28, 2025
2. 30 Day Notice-May 2, 2025
3. Deadline to Submit MOI-May 23, 2025
4. Date of Examination-June 5, 2025

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

### **Approval of Mission Police Department Examination Resource List for SGT**

Mr. Lerma Advised the Commission that staff was recommending the following resources for approval:

1. "Police Ethics-A Matter of Character" 2<sup>nd</sup> Edition
2. "Supervising Police Personnel-The Fifteen Responsibilities" 7<sup>th</sup> Edition
3. "Mission Police Department Policy Manual

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.