

**CIMARRON PUBLIC IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
MARCH 31, 2025**

MINUTES

Call to Order and Roll Call

The Board of Directors of the Cimarron Public Improvement District (the "PID") held a regular meeting open to the public in person, on March 31, 2025, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Richard Hernandez, President
Dolly Elizondo, Vice Pres./Secretary
Ann Camarillo, Treasurer
Joe Phillips
Mayor Norie Gonzalez Garza

All the above were present. Participating in the Teams teleconference were Attorneys David Earl, Jeffrey Earl, and City Attorney Patricia Rigney. Participating in person were Teclo J. Garcia, Joe Salazar, Judy Vega, and Belen Guerrero.

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

Presiding Officer Richard Hernandez opened the meeting with a welcome to all.

2. Proof of Quorum.

Mission EDC CEO Teclo J. Garcia confirmed a quorum was present.

3. Citizens to be heard.

A call for citizens to be heard from Presiding Officer Richard Hernandez yielded no responses.

4. Selection and introduction of Board of Directors of the PID (the "Board") officers.

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

Joe Phillips nominated Richard Hernandez for President. There being no other nominations, Joe Phillips moved to elect Richard Hernandez for President. Motion was seconded by Dolly Elizondo and approved 5-0.

Joe Phillips nominated Dolly Elizondo for Vice President/Secretary. There being no other nominations, Joe Phillips moved to elect Dolly Elizondo for Vice President/Secretary. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

Mayor Norie Gonzalez Garza nominated Ann Camarillo for Treasurer. There being no other nominations, Mayor Norie Gonzalez Garza moved to elect Ann Camarillo for Treasurer. Motion was seconded by Joe Phillips and approved 5-0.

5. Vote to adopt Roberts' Rules of Order, as amended, as parliamentary rules for conducting meetings and business of the Board.

Cimarron PID's Legal Counsel David Earl called for a motion to adopt Roberts' Rules of Order, as amended, as parliamentary rules for conducting meetings and business of the Board.

Mayor Norie Gonzalez Garza moved for the adoption of Roberts' Rules of Order, as amended, as parliamentary rules for conducting meetings and business of the Board. Motion was seconded by Vice President/Secretary Dolly Elizondo and approved 5-0.

6. Consideration and possible action on approval of Letter of Engagement with Earl & Associates, P.C. to provide consulting and legal services to the Board.

Legal Counsel David Earl stated that his firm, Earl & Associates PC, was engaged by the Cimarron Home Owners Association (HOA) to create a Public Improvement District and any other types of special districts that could facilitate economic development or redevelopment of the Cimarron Country Club and Golf Course. This effort has been ongoing since 2023. Due to the financial conditions of the HOA, his firm's collection fees were abated and remain outstanding. These fees are legitimate and were intended to be collected from the revenues generated by the PID.

Mr. Earl expressed that the outcome was positive, as a PID was eventually created by the City of Mission. He mentioned that he had provided an engagement letter from his firm outlining his fees and scope of services for the Board's review; however, the letter was not presented at this meeting. He will continue to abate fees at a discounted rate until the Board secures funding. Mr. Earl identified potential funding sources, one being loans, a bond issuance, as well as other assessments.

Since this is the first Board meeting, the engagement letter was not immediately available for review. However, Mr. Earl indicated that he would be forwarding it to Mission EDC CEO Teclo Garcia. He requested that the letter be included on the next meeting agenda for the Board's review and consideration. Mr. Earl clarified that his fees pertain to reimbursable expenses related to the formation, organization, and creation of this PID, for services he has been providing since 2023.

7. Receive briefing from Earl & Associates, P.C. on the history of creation of PID, status of PID, and process and timeline for moving forward with PID Project, and discussion on same.

Briefing: Mr. Earl stated that when Black Diamond Developers purchased the golf course and club facilities, their decision to discontinue operations as a golf course raised significant concerns regarding drainage and potential flooding. Action needed to be taken to address these issues. The City of Mission initiated proceedings to condemn the property, aiming to place it in the hands of an entity capable of maintaining it properly.

The condition of the Cimarron had deteriorated to the point where it was no longer a venue, a place to visit, or a suitable location for hosting events. On March 24, 2025, the Mission City Council appointed this Board with the mission of engaging a developer to either purchase, or lease all or part of the facilities to resume operations and upgrade them.

Mr. Earl recommends that the Mission EDC identify, select, and engage a developer who will enhance the facilities to restore them to their former status. He mentioned that he has cost estimates for the necessary upgrades but advises the Board to gather information, seek proposals from some companies and issue bids to ensure the facilities meet the required standards. Additionally, Mr. Earl expressed his willingness to assist with a plan to continue making progress.

Joe Phillips raised a question regarding past discussions about the future of Cimarron with HOA members and Mr. Earl, highlighting a key factor being a TIRZ and a PID. He inquired whether the legal fees had been incurred. Mr. Earl responded that he would investigate to see if there are any outstanding fees; however, he noted that those discussions would need to occur in executive session.

Mr. Earl then shared a screenshot illustrating the decision-makers involved in the PID approval process. First, we have the Cimarron area homeowners, followed by the Cimarron HOA, which provides input and votes on elements of a PID plan at the HOA Board level. The HOA Board serves as an advisory body to the PID Board, acting as the official representative of the HOA.

Finally, the PID Board functions as the Executive Board responsible for all PID actions, subject to direction from the City Council. They handle contracts with developers, public hearings, and consultants, and provide briefings and proposals to the Council. Ultimately, the City Council is the entity that will approve the final service assessment plans, assessment roles, and the levies of the assessments.

Treasurer Ann Camarillo expressed her gratitude to the Cimarron PID Board for their time and support, as well as to Mr. Earl for his assistance and clarification of the processes needed to move forward.

At **4:29 PM**, Vice President/Secretary Dolly Elizondo moved to convene in closed session. Motion was seconded by Treasurer Ann Camarillo and approved 5-0.

8. Executive Session:

- a. Pursuant to Sections 551.071, 551.072, and 551.087, Texas Government Code, as may be necessary, to consult with attorney; deliberate regarding real property; and deliberate regarding economic development matters; and**
- b. Discussion w/ legal counsel regarding potential real estate acquisition relating to infrastructure projects.**
- c. Discussion w/ legal counsel regarding economic development issues related to redevelopment of Cimarron Facilities.**

The Cimarron PID Board of Directors will reconvene in open session to take any actions necessary.

Joe Phillips left the meeting at 5:08 PM.

At **5:17 PM**, Vice President/Secretary Dolly Elizondo moved to reconvene in open. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

No action was taken.

9. Discuss and act on items for future agenda and determination of day, time, place and frequency of Board meetings.

Vice President/Secretary Dolly Elizondo moved to schedule the next Cimarron PID Board meeting to be held on Monday, April 14, 2025, at 12:00 PM, at the Center for Education and Economic Development Building,

801 N. Bryan Road, Mission; with the understanding that a time, date, and place will to be determined at this next meeting. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

10. New Business: None.

11. Adjournment.

As there was no further business to discuss, Vice President/Secretary Dolly Elizondo moved to adjourn the meeting. Motion was seconded by Mayor Norie Gonzalez Garza and adjourned at 5:21 PM.

**MINUTES OF THE CIMARRON PUBLIC IMPROVEMENT DISTRICT BOARD OF DIRECTORS'
REGULAR MEETING HELD ON MARCH 31, 2025, WERE APPROVED ON THIS THE ____ DAY
OF _____, 2025.**

Dolly Elizondo, Vice President/Secretary

**CIMARRON PUBLIC IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
APRIL 14, 2025**

MINUTES

Call to Order and Roll Call

The Board of Directors of the Cimarron Public Improvement District (the "PID") held a regular meeting open to the public in person, on April 14, 2025, at 1:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Richard Hernandez, President
Dolly Elizondo, Vice President/Secretary
Ann Camarillo, Treasurer
Joe Phillips
Mayor Norie Gonzalez Garza

All the above were present. Participating in person were Teclo J. Garcia, Joe Salazar, Legal Counsel David Earl, Belen Guerrero, Mike Perez, and Judy Vega.

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

Chairman Richard Hernandez opened the meeting with a welcome to all.

2. Proof of Quorum.

Executive Assistant Judy Vega confirmed a quorum was present.

3. Citizens to be heard.

None.

4. Consideration and possible action on approval of Letter of Engagement with Earl & Associates, P.C. to provide consulting and legal services to the Board.

City Manager Mike Perez noted that Legal Counsel David Earl has provided a letter of engagement along with a summary of the fees owed to him. He clarified that Mr. Earl had been retained by the Home Owners Association (HOA) prior to the formation of the Cimarron Public Improvements District (PID) Board and proposed that two PID Board members, who are also members HOA members, along with a third individual, review the outstanding fees. Mr. Perez further stated that he has met with Mr. Earl to discuss the fees, emphasizing that this information will become part of public record and that it is important that everyone be informed. City Attorney Patricia Rigney recommended that this matter is discussed in closed session.

This item will be addressed alongside Item 6 on the agenda during Executive Session.

5. Discussion and possible action regarding status of PID and process and timeline for moving forward with PID Project.

City Manager Mike Perez stated that approximately three weeks ago he met with a prospective buyer for the property and has also been in contact with Chris Leinberger, who is preparing a proposal on the costs associated with upgrading the golf course, the irrigation system, and the necessary maintenance equipment. Mr. Leinberger is expected to provide a proposal by the end of this week. The objective is to enhance the golf course's condition compared to other facilities. The \$8,500 fee for this professional service has already been paid, and we anticipate receiving the proposal within ten days. Mr. Perez emphasized the need for a structured process, as there are already interested parties in the golf course.

At **1:07 PM**, Chairman Richard Hernandez announced that the Cimarron Public Improvements District Board would be convening in closed session to discuss **Items 4, Item 6 a, b, and c**. Joe Phillips moved to convene in closed session. Motion was seconded by Treasurer Ann Camarillo and approved 5-0.

6. Executive Session:

- a. Pursuant to Sections 551.071, 551.072, and 551.087, Texas Government Code, as may be necessary, to consult with attorney; deliberate regarding real property; and deliberate regarding economic development matters; and**
- b. Discussion w/ legal counsel regarding potential real estate acquisition relating to infrastructure projects.**
- c. Discussion w/ legal counsel regarding economic development issues related to redevelopment of Cimarron Facilities.**

Item 4: Discussion during Executive Session

The Cimarron Public Improvements District Board will reconvene in open session to take any actions necessary.

At **2:27 PM**, Chairman Richard Hernandez announced that the Cimarron Public Improvements District Board would be reconvening in open session. Vice President/Secretary Dolly Elizondo moved to reconvene in open session. Motion was seconded by Treasurer Ann Camarillo and approved 5-0.

Items 6-a, b, and c – No action was taken.

Item 4 – Mayor Norie Gonzalez Garza moved to approve Letter of Engagement with Earl & Associates, P.C. to provide consulting and legal services to the Board, as discussed in executive session. Motion was seconded by Vice President/Secretary Dolly Elizondo and approved 5-0.

7. New Business.

The PID Board proposed that Board meetings are held the fourth Monday of each month; however, since May 26th is Memorial Day, the Board agreed to hold the next meeting on Wednesday, May 28th at 4:00 PM at the CEED Building.

8. Adjournment.

As there was no further business to discuss, Vice President/Secretary Dolly Elizondo moved to adjourn the meeting. Motion was seconded by Mayor Norie Gonzalez Garza and adjourned at 2:30 PM.

MINUTES OF THE CIMARRON PUBLIC IMPROVEMENT DISTRICT BOARD OF DIRECTORS' REGULAR MEETING HELD ON APRIL 14, 2025, WERE APPROVED ON THIS THE 28TH DAY OF MAY, 2025.

Dolly Elizondo, Vice President/Secretary

NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
APRIL 16, 2025 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

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

ABSENT:

ALSO PRESENT:

Greg Kerr, JGKL LLP
Lee McCormick, President, CDA
David Cepeda, Perez Law Firm
Ricardo Perez, Perez Law Firm
Hector Ronquillo, RGV Padel Club
Victor Parra, RGV Padel Club
Melissa Gerlach, Councilwoman, City of Mission
Mike Fernuik, Director, Shary Municipal Golf. Co.
Martin Flores, Shary Municipal Golf Course
Robert A. Garza, Shary Municipal Golf Course
Thomas Lee, Shary Municipal Golf Course
Javier Barrera, Shary Municipal Golf Course
Joe Salinas, Shary Municipal Golf Course
Isaac Martinez, Shary Municipal Golf Course
Rick Venecia, Director, Mission Boys & Girls Club
Sujei Rodriguez, Mission Boys & Girls Club

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Stephanie Mendiola, Director of Business Development
Mike Perez, City Manager
Andy Garcia, Asst. City Manager
Brianna Casares, Marketing Manager
Manuel Rodriguez, CEED
Receptionist/Marketing Asst.

1. Call to Order and Establish Quorum

After establishing a quorum of the President Richard Hernandez called the special meeting to order at 4:17 PM.

2. Invocation: Secretary Estella Saenz.

3. Pledge of Allegiance: Mayor Norie Gonzalez Garza.

4. Citizens' Participation: None

5. Approval of Minutes: Special Meeting of March 26, 2025.

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

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

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

There being no corrections or additions, Joe Vargas moved for approval. Motion was seconded by Secretary Estella Saenz and approved 7-0.

7. Deliberation and possible action to accept Quarterly Report of Investments for the Quarter ending March 31, 2025 and Interest Earned for Six Months ending March 31, 2025.

Financial Officer Joe Salazar presented and recommended approval of the Quarterly Report of Investments for the Quarter ending March 31, 2025 and Interest Earned for Six Months ending March 31, 2025.

There being no corrections or additions, Vice President Deborah L. Cordova moved for acceptance of the quarterly report. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

8. Public Hearing – Consideration of a MEDC Fiscal Year 2025 proposed project related to an economic incentive for the construction of a padel club facility, to be located at 1508 E. Expressway 83, Mission, Texas (Project Pickle).

President Richard Hernandez opened the public hearing at 5:36 PM and called for any public comments in favor of or against this project.

No comments were made.

President Richard Hernandez declared the public hearing closed at 5:37 PM.

9. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Pickle.

CEO Teclo Garcia welcomed Stephanie Mendiola, Director of Business Development, to present this item. Ms. Mendiola noted that last month a Letter of Intention (LOI) was approved for Project Pickle. The project is a padel club facility with a \$1.5 million capital investment that will create 15-20 jobs with an annual payroll of \$500,000. It will feature an outdoor padel ball club, and an indoor climate-controlled ball court. This facility will create tax revenue not only with their court rentals but also with memberships, food sales, pro-shop and tournaments.

An Economic Development Performance Agreement to assist Project Pickle with a one installment of \$30,000 is being presented for Board approval consideration.

Carl Davis moved for approval of the Economic Development Performance Agreement as presented. Motion was seconded by Joe Vargas and approved 7-0.

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 Pickle.

Vice President Deborah Cordova moved to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2025 for Project Pickle. Motion was seconded by Secretary Estella Saenz and approved 7-0.

11. Discussion and possible action for approval of First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and RGV Padel Club LLC.

CEO Teclo J. Garcia stated that last year the MEDC board approved an incentive for RGV Padel Club in the amount of \$141,000 to be paid in three annual installments upon meeting certain requirements.

Mr. Garcia stated that on May 6, 2024, Mission EDC entered into an Economic Development Performance Agreement with RGV Padel Club, LLC. Under the agreement, the company was to receive \$141,000, distributed in three annual installments of \$47,000 each, contingent upon meeting specific requirements. These requirements include the provision of a Certificate of Occupancy for their new facility, which spans 18,000 sq. ft., within 12 months from the date of the agreement. Additionally, RGV Padel Club must create 20 jobs, contribute \$5,000 to a non-profit organization located within the City of Mission, and secure a premium membership with the Greater Mission Chamber of Commerce.

Mr. Garcia introduced Hector Ronquillo and Victor Parra with RGV Padel Club to the Board to talk about their project. Mr. Ronquillo briefly explained that due to increasing prices in construction materials, he was requesting an advancement of \$50,281.69 from the \$141,000 committed to help cover construction costs. The remaining balance of \$90,718.31 will be disbursed in two installments of \$45,359.15 each year 2026 and 2027. The compliance requirements will remain unchanged.

Mr. Garcia recommends approval of the First Amendment to the Economic Development Performance Agreement.

Mayor Norie Gonzalez Garza moved for approval of a First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and RGV Padel Club LLC. Motion was seconded by Joe Vargas and approved 7-0.

12. Deliberation and possible action regarding Resolution No. 2025-04 concerning the proposed Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Natgasoline LLC, approving documents relating thereto, and approving other matters in connection therewith.

Lee McCormick, President of Community Development Associates, introduced this item by highlighting that Natgasoline LLC owns and operates a methanol production facility in Beaumont. The facility was financed, in part, with approximately \$253 million of tax-exempt and taxable debt issued by MEDC in 2016. The MEDC refinanced the bonds with \$336,430,000 of Senior Lien Revenue Bonds (Natgasoline Project) Series 2018. The construction of the methanol facility is complete and in production, and the company has the opportunity to refinance their debt and extend the maturity of the bonds. The proceeds of the bonds will be loaned to Natgasoline, and/or any related person.

Natgasoline has requested the MEDC issue its revenue bonds in one or more series as hereinafter described, and loan the proceeds of the sale thereof to the borrower, to be used to refund all or a portion of the refunded bonds and to thereby refinance a portion of the costs of the acquisition, construction, improvement, development, equipping, and furnishing of a methanol production facility in Beaumont, located at or about 2366 Sulphur Plant Road, Beaumont, Texas and/or to pay capitalized interest and costs of issuance of such bonds.

Approval of this final resolution does not impose any payment or obligation to MEDC or the City of Mission in connection with the financing. Based on a reduced annual fee schedule, at closing MEDC is expected to receive approximately \$498,841 for serving as issuer of the bonds and \$42,054 annually or a similar amount based on the outstanding balance until maturity.

Mr. McCormick recommends that the MEDC Board approves the final resolution in the amount not to exceed \$336,430,000 of tax-exempt private activity bonds to finance the Natgasoline LLC project.

Jose G. Vargas moved for approval of Resolution No. 2025-04 Motion was seconded by MEDC Board Vice President Deborah Cordova and approved 7-0.

13. Deliberation and possible action regarding Resolution No. 2025-05 concerning the proposed Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Waste Management, Inc.; approving documents relating thereto, and approving other matters in connection therewith.

Lee McCormick, President of Community Development Associates, presented this item and mentioned that Waste Management, Inc., a Delaware corporation, is a leading provider of comprehensive waste management environmental services. Based in Houston, the company is a leading developer, operator, and owner of landfill gas-to-energy facilities in the US.

Waste Management serves to manage and reduce waste at each stage from collection to disposal while recovering valuable resources and creating clean, renewable energy. The company is seeking tax-exempt bond financing for certain infrastructure and capital improvements to its solid waste collection and disposal operations within Texas. The bonds will be used to finance various facilities located throughout Texas.

This is a conduit transaction for the MEDC. The applicant is responsible for repayment of the debt. Approval of this resolution does not impose any payment or obligation on MEDC or the City of Mission in connection with the financing. There is potential "reputational risk" if the borrower defaults since MEDC's name is included on the bonds.

Based on an initial transaction of \$50 million, at closing the MEDC is expected to receive approximately \$92,500 for serving as the issuer and an annual fee of \$12,500 until maturity.

Mr. McCormick recommends that the MEDC Board adopt the resolution in the amount not to exceed \$50 million of tax-exempt private activity bonds to finance the proposed project. Treasurer Julian Alvarez moved for approval of Resolution No. 2025-05. Motion was seconded by Mayor Norie Gonzalez Garza and approved 7-0.

14. Deliberation and possible action concerning Resolution No. 2025-06, A resolution authorizing publication of notice of projects and rights to petition and authorizing certain other matters relating thereto.

CEO Teclo J. Garcia introduced and welcomed Legal Counsel Ricardo Perez with the Perez Law Firm and Bobby Hinojosa with Estrada Hinojosa Investment Bankers. He invited Mr. Perez to explain the proposed resolution. Mr. Perez mentioned that this resolution was necessary in order to proceed with the bonds the MEDC is seeking to acquire. Approval of the attached draft resolution will initiate the process to secure the bonds. He briefly explained that the bonds were to be used for the following: The refinancing of a note in the approximate amount of \$3.14 million that was used to purchase land for within the corporate limits of the City, (ii) to purchase approximately 4.5 acres of land in the within the corporate limits of the City for development, for improvements to a municipal golf course, to reimburse the City pursuant to an interlocal agreement for a loan for the purchase of a country club golf course; to pay for the costs associated with the bond issuance. The estimated cost of the projects and refunding will not exceed \$10,500,000.00.

He noted that after the transaction is approved there will be a waiting period of 60 days before funds can be disbursed. This will be a private placement transaction and after it is processed and the closing takes place, the document will be sent to the Attorney General's office for approval consideration.

Subject to final legal counsel review, Deborah Cordova moved for approval of Resolution No. 2025-06. Motion was seconded by Estella Saenz and approved 7-0.

15. Deliberation and possible action regarding acceptance of the conveyance of Cimarron Country Club golf property from the City of Mission.

CEO Teclo J. Garcia mentioned that the Mission EDC purchased the Cimarron, a 13-acre tract, with funds from the City of Mission. The property includes a tennis club, a pro-shop and the country club. In addition, the 18-hole golf course was donated to the City of Mission and the city would like to convey the property to MEDC. He is requesting Board acceptance of the conveyance.

Carl Davis moved for acceptance of the conveyance of Cimarron Country Club golf property from the City of Mission. Motion was seconded by Secretary Estella Saenz and approved 6-0, with one abstention from Treasurer Julian Alvarez.

16. Deliberation and possible action concerning a Professional Services Agreement under Texas Local Government Code 2254 with VM Golf Services for the renovation of greens and tees on the back 9 of the Shary Municipal Golf Course in the amount of \$1,585,235.

Assistant City Manager Andy Garcia led a presentation with Mike Fernuik, Director of Shary Municipal Golf Course, and Isaac Martinez. During the PowerPoint presentation, Mr. Garcia presented a description of the golf course's much-needed improvements. VM Golf services has been selected to work on the improvements of greens and tees on the back 9 of the golf course. Mr. Fernuik and Mr. Martinez thanked the Board for their support and said they're excited to move forward with it.

Included in the necessary improvements are a new tee box, cart paths, the removal or relocation of ponds including repairs that contain water hazards, to improve game experience for golfers.

After the presentation and subject to legal counsel review, Carl Davis moved for approval of a Professional Services Agreement under Texas Local Government Code 2254 with VM Golf Services for the renovation of greens and tees on the back 9 of the Shary Municipal Golf Course in the amount of \$1,585,235. Motion was seconded by Secretary Estella Saenz and approved 7-0.

17. Deliberation and possible action concerning a Professional Services Agreement with Musco Sports Lighting, LLC for the purchase and installation of a light structure system on the back 9 of the Shary Municipal Golf Course in the amount of \$1,475,000, via Buy Board Contract # 677-22.

Assistant City Manager Andy Garcia presented a video from "Musco Sports Lighting LLC". The video showcased how an LED lighting system would track the entire path of golf balls at night versus other lighting systems on the market. In addition, a 25-year warranty will be provided in the lighting services agreement for the golf course.

The goal is to provide golfers with state-of-the-art experience with different play times. This will be the only 27-hole golf course with specialized night-time lighting in the Rio Grande Valley. The estimated time of completion is October 6, 2025.

Subject to review by legal counsel, Jose G. Vargas moved to approve a Professional Services Agreement with Musco Sports Lighting LLC for the purchase and installation of a light structure system on the back 9 of the Shary Municipal Golf Course in the amount of \$1,475,000, via Buy Board Contract # 677-22. Motion was seconded by Vice President Deborah L. Cordova and approved 7-0.

18. Deliberation and possible action to authorize CEO to negotiate and execute a financing agreement to finance the purchase and installation of the light structure system with Musco Sports Lighting LLC.

Assistant City Manager Andy Garcia noted that this agreement is connected to the earlier agenda item (Item 17) concerning the lighting structure. After evaluating the proposal, KS State Baystone Government Finance was the most suitable choice, as their funding would be accessible in less than 90 days. Delaying any further could jeopardize the quoted price for the lighting project.

Out of all the options that were provided for payment, monthly financing over a 5-year term was chosen with a payment of \$28,250 per month so that the project could commence construction and be completed by October 6, 2025.

Subject to legal counsel, City of Mission Mayor Norie Gonzalez Garza moved for approval. This motion was seconded by MEDC Board Secretary Estella Saenz and approved 7-0.

19. Deliberation and possible action concerning an Amendment to MEDC's Fiscal Year 2025 Budget, in the amount of \$1,585,235 for the green renovation services with VM Golf Services and the amount of debt service and closing costs required for the financing of the light structure system from Musco Sports Lighting, LLC.

MEDC Financial Officer Joe Salazar presented the amendment to MEDC's Fiscal Year 2025 Budget, concerning the \$1,585,235 proposed for renovations of the golf course greens. While the funds have not yet been allocated, they are intended to come from the General Fund. Once MEDC secures and matures its bonds, the corporation plans to reimburse the \$1,585,235 back to MEDC.

Carl Davis moved for approval of an Amendment to MEDC's Fiscal Year 2025 Budget, in the amount of \$1,585,235 for the green renovation services with VM Golf Services and the amount of debt service and closing costs required for the financing of the light structure system from Musco Sports Lighting, LLC. Motion was seconded by Joe Vargas and approved 7-0.

At **5:45 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were convening in closed session.

**20. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001
Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:**

A. Report from CEO as to potential prospect(s).

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 **6:11 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were convening in open session. Motions are follows:

A. Report from CEO as to potential prospect(s): No action was taken.

Regarding real property:

A. M.E.D.C. Land: No action.

B. Perkins Lots Update: No action.

21. CEO Report on Economic Development:

Mr. Garcia reported on the following:

- CEO Teclo Garcia reported on Ruby Red Ventures “The Competition” program. The application process opened on March 25th and will run until April 25th. He then invited Brianna Casares, Manager of Programs, to provide a brief update on past participant and winner Joesph Meyers. Mr. Meyers’ business, “Through My Eyes Apparel” focuses on creating sensory friendly clothes for the visually impaired. Ms. Casares mentioned that Joesph used his winnings from last year to build a website, purchase a t-shirt printing machine, apply and receive his LLC and build his customer base within Mission.
- CEO Teclo Garcia reported about his trip to the VIVA Fresh Conference in Houston, Texas, where he participated with Stephanie Mendiola, Director of Business Development. This conference was hosted by the Texas International Produce Association (TIPA). Multiple produce distributors participated at the conference such as Wonderful Citrus, La Bonanza Avocados and Grande Produce.
- Mission EDC hosted multiple AI for small businesses such as the “Business Over Breakfast” event that was held on April 9th which featured speaker Mr. Andrew Davis and some in collaboration with South Texas College.
- CEO Teclo Gacia attended the NASCO (North American Strategic Competitive Organization) conference in Dallas in March. He participated in a tour of the Alliance Airport in Fort Worth and was impressed with the logistics of the facility.
- Ubiquity recently celebrated their first-year anniversary in Mission. Mr. Garcia met with CEO Matt Nyren and Vice President Mark Montgomery. The site, located on South Shary Rd., is their only location within the United States. Currently they have 300 employees but are aiming to hire 350 in the near future.

22. President Comments.

CEO Teclo Garcia reported that Imelda Cantu, MEDC Office Coordinator, was recently recognized as "Employee of the Month" for January 2025, at the Mission City Council meeting of April 14, 2025. In addition, President Richard Hernandez thanked Carl Davis for his efforts in reviewing all associated items related to the Shary Municipal Golf Course's project ahead of the board meeting. He also thanked the Board of Directors for their time and service to this Board.

23. Adjournment.

Treasurer Julian Alvarez moved to adjourn the meeting. Motion was seconded by Carl Davis and approved 7-0. The meeting was adjourned at 6:28 PM.

Richard Hernandez, President

ATTEST

Estella Saenz, Secretary

**Mission Redevelopment Authority
Board of Directors Meeting
April 22, 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 April 22, 2025, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Andrew C. Riddle
Dennis Burleson

All the above were present except Director Moreno. Participating in the Zoom teleconference were Armando Sandoval and Ezeiza Garcia. Participating in person were J.P. Terrazas, Abel Bocanegra, Joe Salazar, Damian D. Tijerina, Ruben James de Jesus, Sanjay Bapat, Travis James, Joshua Longwell, Rick Longoria, Mayor Norie Gonzalez Garza, Mike Perez, Andy Garcia, Colby Eckols, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 4:04 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: March 25, 2025

There being no changes or corrections, upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board unanimously approved the Board meeting minutes of March 25, 2025.

4. Acceptance of Project Reports.

In the absence of Romeo Barrera, Chairman Martin Garza recognized Assistant City Manager J.P. Terrazas to report on the **Hoerner Street Project**. Mr. Terrazas mentioned that Mr. Barrera provided a report to him where he noted that a 100% submission of plans and cost estimates have been submitted to the City of Mission. The firm is now awaiting approval to discharge stormwater into the existing pond on E. 1st Street near the Las Esperanza development and are coordinating with developer Dolly Elizondo.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously accepted the Hoerner Street Project report as presented.

Chairman Martin Garza recognized Abel Bocanegra with Killam Development, to provide a report on **El Milagro Phase I Project**. Mr. Bocanegra indicated that the crew was patching up some minor alley and pavement damages caused by the recent rain. Power sensors were also being tested. He noted that the recent rain caused minimal flooding. Street asphalts damaged by the rain are also being repaired.

Upon a motion made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously accepted **Killam Development's El Milagro Phase I** report as presented.

Chairman Martin Garza recognized Damien Tijerina, P.E., with L&G Engineering to report on the **Inspiration Rd./Military Parkway Loop Ph. II and III Projects**. Mr. Tijerina reported that **Phase II** is the design portion of this project and stated that it has been broken into two, Inspiration Rd. and Military Parkway. He mentioned that comments received from TxDOT had been addressed, and that the railroad package was resubmitted to them as well for final review and approval. As soon as approval is received, the package will be sent to Rio Valley Switching to inform them about work in the area. The firm continues to work on a 100% design plan for Inspiration Road.

On **Phase III**, Mr. Tijerina said that this project consists of a re-evaluation of an environmental assessment (EA), done in November 2024. A hydrologic model update was completed and approved in August 2024. The firm is waiting to hear from TxDOT about their approval of the EA, which will probably be within six more months. Regarding ROW acquisition, which began in September 2024 (Section 1), Mr. Tijerina mentioned that what he reported last month has not changed, but he expects those numbers to change next month. For Inspiration Road a total of 22 parcels and 7 easements needs to be acquired, of which six have been acquired, six are in negotiations, one is closing, one is being appraised, and eight are in eminent domain. ROW acquisition for Military Parkway Loop is on hold for this project.

Regarding the Advance Funding Agreement (AFA), the plans have been approved by TxDOT and the City of Mission for Inspiration Road. For Military Parkway Loop, the City of Mission did submit AFA forms to TxDOT, which they are currently processing.

Upon a motion duly made by Director Riddle and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phase II and III** 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 mentioned that he is waiting for logistics on the wet well's arrival before they start excavating, which will be in about four weeks. RDH Site & Concrete has been receiving material for the lift station including components for the electrical aspect of the lift station. The recent rain did not affect the project's progress, which is about 50% complete.

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

Mr. de Jesus reported on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project ties-in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves the re-routing of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. Mr. De Jesus reported that he met with Roberto Salinas, AGUA SUD's General Manager on their proposed pass-through sewer rate and reported that AGUA SUD did have a Board meeting where the proposed rate was on the agenda as an action item. The proposed rate was \$75 per 1,000 gallons, which was presented at a Steering Committee for discussion and then to their Board. News has been received that AGUA SUD's electrical rates will go up by about 29% of their base rate, which may also increase the proposed rate. He will report at next month's Board meeting on the outcome of the proposed rate negotiations. Mr. de Jesus mentioned that he still thinks that this route will be more beneficial than a prior alternative of installing a gravity line parallel to the existing gravity line running to the waste water treatment plant. This second alternative would have been an \$8 million expense.

Upon a motion made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, 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 that plans for this project are 90% complete. The proposed project will consist of a 60-ft ROW with a 36-ft back-to-back curb section and appraisal has been ongoing out on the remaining ROW needed to be acquired. Mr. de Jesus reported that TxDOT has given the firm entrance permit approval. The firm is also in communication with UID due the project's close proximity to one of their irrigation lines. The firm has also received a draft contract for the closing on the property from the owner. Mr. de Jesus said that the firm is preparing to bid the project within the next 30 days. Chairman Garza asked about the new road, Walsh and Los Ebanos Road, on how many entrances will a future development have? Mr. de Jesus said that based on the space in the area of about 400 ft., the permit allows for one entrance, which is what they received, but it may allow for maybe two; however, he will provide more information later.

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

Mr. de Jesus reported on the **Glasscock & Bryan Road Project Sanitary Sewer Improvements Project**. He noted that RDH Site & Concrete was awarded the contract as the lowest responsible bidder and that a pre-construction meeting was held last week, where Murdoch's Ranch & Home Supply's landowner was also invited since this project will affect their property. A construction schedule will be presented to the landowner to address traffic control plans. The contractor will begin mobilizing within two weeks. The project is expected to be completed within 18 months.

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

Chairman Martin Garza recognized Assistant City Manager J.P. Terrazas to provide an update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas noted that the city had had a bid letting a second time for the construction of an elevator for this building and that two bids were received, both high at \$453,300 and \$538,000. Mr. Terrazas mentioned that he will check with BuyBoard for a proposal, the company the municipalities use to award contracts to vendors for goods and services. The most expensive element of the elevator is the electrical panel aspect of it since the building was constructed with 110 volts instead of 220, which is what's required for an elevator. This situation is what is also holding up the remodeling of the building, so at this point this is what the City is waiting for. CG5 Architects, the firm who did the design on the building's elevator, estimated that construction of an elevator for the building would be \$200,000.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

At **4:29 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 closed session. Motion was seconded by Director Riddle and approved unanimously.

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

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

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

At **5:24 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board would be reconvening in open session. Secretary Aissa I. Garza moved to reconvene in open session. Motion was seconded by Vice Chairman Albert X. Chapa and approved unanimously.

Item 5-A – No action.

Item 5-B – The Board directed the Executive Director to initiate preliminary discussions with city and Hidalgo County officials regarding the potential extension of TIRZ's lifespan, the annexation of land, and/or the creation of a new TIRZ.

Director Reyna left the meeting at 5:45 PM.

6. Deliberation and possible action regarding acceptance of the Authority's Fiscal Year 2024 Audit Report by Burton McCumber & Longoria LLP.

Auditor Rick Longoria with Burton McCumber & Longoria LLP (BML) introduced himself and proceeded to present the Authority's audit report. Mr. Longoria presented his report with a simplified PowerPoint presentation that contained the Authority's general, debt, and capital projects funds. BML's audit opinion of the financial statements is that they were presented fairly and in accordance with accounting principles generally accepted in the United States of America as of September 30, 2024.

Within the report, Mr. Longoria presented project commitments between the City of Mission and the Authority and noted that the most important part of the audit was not only the Authority's Statement of Net Position and Statement of Activities, but also the Notes to the Financial Statements, which he encouraged the Board to review, calling attention to significant foot notes.

A question was asked about any concerns last year that were corrected this year. Mr. Longoria said that a second Management Letter was not issued this year because there were no issues that raised any concern that needed to be made in writing. An exit conference conducted with management where cash flows and bond indentures with recommendations made.

What changed in 2024? Auditor Joshua Longwell added to the presentation by saying that a significant new asset added to the financial statements was the annex building at 1301 N. 8th Street, purchased by the Authority in 2024 and a State Infrastructure Bank loan (SIB Loan) was paid off to TxDOT in 2024 so under the general fund there is no debt service owed.

Secretary Aissa I. Garza pointed out a revision in the report, highlighting that an Accrued Interest Payable of \$140,963 on Page 26, under Note 6 – Long Term Liabilities is categorized under New Issuance and also appears as \$140,963 under the *More than 1 year column*. Additionally, on Page 12 of the report the same amount of \$140,963 is mentioned under Adjustments and similarly under Statement of Net Position. Ms. Garza clarified that the amount should be listed in *Current* column rather than in the *More than 1 Year* column on Page 26, as it was paid in the same fiscal year ending 2024. Mr. Longoria and Mr. Longwell acknowledged this revision. Secretary Garza also raised other questions that did not pose significant concerns regarding the report, and those questions were answered.

Subject to the revisions on Page 26 of the report, upon a motion made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the Authority's Fiscal Year 2024 Audit Report by Burton McCumber & Longoria LLP.

Mr. Longoria said that revisions on the report will be made, and a revised report will be submitted to staff.

7. Appointment of Finance Committee.

Chairman Martin Garza noted that due to the loss of a member from the Finance Committee, a new member needs to be appointed. Legal Counsel Sanjay Bapat added said that if the Board wishes, two members could also serve on the committee. Currently, the Finance Committee consists of Chairman Martin Garza and Vice Chairman Albert X. Chapa. Director Burlson expressed his willingness to join the Finance Committee, pending approval from the Board members. There were no objections.

Upon a motion made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board unanimously appointed Director Burleson to the Finance Committee.

8. Discussion and possible action regarding a Municipal Services Fee Agreement.

Executive Director Teclo J. Garcia noted that ongoing discussions about a Municipal Services Fee Agreement between the City of Mission and the Authority to support municipal maintenance services have been taking place. These discussions also took place during a joint meeting held on March 8, 2025 involving the City of Mission, TIRZ, and Mission EDC Boards on how the City can fulfill maintenance service requirements for police, fire, and parks within the Zone.

Legal counsel Sanjay Bapat proposed two options: a maintenance line-item plan for TIRZ funded projects and a municipal service model where the TIRZ pays the City for incremental services based on growth and development within the Zone. The recommendation is to establish a Municipal Services Fee Agreement with a \$600,000 annual payment to the City of Mission, and an increase of \$50,000 each year until 2030, starting in fiscal year 2025.

Exec. Dir. Garcia noted the need for a fund allocation analysis, as this year's budget does not account for these funds, necessitating a budget amendment. Legal counsel will prepare a Municipal Services Fee Agreement for Board approval at their next meeting, after which it will also require City Council consent.

The Board directed Mr. Bapat to collaborate with City staff and Exec. Dir. Garcia to draft the agreement for consideration at the next Board meeting.

9. TIRZ #1 Project and Finance Plan Update.

Mr. Garcia introduced Travis James, a consultant with TXP, Inc., of Austin, who outlined his scope of work that includes reviewing TIRZ documents related to financing and project updates. He aims to assess and update existing processes while providing a forecast for the next four to five years based on growth scenarios of 4%, 6%, and 8%. During his presentation, he shared a spreadsheet of projects eligible for funding, emphasizing that funds can only be allocated to listed projects. Key steps before fund expenditure include presenting the project list to the TIRZ Board, obtaining City approval, and establishing an interlocal agreement.

Mr. James highlighted the complexities of TIRZ #1, notably the need to determine its extension duration and participation rate before considering a TIRZ #2. He raised questions about necessary modifications to the current plan, including which projects to add or remove. Unlike other TIRZs with multiple districts, this one involves only the City and County, making it simpler but requiring careful analysis of ending fund balances, as any surplus typically returns to the entities.

He presented a potential list of new projects for inclusion and emphasized the need for a comprehensive plan detailing the TIRZ duration, desired contribution percentage, and project inclusions. After discussions with the Authority's Executive Director and Financial Officer, he noted that a new TIRZ participation percentage might differ from the current one. Upon receiving direction, Mr. James will update the project and finance plan for Board review, with the approval process anticipated to take 8 to 12 weeks.

A potential bond issuance scenario was also discussed, but Legal Counsel Bapat emphasized that a bond issuance differs from a Project Plan, which can be less detailed, a bond issuance requires specific project information. Mr. James added that while some Project Plans are tailored to specified developers, others are more general and categorized as infrastructure. Throughout the process, there will be allocations for parks, administrative fees, 380 grants, municipal service fees, leading to the creation of designated funding buckets for those items.

Exec. Dir. Garcia said that we will return with a Plan Update next month, and if everything is satisfactory, the Board can proceed with action and determine the next steps for funding.

10. Discussion and possible action for the acceptance of General Fund, Capital Fund, and Debt Service Investment Reports for quarter ending March 31, 2025.

Financial Officer Joe Salazar presented and recommended acceptance of the General Fund, Capital Fund, and Debt Service Investment Reports for quarter ending March 31, 2025.

There being no corrections or additions, upon a motion made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board unanimously accepted the General Fund, Capital Fund, and Debt Service Investment Reports for quarter ending March 31, 2025 as presented.

11. Acceptance of Unadjusted Financial Report for March 2025.

Financial Officer Joe Salazar presented the Unadjusted Financial Report for the month of March 2025.

As there were no corrections and additions to the report, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously accepted the Unadjusted Report for March 2025.

12. Approval of invoices for April 2025.

Financial Officer Salazar called attention to various invoices including Arbitrage Specialists, for professional consulting fees related to bond and tax service calculations; an invoice from TXP, Inc., and an invoice from BML for audit services. Mr. Salazar said that an invoice for an annual 5% overhead fee from the City of Mission was also included. A question was asked regarding an invoice from Travelers (HUB International Texas) invoice to an insurance policy. Mr. Salazar explained that when the Board approved the Directors & Officers insurance policy, there was an issue with paying Hub International directly online, resulting in the Authority needing to pay each policy individually. The invoice for Travelers is related to one of those policies.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously approved all invoices for the month of April 2025 as presented.

13. Adjournment.

Chairman Garza thanked everyone for participating at this meeting including Mr. James, BML Auditors Mr. Longoria and Mr. Longwell, Authority's Legal Counsel Sanjay Bapat, city staff as well as Engineers and Project Managers presenting project reports.

As there was no further business to discuss, upon a motion made by Secretary Aissa I. Garza and seconded by Vice Chairman Albert X. Chapa, the Board unanimously voted to adjourn the meeting at 7:00 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
April 22, 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 April 22, 2025 at 801 N. Bryan Road, Mission, Texas and at 7:01 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Efrain Reyna Jr.
Hector Moreno
Andrew C. Riddle
Dennis Burleson

All the above were present except Directors Moreno and Reyna. Participating in the Zoom teleconference were Armando Sandoval and Ezeiza Garcia. Participating in person were Mayor Norie Gonzalez Garza, J.P. Terrazas, Mike Perez, Andy Garcia, Travis James, 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 March 25, 2025, of the TIRZ #1.
- C. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the April 22, 2025 meeting.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of April 22, 2025.

II. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Vice Chairman Albert X. Chapa and seconded by Director Burleson, the Board unanimously voted to adjourn the meeting at 7:02 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
April 9, 2025**

Commission-Present

Polo Garza-Chairman

Jerry Saenz-Vice-Chair

Guillermo Delgadillo-Member

Staff Present

Jesse Lerma Jr-CS Director

Noemi Munguia-HR Director

Mike Silva-Fire Chief

Rey Perez- Asst Police Chief

Robert Pena-Incoming Comm

Andy Garcia-ACM

Julie Saenz-Spouse

Leeroy Garcia-FF Union President

Luis Gutierrez-CPL PD

Call to Order

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

Pledge of Allegiance

Mr. Garza led the Pledge of Allegiance

Approval of Minutes-March 28, 2025

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

Approval to Create a New Eligibility List for the Mission Fire Department

Mr. Lerma advised the Commission that Chief Silva was requesting a new eligibility list because they had exhausted the existing list. Staff was recommending the following schedule for approval:

1. Post Notice-April 9, 2025
2. Start Advertising Website/Facebook-April 9, 2025
3. Deadline to Submit MOI-May 21, 2025
4. Date of Exam-May 29, 2025

After a brief discussion, Mr. Saenz made a motion to approve the schedule to create a new eligibility list. Mr. Delgadillo seconded the motion. Motion was approved unanimously.

Approval of Resignation of Commissioner Jerry Saenz

Mr. Jerry Saenz advised the Commission that he was submitting his resignation as Commissioner after 23 years of service. Mr. Saenz thanked everyone and after a few words from those present he was presented a gift two departmental plaques for his service. Mr. Delgadillo made a motion to accept his resignation. Mr. Garza seconded the motion. Motion was approved unanimously.

Pending Business

Mr. Lerma introduced Mr. Robert Pena that will be replacing Mr. Saenz on the Commission

Adjourn

Meeting was adjourned at 8:50 a.m.



**Ambulance Board Meeting
MISSION CITY HALL
February 26, 2025 at 3:00 pm**

MINUTES

PRESENT:

Mayor Norie Gonzalez Garza
Mike Perez, City Manager
Mike Silva, Fire Chief
Cesar Torres, Chief of Police
Jorge Flores, Acting Deputy Chief
Adelina Reyna, EMS & CD Administrative Assistant
Juanita Alvarez, Administrative Coordinator
Alberto Juarez, Acting EMS Captain

ALSO PRESENT:

Tim Brown – Presiding Chair
Rene Lopez Jr. - Board Member
Dr. Ivan Melendez – Board Member

CITIZENS PRESENT:

Polo Garza – Civil Service Commission

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Presiding Chair Tim Brown called the meeting to order at 3:30 p.m.

INVOCATION AND PLEDGE ALLEGIANCE

Presiding Chair Tim Brown led the invocation and Pledge of Allegiance.

INTRODUCTION OF City Management/ Council Members:

Mayor Norie Gonzalez,

Mike Perez, City Manager

INTRODUCTION OF GUESTS

Alberto Juarez, Adelina Reyna, Juanita Alvarez and Joey Flores from Mission Fire Department were present. Polo Garza from Civil Service Commission was present.

Fire Chief Mike Silva was formally introduced to Board Members as the official Fire Chief of the Mission Fire Department.

PRESENTATIONS

1. Mission Fire Department Quarterly Report – Acting Deputy Chief Jorge Flores

- Numbers were presented for 10/01/2024- 12/31/2024
- Maintained about 500 calls total per month resulting in a 78% transport rate.
- 16% non-transports (refusals)
- 4% of calls no patient was found
- Dr. Melendez states that 16% on refusals is a high percentage what is the reason for this?
- Acting Deputy Chief Flores responds to Dr. Melendez question saying that spouse is calling for significant other but upon arrival patients states they are "ok". Other situations are passerby reports about a minor accident medics asses patient but they refuse transport.
- Dr. Melendez suggested the creation of a form stating that patient and family were informed and recommended transport but refused. This form will be for liability purposes to the City and department. Suggested to work with Fire, Dr. Melendez and Legal for the creation of this form.
- ***Dr. Melendez recommends that if medic believes the patient needs to be transported but they refuse, they need to be able to say that our medical director will be notified and agrees with refusal for liability purposes.***

- Average response time overall is 7:06, with 90% of responses being less than 11 minutes.
- 78572 zip code average response time 7:03 covering south area, 78573 zip code average response time 7:51 covering 2 Mile North, 78574 zip code average response time 8:05 covering 495 to 2 Mile Line West
- Transports Mission Medical Center is at 46%, STHS McAllen is at 19.4%, DHR Health is at 11.4%
- Running 4 ambulances; Medic 1 & 2 Central Mission, Medic 3 Shary area, Medic 4 County
- Since April 11, there was an 88% of overlapping calls and 20% of calls with no units available
- From October 2024- December 2024, 65% of overlapping calls, 7% of calls resulted in no units available additional calls would be referred to mutual aid
- City Manager Mike Perez informed the board that the EMS revenue will be distributed 1.5 million will go to the City of Mission, anything after this amount will go to a special reserve fund for ambulance and fire equipment.
- Quarter 1 Cash Collections was \$739,899 with a cash per transport of \$533

2. **Mission Police Department Presentation – Police Chief Cesar Torres**

- Police Department assisted ambulance 112 times
- Crime was reduced to 9.62% in 2024
- Biggest concern are aggravated assault cases but they are controlled in Mission
- Aggravated assault was reduced to 14.50% from last year

3. **Old Business**

Ambulance Permit Program

- Fire Chief Mike Silva recommended to put a pause to this project due to under staffing

Purchase of a New Ambulance

- Medic 5 will be coming in June, it will be a Demers and total cost was \$401,000
- Purchase of Medic 6 will be a transit at a cost of \$151,000 and will be used for backup when a main unit goes down. It should be arriving in the next 4 months.

4. **New Business**

- Add to next meetings agenda to discuss responsibilities of Ambulance Board (policies)
- Approval of minutes from October 15, 2024 board meeting Action Item
- Chief Rene Lopez makes a motion to approve the minutes. Dr. Ivan Melendez makes a second motion.

Ease Alert Reporting System

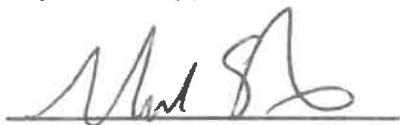
- New software added to all stations to avoid burnouts
- New system will tone out call to the station pertaining to that area only

5. Comments

- Tim Brown – Impressed on how things are going, going from 20% down to 7% is good, morale is up, moving in the right direction
- Dr. Ivan Melendez – Need to continuity of leadership and prepare a 5, 10, 15 year plan. If leadership stays on board and we have support of officials we should be the best if we are not already.
- Chief Rene Lopez – Board is here to help give advice to the department and give support
- Chief Mike Silva – Thanks Board for their support. Morale has gone up, surprised with budget but communication with management has increased and changed in a good way. Proud of the team we have.

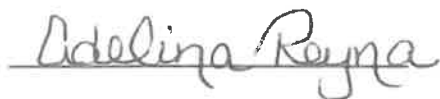
ADJOURNMENT

At 4:46 p.m., Dr. Ivan Melendez moved for adjournment. Motion was seconded by Chief Rene Lopez and approved unanimously.

A handwritten signature in dark ink, appearing to read 'Mike Silva', written over a horizontal line.

Mike Silva, Fire Chief

ATTEST:

A handwritten signature in dark ink, appearing to read 'Adelina Reyna', written over a horizontal line.

Adelina Reyna, EMS & CD Administrative Assistant