

**PLANNING AND ZONING COMMISSION
MARCH 4, 2026
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Irene Thompson
Diana Izaguirre
Kevin Sanchez
Raquenel Austin
Connie Garza
Steven Alaniz

P&Z ABSENT

David Villarreal

STAFF PRESENT

Patricio Martinez
Elisa Zurita
Gabriel Ramirez
Jessica Munoz
Susie De Luna
Ana G. Bazaldua

GUEST PRESENT

Lourdes Lerma
Ramon Sotelo

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR FEBRUARY 18, 2026

Chairwoman Izaguirre asked if there were any corrections to the minutes for February 18, 2026. Ms. Thompson moved to approve the minutes as presented. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #2

Conditional Use Permit:

**The Sale & On-Site Consumption of
Alcoholic Beverages – Ricardi Café, LLC
being Lot 15, Block 3, Shary Garden Subdivision
This property is located at 1601 E. Griffin Parkway, Suite A
C-3
Ricardi Café, LLC
c/o Lourdes Lerma**

Ms. De Luna stated that the subject site is located at 1601 E. Griffin Parkway 83 within the Shary Gardens Commercial Plaza. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council. The applicant is leasing a 1,368 square foot suite within a commercial plaza for a Café Shop. This business has been in operation since October 2025, and the applicant would like to offer alcoholic beverages with their meals. The applicant would like to provide live music entertainment, such as a pianist or guitarist, during special events. According to the applicant, 86 percent of the total sales are food-related, and 14 percent are alcoholic beverages-related. The hours of operation are as follows: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m. Staff: 4 employees in different shifts. Parking: There are a total of 61 seating spaces available, which require 20 parking spaces. It is noted that the parking is held in common, and there are 119 parking

spaces that are shared with the other businesses within the commercial plaza. Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for two (2) years to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30-day retention; 7) Must comply with the noise ordinance; 8) Maximum occupancy to be 78 people at all times; and 9) Hours of operation: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Thompson inquired whether staff typically recommends a Conditional Use Permit for one or two years for the Sale & On-site consumption of alcoholic beverages.

Ms. De Luna stated that staff recommends aligning the permit with the TABC license renewal, which is for two years. She mentioned that the owners are the business owners of the restaurant located in the plaza.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Connie Garza arrived to the meeting at 5:31p.m.

Started: 5:31 p.m.

Ended: 5:32 p.m.

Item #3

Conditional Use Permit

Renewal:

**To install a Temporary Mobile Office
being Lot 2A, Mission Business Park Subdivision
This property is located at 107 international Boulevard
I-1
B2Z Builders, LLC**

Ms. De Luna stated that the site is located at the Northeast corner of Industrial Way and International Boulevard. Pursuant to Section 1.45 (3) (f) of the City of Mission Code of Ordinances, a portable building requires the approval of a conditional use permit by the City Council. The applicant desires to place two (2) 8' x 20' modular offices for the sole use of the day-to-day business operations of said construction company. The initial approval took place on February 29, 2024 but the site has not developed yet. The access to the site is off International Boulevard by a 36-foot driveway. The property has an area of 142,270.99 square feet. The proposed hours of operation are as follows: Monday – Saturday, from 7:00 am to 6:00 pm. The working staff will be 4 employees. Parking & Landscaping: The applicant is proposing 7 parking spaces, thus compliant with the parking requirements. The city requires 10% of the landscaping to be irrigated. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Approval for 2-year re-evaluation subject to; 2) Must comply with all City Codes (Building, Fire, Health, etc.); 3) Hours of operation are Monday through Saturday from 7:00 a.m. to 6:00 p.m.; 4) No Business License will be issued before landscaping is in place; 5) Acquisition of a business license prior to occupancy; 6) Must comply with the noise ordinance; and 7) CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

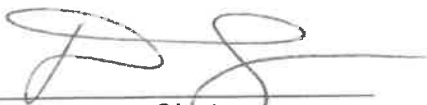
There was none

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#4

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:32 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission

**Mission Redevelopment Authority
Board of Directors Meeting
February 25, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, in person, February 25, 2026, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Director Burleson and Vice Chair Chapa. Participating in person were Candace Rodriguez, Charlie Garcia, Ray Garcia, Heron Lugo, Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Abel Bocanegra, Damien D. Tijerina, Ruben James de Jesus, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Tecló J. Garcia.

1. Call Meeting to Order at 4:03 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: January 21, 2026

There being no changes or corrections, upon a motion made by Director Dr. Noel O. Garza and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Board meeting minutes of January 21, 2026.

4. Acceptance of Project Reports.

Chairman Martin Garza recognized Abel Bocanegra, P.E. from Killam Development, who updated the Board on the **El Milagro Phase I Project**. He confirmed that the El Milagro subdivision plat has been recorded, and a reimbursement request has been submitted. Co-Interim City Manager JP Terrazas announced a forthcoming ribbon-cutting and noted that a punch list has been completed. The only outstanding issue is the power connections from AEP, which are delaying progress as they work on wiring and transformer installations. Expected completion is set for April.

Chairman Garza inquired about the city's maintenance schedule for the subdivision, to which Mr. Terrazas responded that maintenance on the subdivision commenced after the plat was recording. Chairman Garza expressed concern about the timeline, stating he would not approve a \$12 million reimbursement until AEP completes their installation of electrical panels and transformers. He suggested inviting an AEP representative to the next meeting for clarification on the delays. Mr. Terrazas mentioned he had spoken

with AEP's Dan Lucio, who promised to prioritize the issues raised. Chairman Garza insisted the Board needs answers from AEP before considering the reimbursement invoice. Secretary Aissa I. Garza requested detailed documentation supporting the invoice and the reimbursement agreement concerning electricity, indicating that payment will not be made at this time.

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

Chairman Martin Garza recognized Damien Tijerina, P.E. of L&G Engineering, who updated the Board on the **Inspiration Rd./Military Parkway Loop Phases II and III**. **Phase II** has been separated from the main project, focusing on designing Inspiration Rd. Mr. Tijerina noted that a railroad packet has been submitted to TxDOT, which is currently under review, and that construction is ongoing south of the railroad without affecting the road. They are addressing feedback on their 95% PS&E submittal and plan to collaborate with the City of Mission for bid letting.

The Advance Funding Agreement (AFA) for the Military Highway design is fully executed, allowing them to submit plans to TxDOT for this stand-alone project. Regarding **Phase III**, which involves acquiring Right-of-Way (ROW) for Inspiration Road's 22 parcels, Mr. Tijerina reported that 11 parcels have been acquired, two are under negotiation, six are closing, one is being appraised, and two are in eminent domain. The Military Parkway has 25 parcels, and although the AFA is executed, the firm will collaborate with the City of Mission on the update of the ROW map, parcel plats, and appraisals.

Mr. Tijerina provided a drawing indicating parcel location points for the Board's review, while Mr. Terrazas explained that Phase I has been split into two projects: one from Expressway to Military Highway, costing about \$17 million, and the Military Highway project, which faces a \$9M to \$10M funding shortfall. They have requested additional funding from Congresswoman Monica de la Cruz and the MPO. Mr. Tijerina added that L&G Engineering acts as the ROW property agent, coordinating appraisals and negotiations, while the City of Mission handles condemnation and eminent domain processes.

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

Chairman Martin Garza invited Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. Mr. Terrazas announced that the design for this project is 100% complete by Halff Associates. Ongoing negotiations with United Irrigation District (UID) have led to an agreement for the City to purchase 50 feet of ROW for an estimated \$150,000, a significant reduction from initial appraised value for the property. This amount is acceptable to UID, and documentation is pending. The project's total budget is \$90,000, covering design costs alone, and an amendment to the existing Reimbursement Agreement will be necessary once final estimates on the ROW with UID are finalized. Mr. Terrazas anticipates construction costs to reach \$1.5 million, pending bid letting.

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

Chairman Garza recognized Ruben James de Jesus, P.E. from Melden & Hunt Inc. (M&H) to discuss the **Tierra Dorada Sanitary Sewer Improvements Project**. This initiative aims to eliminate Lift Stations No. 13 and 14 in the Tierra Dorada Subdivision by constructing a new lift station to redirect sewer discharge into the existing trunkline along Los Ebanos Road. De Jesus noted delays due to testing challenges, although the gravity line has been installed. The contractor is currently addressing unforeseen leaks with point repairs. His firm is pressuring the contractor and has added crew members to ensure project completion by May 2026, focusing on testing, control panels, and the lift station. Mr. Terrazas mentioned that he is thankful that contractor has not charged for unforeseen Change Orders.

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

Mr. de Jesus updated the Board on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**, which involves rerouting Lift Station #10 from Mile 2 & FM 495 to the AGUA SUD lift station on FM 364 via force main. A 30% design has been submitted to the City of Mission, AGUA SUD, and the Drainage District for feedback. A meeting has been held with AGUA SUD to coordinate the connection to their wet well. Mr. de Jesus plans to submit a 60% design by March and a 90-100% by April, with bid letting anticipated in May. The Drainage District has approved the start of crossing permits. He also included an estimated \$150,000 upgrade for Lift Station #10, which may use contingency funds. Final estimates will be available after the 60% design is completed, and he can provide an agreement with AGUA SUD regarding passage rates at the next meeting.

Upon a motion made by Director Riddle and seconded by Director Dr. Noel O. Garza, 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 extends the road from Perez St. to Frontage Rd. for about ¼ mile. The project plans are complete, with TxDOT entrance and utility permits secured. It includes a 60-ft ROW with a 36-ft back-to-back curb section, and the appraisal for the remaining ROW is underway. He met with landowner Mr. Flores, who has yet to execute closing documents but intends to do so by Monday, March 2, 2026. Mr. de Jesus plans to meet with City staff to request a bid number and start the bidding process once he receives the closing documents. Approval from United Irrigation District has been obtained, and permits from TxDOT are in place. Chairman Garza requested a detailed overview of the project's budget and the amount spent so far. He asked for a breakdown of expenses to evaluate the project's financial status. Financial Officer Joe Salazar said he will provide this information at the next Board meeting.

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

Mr. de Jesus provided a brief update on the **Glasscock & Bryan Road Sanitary Sewer Improvements Project**, noting that point repairs have affected Contractor RDH due to Tierra Dorada. Currently, the contractor is dewatering and preparing for bore crossing on Bryan Road, with two water pumps in operation. The project will extend from Business 83 to the Expressway and from Glasscock to Shary Road.

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

Chairman Martin Garza invited Co-City Manager J.P. Terrazas to update on the **TIRZ Building** (1301 E. 8th Street) Improvements. Mr. Terrazas introduced Architect Charlie Garcia and Contractor Rey Garcia. Architect Charlie Garcia reported ongoing delays with the elevator installation due to issues with the elevator's manufacturer, Otis Elevator, whose components—some sourced domestically and others internationally, have caused setbacks. Rey Garcia also mentioned that once the elevator is installed, the company then hires electrical companies and other vendors to complete all working mechanisms. The stucco work outside the building will probably take an additional two weeks to complete, or by the end of March. He noted that McAllen Roofing did come by to take some measurements on the building's roof. Chairman Garza requested a timeline on pending items listed on their report, other than the elevator components, which are expected to arrive by April 10, 2026. He requested their presence at the next meeting for another update on the project. Mr. Terrazas mentioned that city staff also continue with the

remodeling of the building and have a presence every day on the site. Remodeling of the building should be completed by early April.

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

At **5:09 PM**, Chairman Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Dr. Noel O. Garza moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.

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

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

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

At **5:42 PM**, Chairman Garza announced that the Mission Redevelopment Board of Directors were reconvening in open session. Director Dr. Noel O. Garza moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.

No action was taken.

6. Discussion and possible action regarding a Directors & Officers Commercial Insurance Policy for 2026-2027.

Executive Director Tecló J. Garcia mentioned that this item was related to a Directors & Officers commercial insurance that includes several policies. He noted that not very many companies were offering coverage for this type of policy, but we have worked with HUB International for several years and the insurance policies expire next month. Staff provided a breakdown and brief descriptions of the policies including Professional Liability, Directors & Officers Commercial, Automobile Liability, Umbrella, Crime, General Liability, and Terrorism, along with premium amounts and increases in premiums (if any). Mr. Garcia recommends approval.

Upon a motion made by Director Dr. Noel O. Garza and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Directors & Officers Commercial Insurance Policy package for 2026-2027 as presented.

7. Acceptance of Unadjusted Financial Reports for January 2026.

Financial Officer Joe Salazar presented the Unadjusted Financial Report for January 2026.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously accepted the Financial Reports for the month of January 2026 as presented.

8. Approval of invoices for February 2026.

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously approved all invoices for the month of February 2026 as presented.

9. Discussion and possible action concerning the MRA 2026 Board meeting dates.

Executive Director Teclo Garcia indicated that he and Executive Assistant Judy Vega have reviewed potential dates for the MRA Board meetings. Ms. Vega noted that they discussed selecting dates that would not conflict with City Council meetings. It was concluded that the most suitable schedule would be to hold the meetings every third Wednesday of each month at 4:00 PM.

Chairman Garza called for a motion to approve the proposed date for MRA Board meetings moving forward.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno the Board unanimously approved the third Wednesday of each month at 4:00 PM for MRA Board meetings.

10. Adjournment.

As there was no further business to discuss, upon a motion made by Secretary Aissa I. Garza and seconded by Director Dr. Noel O. Garza, the Board unanimously voted to adjourn the meeting at 5:56 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
February 25, 2026**

MINUTES

Call to Order, Establishment of Quorum

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, in person, on February 25, 2026 at 801 N. Bryan Road, Mission, Texas and at 5:57 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Hector Moreno
Andrew C. Riddle
Dennis Burleson
Dr. Noel O. Garza

All the above were present except Director Burleson, Director Riddle, and Vice Chair Chapa. Participating in person were Attorney Gene Vaughan, J.P. Terrazas, Joe Salazar, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. **Call meeting to order and establish quorum.**
2. **Consent Agenda:**
 - A. **Approve minutes of the meeting of November 12, 2025 of the TIRZ #1.**
 - B. **Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the February 25, 2026 meeting.**
3. **Adjournment.**

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously approved the Consent Agenda.

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 5:58 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____

**NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
FEBRUARY 26, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

PRESENT:

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

ABSENT:

ALSO PRESENT:

Eugene Vaughn, JGKL LLP
Mark Hanna, Hanna Solutions

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero-Aguirre, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business
Development
Candace Rodriguez, Communications &
Public Relations Manager
Brianna Casares, Programs Director
Manuel Rodriguez, CEED Receptionist &
Marketing Asst.
Andy Garcia, Co-City Manager

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation President Richard Hernandez called the meeting to order at 4:00 PM.

2. Invocation: Jose G. Vargas.

3. Pledge of Allegiance: Treasurer Julian Alvarez.

4. Citizen's Participation: None.

5. Approval of Minutes: Regular Meeting & Public Hearings of January 22, 2026.

There being no corrections or additions, Jose G. Vargas moved for approval of the meeting minutes of January 22, 2026. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

6. Deliberation and possible action for the acceptance of the Unadjusted Financial Statement for January 2026.

Financial Officer Joe Salazar presented the unadjusted financial statement for January 2026.

Carl Davis moved for acceptance of the Unadjusted Financial Statement for January 2026. Motion was seconded by Jose G. Vargas and approved 7-0.

At **4:08 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

7. 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):

Report from CEO as to potential prospect(s):

- | | |
|----------------------------|---------------------------|
| A. Project Tool | D. Project Recycle |
| B. Project Javelina | E. Project Omar |
| C. Project 495X | F. Project Greens |

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. MEDC Land**
- B. Perkins Lots Update**

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

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

At **5:15 PM** President Richard Hernandez announced that the MEDC Board would be reconvening in open session.

Motions are as follows:

Report on Potential Project(s):

Project Tool: Jose G. Vargas moved to authorize staff to negotiate and execute a Letter of Intent for Project Tool as discussed in closed session. Motion was seconded by Vice President Deborah L. Cordova and approved 7-0.

Project Greens: Mayor Norie Gonzalez Garza moved to proceed with the settlement of litigation and closing of the sale as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 7-0.

Project Javelina: No action.

Project 459X: No action.

Project Recycle: No action.

Project Omar: No action.

Regarding Real Property:

A. MEDC Land: No action.

B. Perkins Lot Update: No action.

Consultation with Attorney: No action.

8. CEO Report on Economic Activity.

Chief Executive Officer Tecló J. Garcia presented this item by sharing the recent announcement of the Mission International Innovation District (MI2D), a 7,000-acre, next-generation economic development ecosystem located within the City of Mission. It is a purpose-built initiative to accelerate advanced manufacturing, technology, entrepreneurship and global logistics.

The Mission International Innovation District strategically brings together industrial parks, innovative firms, critical infrastructure, a skilled talent pipeline all within minutes of the U.S.–Mexico border. The result is a highly competitive environment where global companies scale faster, operate more efficiently, leverage supply chains and access markets across North America.

9. President Comments.

President Richard Hernandez thanked the MEDC staff for their hard work and dedication. He congratulated staff for their recent award of the Texas Economic Development Corporation's Certificate of Achievement for Economic Excellence.

10. Adjournment.

Carl Davis moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 7-0. The meeting was adjourned at 5:32 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary



Ambulance Board Meeting
Mission City Hall
September 16, 2025 at 3:00 pm

MINUTES

PRESENT:

Andy Garcia, Co-Interim City Manager
Juan Pablo Terrazas, Co-Interim City Manager
Mike Silva, Fire Chief
Cesar Torres, Police Chief
Jorge Flores, Deputy Chief
Adelina Reyna, EMS & CD Administrative Assistant
Juanita Alvarez, Administrative Coordinator
Robert Lopez, EMS Captain

ALSO PRESENT:

Tim Brown – Presiding Chair
Rene Lopez Jr. - Board Member
Dr. Ivan Melendez – Board Member
Kane Dawson – Board Member
Alvin Patina II – Board Member

CITIZENS PRESENT:

Tammy Patina
Teodoro Rodriguez, Assistant Chief of Police

REGULAR MEETING

CALL TO ORDER AND ESTABLISH QUORUM

With a quorum being present, Presiding Chair Tim Brown called the meeting to order at 3:03 p.m. Dr. Ivan Melendez presented himself at 3:09 p.m. (for the record). Kane Dawson excused himself at 4:17 p.m., still had quorum present (for the record)

INVOCATION AND PLEDGE ALLEGIANCE

Fire Chief Mike Silva led the invocation and Pledge of Allegiance.

INTRODUCTION OF City Management/ Council Members:

Andy Garcia, Co-Interim City Manager, Juan Pablo Terrazas, Co-Interim City Manager

INTRODUCTION OF GUESTS

Fire Chief Mike Silva, Robert Lopez, Adelina Reyna, Juanita Alvarez and Joey Flores from the Mission Fire Department were present.

Emergicon Kassi High and Jimmy White were present via Microsoft Teams

Approval of minutes from May 21, 2025 board meeting - Action Item

Kane Dawson makes a motion to approve the minutes. Chief Rene Lopez makes a second motion

PRESENTATIONS

1. **Mission Fire Department Quarterly Report – Deputy Chief Jorge Flores**
 - Numbers were presented for 04/01/2025- 06/31/2025
 - Charges have slightly increased, cash collections have increased \$153k
 - Cash per transport \$494.00
 - Quarter 3 commission rate is 8% and response time is 6:41
 - Need to address “patient preference” issue

2. **Mission Police Department Presentation – Chief of Police Cesar Torres**
 - Enforcement on traffic has helped prevent accidents
 - Tactical EMS group needed for PD, some training has been integrated with FD
 - When SWAT hits, FD department is always incorporated. Unit is posted a block away, they are sent in if needed after scene is safe
 - Mission has reduced traffic incidents and road rage due to the presents of patrol units in the streets

3. Old Business

Discussion on the roles and responsibilities of Ambulance Board Members (Policies)

- Fire Chief Mike Silva introduced the ordinance approved by council in regards to the roles and responsibilities of the board members

4. New Business

- Introduction of ordinance #5669
- Dr. Melendez stated section 5 lacks clarity
- Section 3 (a) is not the purpose of the board
- Co-Interim City Manager Andy Garcia will take to council to amend and will pass it on to legal department
- Board members want something drafted for next meeting to be discussed

5. Comments

- Tim Brown – We have figured out a formula that works, administration does more than admin work and he appreciates us
- Dr. Ivan Melendez – Need to clearly define role in community, what is our cost based on runs
- Alvin Patina – Doing a hell of a job, start thinking about giving calls away and use final unit for necessary major calls for Mission citizens
- Chief Cesar Torres – Thanks everyone for attending this board meeting
- Co-Interim City Manager Andy Garcia – Thanks everyone for the invite, team has done a great job on establishing the analytics. Response time suggestion NFPA guide lines anytime it goes over threshold to have a hot wash
- Chief Mike Silva – Thanks everyone for coming, working on ALS units, training done for EMT's to do IV's, Dr. Melendez will sign off skills sheet

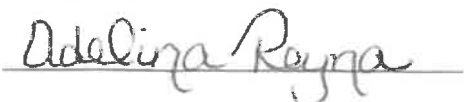
ADJOURNMENT

At 4:36 p.m., Dr. Ivan Melendez moved motion for adjournment. Motion was seconded by Alvin Patina and approved unanimously.



Mike Silva, Fire Chief

ATTEST:



Adelina Reyna, EMS & CD Administrative Assistant