

NOTICE OF SPECIAL MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
APRIL 29, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Richard Hernandez, President
Deborah Cordova, Vice President
Julian Alvarez, Treasurer
Estella Saenz, Secretary
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Jose G. Vargas

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Marissa Gerlach, Councilwoman

STAFF PRESENT:

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

1. Call to Order and Establish Quorum

After establishing a quorum of the Mission Economic Development Corporation, President Richard Hernandez called the meeting to order at 4:08 PM.

2. Invocation: Carl Davis.

3. Pledge of Allegiance: Treasurer Julian Alvarez.

4. Citizen's Participation: None.

5. Approval of Minutes: Regular Meeting & Public Hearing of March 26, 2026

Subject to a minor typographical correction, Carl Davis moved for approval of the Regular Meeting & Public Hearing minutes of March 26, 2026. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

6. Discussion and possible action for approval of Resolution No. 2026-02 Resolution of Mission Economic Development Corporation Authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Graphic Packaging International LLC; approving documents relating thereto; and approving other matters in connection therewith.

Mayor Norie Gonzalez Garza joined the meeting at 4:12 PM.

CEO Tecló J. García welcomed Lee McCormick, President of Community Development Associates, to present this item. Mr. McCormick introduced this project by saying that Graphic Packaging Holding Company (Graphic Packaging International, LLC) is headquartered in Georgia. The company operates on a global basis, is one of the largest producers of folding cartons and fiber-based foodservice products in the United States and Europe, and holds leading market positions in coated recycled paperboard, coated unbleached kraft paperboard and solid bleached sulfate paperboard.

The MEDC previously approved a \$100 million tax-exempt bond transaction in April 2025, which closed in May of that year. In August 2025, the MEDC approved a new inducement resolution for \$200 million, allowing the company to apply to the Texas Bond Review Board for 2026 bond allocation. The Company will receive a \$145,548,078 in tax-exempt bond allocation from the Texas Bond Review Board at closing in May 2026.

At closing, the MEDC is expected to receive approximately \$253,322 as issuer of the bonds and an annual fee of \$36,387 until maturity. This is a conduit transaction for the MEDC. The borrower is responsible for repayment of the debt. Approval of this resolution does not impose any payment or obligation on MEDC or the City of Mission, in connection with the financing. There is potential “reputational risk” if the borrower defaults, as the MEDC name is included on the bonds.

Vice President Deborah Cordova moved to approve Resolution No. 2026-02, Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Graphic Packaging International LLC; approving documents relating thereto; and approving other matters in connection therewith. Motion was seconded by Secretary Estella Saenz and approved 6-0.

7. Deliberation and possible action to accept the Adjusted Financial Statement for March 31, 2026.

Financial Officer Joe Salazar presented the Adjusted Financial Statement for March 2026 to the board.

President Richard Hernandez asked CEO Tecló J. García to elaborate on the sales tax information provided for Weslaco in comparison to Mission. Mr. García stated that Weslaco had an increase of 1.33% in sales tax revenue between the 2025 and 2026 fiscal year. In addition, he stated that Mission is on track for no losses or growth within the 2026 FY.

Carl Davis moved for acceptance of the Adjusted Financial Statement for March 2026, as presented. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

8. Deliberation and possible action to accept Quarterly Report of Investments for the Quarter ending March 31, 2026 and Interest Earned for Six Months ending March 31, 2026.

Financial Officer Joe Salazar presented the Quarterly Report of Investments for the Quarter ending March 31, 2026.

There being no changes or corrections, Vice President Deborah Cordova moved for approval of the Quarterly Report of Investments for the Quarter ending March 31, 2026 and the Interest Earned for Six Months as presented. Motion was seconded by Mayor Norie Gonzalez Garza and approved 6-0.

9. Public Hearing – MEDC Fiscal Year 2026 proposed project consideration related to an economic incentive for a manufacturing company, located in the City of Mission (Project Move).

President Richard Hernandez opened the public hearing at **4:29 PM** and called for any public comments in favor or against this project.

Comments: None.

President Richard Hernandez declared the public hearing closed at 4:30 PM.

10. Deliberation and possible action to approve an Economic Development Performance Agreement for Project Move.

CEO Tecló J. Garcia welcomed Chief Executive Officer, Ken Mack and General Manager, Anthony Matti from Bettcher Manufacturing to speak in more detail about Project Move. Mr. Mack stated that the facility on Trinity Street is currently their headquarters that also handles distribution. With Project Move, this will allow the facility to handle manufacturing as well by bringing in the necessary equipment from Mexico. In addition, Project Move will also allow Bettcher Manufacturing to retain 150 current full-time positions and create 45 new full-time positions.

Treasurer Julian Alvarez moved for approval of an Economic Development Performance Agreement for Project Move. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

11. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Project Move.

Mayor Norie Gonzalez Garza moved to authorize staff to publish a Notice of Intention to Undertake Project Move. Motion was seconded by Carl Davis and approved 6-0.

12. Discussion and possible action for approval of a modification to the agreement between MEDC and AutoChargeIt – Electric Car Chargers.

CEO Tecló J. Garcia shared that an additional expense of \$10,820.40 was added onto the initial price for the installation of two electric car chargers at CEED due to required fire safety components. The original price of \$42,080.94 increased to \$52,901.34 with the added fire safety components as required by the Mission Fire Department. Approval by the board is needed to move forward with this project.

Mayor Norie Gonzalez Garza moved for approval of the modification to the agreement between MEDC and AutoChargeIt – Electric Car Chargers, in the amount of \$52,901.34. Motion was seconded by Secretary Estella Saenz and approved 6-0.

13. Deliberation and possible action related to the conveyance of the following Projects to its respective entity:

- A. Shary Municipal Golf Course Improvements Project**
- B. Shary Municipal Golf Course Lighting Project**

CEO Tecló J. Garcia presented this item by stating that conveyance of these two projects to the City of Mission is necessary. The MEDC was the finance conduit for the projects but since their

completion they need to be transferred to their respective entity, the City of Mission.

Carl Davis moved for approval of the conveyance of the Shary Municipal Golf Course Improvements and Shary Municipal Golf Course Lighting Projects to their respective entity, the City of Mission. Motion was seconded by Treasurer Julian Alvarez and approved by 6-0.

14. Discussion and possible action to approve a Second Amendment to Reimbursement Agreement related to the Shary Municipal Golf Course.

CEO Tecló J. Garcia presented this item by stating that this Second Amendment proposes an additional \$185,000 bringing the total reimbursement agreement amount to \$500,000. Mr. Garcia welcomed Co-Interim City Manager Andy Garcia to elaborate on this item. Co-Int. City Manager Andy Garcia stated that the additional funds from this second proposed amendment is to install additional fencing and fill in any gaps left within the fairways with sod at the golf course.

Carl Davis moved for approval of a Second Amendment to Reimbursement Agreement related to the Shary Municipal Golf Course for an additional \$185,000. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

15. Discussion and possible action to approve an Amendment to the Corporation's FY 2026 Budget.

CEO Tecló J. Garcia presented this item by stating that this Budget Amendment is to approve the movement of the funds necessary for the reimbursement amendment related to the Shary Municipal Golf Course.

Mayor Norie Gonzalez Garza moved for approval of an Amendment to the Corporation's FY 2026 Budget. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

16. Discussion and possible action to approve a Memorandum of Understanding between Texas Citrus Fiesta, Mission Economic Development Corporation, and the City of Mission.

CEO Tecló J. Garcia presented this item by stating that this is a proposed Memorandum of Understanding (MOU) between the Texas Citrus Fiesta (TCF), Mission Economic Development Corporation (MEDC), and the City of Mission. Mr. Garcia welcomed Co-Interim City Manager Andy Garcia to elaborate on this item. Co-Int. City Manager Andy stated that because the TCF is independent from the City of Mission this MOU is to assist in governing the relationship between the TCF and the City of Mission. This MOU reflects \$125,000 that will be funded to TCF during the 2027 fiscal year between the City of Mission and the MEDC. All payments within this MOU are contingent upon TCF's compliance with its bylaws.

Carl Davis moved for approval of a Memorandum of Understanding between Texas Citrus Fiesta, Mission Economic Development Corporation, and the City of Mission as presented. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

At **5:08 PM**, President Richard Hernandez announced that the Mission Economic Development Corporation Board of directors will convene in closed session.

17. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001

Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospect(s):

**Project 495X
Project Box
Project Server**

**Project Greens
Project Cross Dock**

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

- A. M.E.D.C. Land**
- B. Perkins Lots Update**

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

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

At **5:36 PM**, President Richard Hernandedz announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session. Motions are as follows:

Report on Potential Project(s): No action was taken on any of the projects listed.

Regarding Real Property: No action was taken.

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071). Uncommonly Litigation: No action.

18. CEO Report on Economic Activity

CEO Tecló J. Garcia provided a brief update on the Mission Redevelopment Authority/TIRZ #1 Bond Series 2026; a bond of up to \$18 million that the Authority is seeking to acquire. He shared a list of potential projects that will be funded with the bond once acquired.

Mr. Garcia invited Communications & Public Relations Manager Candace Rodriguez to elaborate on two proclamations to be presented at City Council for National Small Business and Economic Development week. Three past program recipients (Kenya Morin, Maria Palomo, Carlos and Ashley Solis) attended the council meeting to share how they have been impacted by the Mission EDC. Additionally, the recent Stanley Black & Decker expansion responsible for adding 88 full-time positions and retaining 150 full-time positions was shared through a press release and posts on the Mission EDC's social medias accounts.

Mr. Garcia announced that CEED had a new tenant, who moved in in April, Xcelerate Advisory Services. They specialize in developing business development guides for startups and founders interested in expanding their business. A ribbon cutting was also held for ProCon's new Ready Mix concrete truck, an expansion to ProCon Services LLC that will assist them in further fulfilling future projects.

The Ruby Red Ventures Pitch Competition cohort for 2026 has been chosen. In total 54 applications were submitted and 10 small businesses were selected. The program begins on Tuesday, May 5th from 4-6 PM and ends on August 4th, with the competition taking place on August 7th. This will be in

collaboration with UTRGV's Advance Up Accelerator program; a program tailored towards businesses that have more experience and presence that are looking to expand.

In addition, Candace Rodriguez, Stephanie Mendiola, and Brianna Casares attended the North American Manufacturing Exposition in San Antonio and networked with some Mexico based manufacturers interested in potentially moving some operations to the United States. Ms. Casares and Ms. Mendiola also recently travelled to New Orleans to attend a course by the University of Oklahoma's Economic Development Institute. This is an intensive economic development course that focuses on providing a comprehensive curriculum that aligns with the International Economic Development Council's manuals and latest trends in economic development.

On Tuesday, May 12th, MEDC will be hosting a Business Resource Showcase with UTRGV's Workforce & Economic Development Division from 1:30-4:00 PM at CEED. This event will be to educate entrepreneurs and business owners about resources offered by UTRGV for small businesses owners and those interested in start-up businesses.

19. President Comments.

MEDC Board President Richard Hernandez expressed his gratitude to the Mission EDC staff for their work on all recent projects and upcoming events.

20. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 6-0. The meeting was adjourned at 6:06 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary