

**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:

Tecló 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 Teclo 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