

**NOTICE OF REGULAR MEETING & PUBLIC HEARINGS**  
**MISSION ECONOMIC DEVELOPMENT CORPORATION**  
**JANUARY 22, 2026      4:00 PM**  
**CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

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

**ABSENT:**

Deborah L. Cordova, Vice President

**ALSO PRESENT:**

Eugene Vaughn, JGKL LLP  
Mark Hanna, Hanna Solutions  
Antonio Enriquez, Architect, Project Market  
Jesus Gonzalez, Casa Antigua Inc.

**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-Interim 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 4:06 PM.

**2. Invocation:** Carl Davis.

**3. Pledge of Allegiance:** Mayor Norie Gonzalez Garza.

**4. Citizen's Participation:** None.

**5. Approval of Minutes: Special Meeting of December 10, 2025**

There being no corrections or additions, Treasurer Julian Alvarez moved for approval of the special meeting minutes of December 10, 2025. Motion was seconded by Jose G. Vargas and approved 6-0.

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

Financial Officer Joe Salazar presented the Unadjusted Financial Statement for December 2025.

President Richard Hernandez directed Mr. Salazar's attention to the "Incentive-CEED SBA" item on page 39. Mr. Salazar noted that this item pertained to the UTRGV Kauffman FastTrac Program, which takes place at the CEED each Spring. President Hernandez then suggested to Mr. Salazar that the item be renamed for better clarity regarding its purpose.

Carl Davis moved for acceptance of the Unadjusted Financial Statement for December 2025. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

**7. Deliberation & possible action for acceptance of Quarterly Report of Investments for the General Fund for Quarter ending December 31, 2025 and Interest Earned for Three Months Ending December 31, 2025.**

Financial Officer Joe Salazar presented the quarterly report of investments for the general fund for the quarter ending December 31, 2025 and interest earned for three months ending December 31, 2025.

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for acceptance. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**8. Discussion and possible action related to Resolution No. 2026-01, Resolution of the Board of Directors of Mission Economic Development Corporation, designating a depository bank, and authorizing the performance of all banking functions relating to the opening and maintaining of bank accounts for the Mission Economic Development Corporation, and the designation of signatories on such accounts.**

Chief Executive Officer Teclo J. Garcia explained that this Resolution was necessary for the purpose of establishing signatories for the depository bank selected by the MEDC.

Jose G. Vargas moved for approval on Resolution No. 2026-01. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**9. Public Hearing – Consideration of a MEDC Fiscal Year 2026 proposed project related to an economic incentive for the construction of a new restaurant, to be located at 701 N. Shary Road, Mission, Texas (Project Superior).**

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

Comments: None.

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

**10. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Superior.**

Chief Executive Officer Tecló J. Garcia presented the proposed construction of a new Don Pepe's restaurant on Shary Road. The \$4 million project is expected to create at least 40 jobs by December 2028, generate approximately \$4 million in annual revenue, and support an estimated \$1.4 million in payroll. The project is projected to generate between \$80,000 and \$100,000 annually in sales tax revenue. The MEDC will provide an incentive not to exceed \$225,000, to be disbursed in three installments linked to project completion milestones.

There being no corrections or additions, Carl Davis moved for approval of an Economic Development Performance Agreement for Project Superior. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

**11. Public Hearing – Consideration of a MEDC Fiscal Year 2026 proposed project related to an economic incentive for remodeling of a retail building, located at 924 N. Conway Avenue, Mission, Texas (Project Market).**

President Richard Hernandez opened the public hearing at 4:26 PM and called for any public comments in favor or against this project.

Chief Executive Officer Tecló J. Garcia introduced and welcomed Jesus Gonzalez, owner of Casa Antigua, Inc. and his project's Architect, Antonio Enriquez. Mr. Gonzalez shared that his company is interested in remodeling the building located at 924 N. Conway Ave., Mission. The project's lead Architect, Antonio Enriquez, briefly shared improvements that have been made so far to the building.

President Richard Hernandez declared the public hearing closed at 4:31 PM.

**12. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Market.**

Chief Executive Officer Tecló J. Garcia welcomed Business Development Director Stephanie Mendiola to present this item. Ms. Mendiola noted that this project involves renovation of an existing building on N. Conway in Mission. The \$300,000 investment is expected to create at least five jobs by January 2028. MEDC will provide a one-time incentive not to exceed \$30,000 upon fulfillment of the agreement terms.

Jose G. Vargas noted that Article III of the Economic Development Performance Agreement mandates job creation, specifically under Creation of Jobs. However, the initial application indicates that the market would operate under the direction of Jesus Gonzalez, with Casa Antigua, Inc. Mr. Gonzalez clarified that the retail spaces will be leased and not managed by him, meaning that the promised creation of five jobs cannot be assured. Given that the job creation does not stem from the owner's direct commitment, Legal Counsel Gene Vaughn recommended approving the agreement with the removal of a job creation commitment as stated in *Article III, Job Creation and Other Commitments Guaranteed by*

*Company, Section 3.2, Conditions to Grant Payment and Rebate, B. Other Conditions, 3. Creation of Job. Company or tenant will create the jobs by January 2028.* President Richard Hernandez confirmed with Chief Executive Officer Tecló J. García his agreement to eliminate the job creation commitment in Article III.

Subject to the removal of the job creation commitment as recommended by Legal Counsel Gene Vaughan, Treasurer Julian Alvarez moved for approval of an Economic Development Performance Agreement for Project Market. Motion was seconded by Carl Davis and approved 6-0.

**13. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Projects Superior and Market.**

Mayor Norie Gonzalez Garza moved to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Projects Superior and Market. Motion was seconded by Jose G. Vargas and approved 6-0.

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

Chief Executive Officer Tecló J. García stated that RGV Padel Club was approved to receive \$141,000 in three annual installments under a performance agreement dated May 6, 2024. The proposed second amendment authorizes an early disbursement of \$45,309.15 from the \$141,000 amount to fund construction of an exterior roof not included in the original building plans. He recommends approval.

Jose G. Vargas moved for approval of Second Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and RGV Padel Club LLC. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**15. Discussion and possible action for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation concerning the Children's Advocacy Center.**

Chief Executive Officer Tecló J. García reported that the Children's Advocacy Center building needs repair. The MEDC has partnered with the City of Mission to reimburse the cost of these improvements, which are not to exceed \$153,311.47. Mr. García and staff recommend approval of the Reimbursement Agreement.

Carl Davis moved for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation. Motion was seconded by Jose G. Vargas and approved 6-0.

At **4:47 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

**16. 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)**

**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).**

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

At **5:24 PM** President Richard Hernandez announced that the MEDC Board would be reconvening in open session.

Motions:

Report from Potential Project(s): No action.

Regarding Real Property:

- A. MEDC Land: No action.
- B. Perkins Lot Update: No action.

Consultation with Attorney: Mayor Norie Gonzalez Garza moved to authorize the Chief Executive Officer to settle the ongoing Uncommonly LLC litigation within the bounds discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**17. Discussion regarding MEDC 2026 Board Meeting Dates.**

President Richard Hernandez stated that the MEDC regular board meetings will be scheduled every 4<sup>th</sup> Thursday of each month at 4:00 PM with no meeting scheduled in November. A special MEDC meeting will be scheduled for Thursday, December 10, 2026.

Mayor Norie Gonzalez Garza moved to approve MEDC 2026 Board meetings dates as proposed by President Richard Hernandez. Motion was seconded by Carl Davis and approved 6-0.

**18. CEO Report on Economic Activity.**

Chief Executive Officer Teclo J. Garcia reported on a 2025 end-of-year housing report from the Greater McAllen Association of Realtors and the Texas Realtors Association. The report covered the City of Mission's median housing price which is \$285,000 which is up 4% from 2024.

Most homes are within the \$200,000-\$299,000 price range, with 40% of homes being sold within that price range and 30% being sold within the \$300,000-\$400,000 range. The current housing inventory is nine months of inventory, when compared to last year there was seven months of inventory.

Neighboring cities median home prices are: Palmhurst - \$460,000; Palmview - \$287,000; Pharr - \$170,000; Weslaco - \$204,000; Edinburg - \$278,000; Alton - \$255,000; and McAllen - \$250,000.

**19. President Comments.**

President Richard Hernandez invited Mayor Norie Gonzalez Garza to speak on the upcoming events related to the Texas Citrus Fiesta's upcoming Parade of Oranges. Mr. Hernandez thanked the MEDC staff for their hard work on all ongoing projects.

**20. Adjournment.**

Carl Davis moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 6-0. The meeting was adjourned at 5:43 PM.

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Richard Hernandez, President

ATTEST:

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Estella Saenz, Secretary