

NOTICE OF REGULAR MEETING & PUBLIC HEARINGS
MISSION ECONOMIC DEVELOPMENT CORPORATION
MARCH 26, 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 Cordova, Vice President

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Mark Hanna, Hanna Solutions

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
Manuel Rodriguez, 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 4:05 PM.

2. Invocation: Treasurer Julian Alvarez.

3. Pledge of Allegiance: Secretary Estella Saenz.

4. Citizen's Participation: None.

5. Approval of Minutes: Regular Meeting of February 26, 2026

Carl Davis moved for approval of the special meeting minutes of February 26, 2026. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

6. Deliberation and possible action to accept the Auditor's Report for MEDC's financial statements for the fiscal year ended September 30, 2025, by Burton McCumber & Longoria, CPAs.

Chief Executive Officer Teclo J. Garcia introduced Rick Longoria and Josh Longwell with Burton McCumber & Longoria CPAs to present the audit report. Mr. Longoria shared that the audit was completed earlier than expected and that no difficulties were encountered. He noted that expenses reflected an increase of \$6,913,640 or 129% in Fiscal Year 2024 from Fiscal Year

2025. The increase is attributed to Killam Development's El Milagro Phase I Project which began in 2021. The project concluded and was transferred to the City of Mission in 2025. In conclusion, Mr. Longoria and Mr. Longwell provided a clean audit report with no major concerns.

Jose G. Vargas moved to accept MEDC's Financial Statements and Auditor's Report for Fiscal Year ended September 30, 2025. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Mayor Norie Gonzalez Garza joined the meeting at 4:19 PM.

Mayor Norie Gonzalez Garza left the meeting at 4:27 PM and rejoined at 4:39 PM.

7. Deliberation and possible action for the acceptance of the Adjusted Financial Statement for February 2026. (Question by Richard at 33:03)

Financial Officer Joe Salazar presented the Adjusted Financial Statement for February 2026.

President Richard Hernandez asked for clarification on an incentive status for New Quest Properties. Mr. Garcia stated that there have been some concerns about New Quest Properties' sales tax rebate since they sold the property to another entity and communication with them has been unclear. He is inquiring with legal to see if the agreement is transferable.

Treasurer Julian Alvarez moved for approval of the Adjusted Financial Statement for February 2026. Motion was seconded by Carl Davis and approved 6-0.

Mayor Norie Gonzalez Garza left the meeting at 4:48 PM.

8. Deliberation & possible action to approve a Reimbursement Agreement between Mission Economic Development Corporation and the City of Mission.

CEO Tecló J. Garcia noted that this Reimbursement Agreement is between the City of Mission MEDC for the Bentsen Palm Community Park. The agreement is for lighting improvements to their tennis courts in the amount of \$20,000.

Carl Davis moved for approval of a Reimbursement Agreement between Mission Economic Development Corporation and the City of Mission in the amount of \$20,000. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

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

No action.

10. 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 Tool).

President Richard Hernandez opened the public hearing at **4:51 PM** for public comments in favor or against this project.

Comments: None.

President Richard Hernandez declared the public hearing closed at **4:52 PM**.

11. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Tool.

CEO Tecló J. Garcia welcomed Business Development Director Stephanie Mendiola to present this item. Ms. Mendiola stated that after authorization to negotiate and execute a letter of intent was granted in February, MEDC moved forward with Project Tool. The project consists of the expansion of Stanley Black & Decker's manufacturing company in Mission. This performance agreement will assist in the retention of 150 existing jobs and creation of 88 new full-time positions. The company will be paid \$100,000 annually for five years and will also receive a 50% property tax rebate for up to six years in an amount not to exceed \$240,000. Plant Manager Pablo de los Santos with Stanley Black & Decker spoke briefly about the company's plans to expand.

Carl Davis moved for approval an Economic Development Performance Agreement for Project Tool as presented. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

12. 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 Tool.

Jose G. Vargas moved for approval to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026 for Project Tool. Motion was seconded by Secretary Estella Saenz and approved 5-0.

At **5:01 PM**, President Richard Hernandez announced that the MEDC Board would be convening in closed session.

13. 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 Recycle
Project Superior	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. 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 **6:01 PM**, President Richard Hernandez announced that the MEDC Board would be convening in open session. Motions are as follows:

Report from Potential Project(s):

Project 495X: No action.

Project Superior: No action.

Project Recycle: No action.

Project Greens: Jose G. Vargas motioned to authorize legal counsel to proceed as discussed in executive session. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Regarding Real Property:

A. MEDC Land: No action.

B. Perkins Lots Update: No action.

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

14. CEO Report on Economic Activity.

CEO Teclo J. Garcia informed the Board about Red Ventures – The Competition, a program in collaboration with UTRGV’s Accelerate Up, and mentioned it will be open from March 30th to April 20th. This is a 14-week program that encourages Mission businesses to apply and compete in a pitch competition for up to a \$50,000 in prize money. He also invited the Board to a press conference on April 1st at CEED to launch the Mission Ready Program, and informed the Board about his recent Texas Freight Advisory committee meeting in Austin. TxDOT is developing a plan to move freight as efficiently as possible throughout the state in collaboration with county and city officials. At this meeting, Mr. Garcia provided an update on the Anzalduas Bridge and Mission road improvements. Mr. Garcia and Public Relations & Communications Manager Candace Rodriguez attended a Groundbreaking Ceremony for the Mission Housing Authority. This ceremony was for a 72-unit three-story mixed apartment complex for low to moderate income families.

Jose G. Vargas left the meeting at 6:10 PM.

15. President Comments.

President Richard Hernandez expressed gratitude to MEDC staff for their hard work in all recently completed and ongoing projects.

16. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 4-0. The meeting was adjourned at 6:12 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary