NOTICE OF REGULAR MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JUNE 25, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVEVELOPMENT

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

ABSENT:
Richard Hernandez, President

ALSO PRESENT:
Eugene Vaughan, JGKL LLP
Marissa Gerlach, Councilwoman
Christie Gonzalez, Leadership Mission
Joe Treviño, Leadership Mission
Lee McCormick, President, CDA

STAFF PRESENT:
Teclo J. Garcia, CEO
Belen Guerrero, COO
Joe Salazar, Financial Officer
Judy Vega, Executive Assistant
Stephanie Mendiola, Director of Business Development
Candace Rodriguez, Communications & Public Relations Manager
Brianna Casares, Director of Programs
Manuel Rodriguez, CEED Receptionist & Marketing Asst.
Alyssa Cedillo, MEDC Finance Intern
Regina Valdez, MEDC Marketing Intern

1. **Call to Order and Establish Quorum**

   In the absence of Board President Richard Hernandez, and after establishing a quorum of the Mission Economic Development Corporation, Vice President Deborah L. Cordova called the meeting to order 4:05 PM.

2. **Invocation:** Secretary Estella Saenz.

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

4. **Citizens' Participation:**

   Leadership Mission President Christie Gonzalez thanked the MEDC Board and staff for their assistance throughout the Leadership Mission Class 42 cohort. Mrs. Gonzalez also presented a video featuring testimonials from cohort members, who shared how the program supported their personal and professional development.

5. **Approval of Minutes: Regular Meeting of May 28, 2026**

   There being no corrections or additions, Mayor Norie Gonzalez moved for approval of the regular meeting minutes of May 28, 2026. Motion was seconded by Secretary Estella Saenz and approved 6-0.

6. Discussion and possible action regarding Resolution No. 2026-03, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Refunding Bonds and the Loan of the Proceeds Thereof to Natgasoline LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith.

Lee McCormick, President of CDA, presented this item (via teleconference) and stated that Natgasoline LLC, owns and operates a methanol production facility in Beaumont. In 2016, the Mission Economic Development Corporation (MEDC), issued approximately $253 million in tax-exempt and taxable debt to finance a portion of the facility. MEDC later refinanced the 2016 bonds with $336,430,000 in Senior Lien Revenue Bonds (Natgasoline Project), Series 2018.

Based on a reduced annual fee schedule, the MEDC expects to receive approximately $435,056 at closing for serving as Issuer of the bonds, as well as $36,369 annually until maturity. Mr. McCormick recommended that the MEDC Board adopts the final Resolution authorizing the issuance of tax-exempt private activity bonds in an amount not to exceed $290,950,000 to finance the Natgasoline LLC Project.

This is a conduit transaction for the MEDC. The borrower/applicant is responsible for repayment of the debt. Approval of this Resolution does not impose any payment or obligation on the MEDC or the City of Mission, in connection with the financing. There is potential "reputational risk" if the borrower defaults, as MEDC'S name is included on the bonds.

Treasurer Julian Alvarez moved to approve Resolution No. 2026-03, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Refunding Bonds and the Loan of the Proceeds Thereof to Natgasoline LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith. Motion was seconded by Jose G. Vargas and approved 6-0.

7. Deliberation and possible action to accept the Adjusted Financial Statement for May 2026.

Financial Officer Joe Salazar presented this item and recommended approval.

There being no corrections or additions, Secretary Estella Saenz moved for acceptance of the Adjusted Financial Statement for May 2026. Motion was seconded by Carl Davis and approved 6-0.

8. Discussion regarding preliminary Fiscal Year 2027 budget.

CEO Teclo J. Garcia reported that the Fiscal Year 2027 budget summary was presented for discussion only. He encouraged the Board to review the summary and contact Financial Officer Joe Salazar or himself with any questions. He said a second, preliminary draft will be presented next month for the Board's review, with final approval expected in August, and that an additional draft will be discussed at the July board meeting.

No action was taken.

9. Discussion and possible action for approval of a Reimbursement Agreement between Mission EDC & City of Mission for property improvement work performed by the City at the Mission Crossing (located on the north frontage road near Bryan Road).

Secretary Estella Saenz exited the meeting at 4:32 PM.

CEO Teclo J. Garcia presented this item and stated that the City of Mission completed improvements on MEDC-owned property located at 1407 E. Expressway 83, next to Olive Garden. The work included excavation and grading of a detention pond, installation of a storm drain, installation of sanitary sewer lines, erosion and sediment controls, and utility coordination and protection. The reimbursement request is for $42,040 and recommends approval.

Carl Davis moved to approve a reimbursement agreement between Mission EDC & the City of Mission for property improvement work performed by the City at the Mission Crossing. Motion was seconded by Jose G. Vargas and approved 5-0.

10. Discussion and possible action for approval of a Reimbursement Agreement between Mission EDC & City of Mission for property maintenance work performed by the City at Cimarron Country Club.

Teclo J. Garcia presented this item by stating that the City of Mission provided mowing services at the Cimarron Country Club property over the last few months. The amount requested for this reimbursement is $78,800.00, he recommends approval.

Jose G. Vargas moved to approve a Reimbursement Agreement between Mission EDC & City of Mission for property maintenance work performed by the City at Cimarron Country Club. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

Secretary Estella Saenz joined the meeting at 4:36 PM.

At **4:36 PM**, Vice President Deborah L. Cordova announced that the Mission Economic Development Corporation Board of Directors will convene in closed session.

11. 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 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): Uncommonly LLC Litigation

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

At **5:00 PM**, Vice President Deborah L. Cordova 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):
Project 495X: Mayor Norie Gonzalez Garza moved to authorize the CEO Teclo J. Garcia to execute a Letter of Intent for Project 495X as discussed in closed session. Motioned was seconded by Carl Davis and approved 6-0.

Project Greens: No action.

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):

Uncommonly LLC Litigation: No action.

12. CEO Report on Economic Activity.

CEO Teclo J. Garcia presented this item and invited Programs Manager Brianna Casares to provide an update on the Mission Ready Program. Ms. Casares stated that the program held orientation earlier this month and emphasized the importance of professionalism, to ease the interns into their new positions. She also highlighted three interns in the program: Aeryn Bautista with Progress Times, Jesus Peña with JD Jewelers, and America Escamilla with Longoria Realty.

Following the Mission Ready Program update, Mr. Garcia introduced MEDC interns Alyssa Cedillo and Regina Valdez. Ms. Cedillo graduated from Sharyland Pioneer High School attending the University of Texas at Austin. She plans to pursue a career in accounting and is currently an MEDC intern working closely with Financial Officer Joe Salazar. Ms. Valdez graduated from Sharyland High School and attending the University of Texas Rio Grande Valley with a focus on entrepreneurial studies. She currently works with Communications and Public Relations Manager Candace Rodriguez as an MEDC marketing intern.

Mr. Garcia stated that the Council for South Texas Economic Progress held an "Automotive Cluster Presentation and Panel Discussion" earlier in June. The event featured representatives from the automotive manufacturing industry in San Luis Potosí, where he collaborated with all parties involved to exchange ideas.

Mr. Garcia also provided an update on recent community events. He stated that a press conference took place on June 19 to announce the sale of the Cimarron Country Club and golf course to a new group of investors featuring Mission native and Professional Golfers' Association player Abraham Ancer. Later that evening, the ribbon cutting for the Starlight nighttime golf course took place, with Mr. Ancer as well.

In addition, Mr. Garcia reported that the Don Pepe's groundbreaking took place on June 2. This $4 million capital investment project will create a minimum of 40 jobs, with the potential to reach approximately 75 jobs. He also stated that the 14,000-square-foot facility will include a vendor market in addition to the restaurant.

To conclude the update, Mr. Garcia invited Financial Officer Joe Salazar to present a sales tax update for the last two months. Mr. Salazar stated that sales tax collections for May and June of fiscal year 2026 exceeded fiscal year 2025, compared to last year and that MEDC estimates a 2.75% to 3%

increase within the next few months.

13. President Comments.

Vice President Deborah L. Cordova thanked the MEDC staff for their work on recent and ongoing projects, especially the Cimarron Country Club sale press conference held on June 19. COO Belen Guerrero informed the Board on upcoming July events, including the State of the City of Mission, Downtown Assistance Program Awarding Event, Business Over Breakfast, and the Century Recycling Groundbreaking.

14. Adjournment.

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 6-0. The meeting was adjourned at 5:22 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary