NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
AUGUST 27, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVEVELOPMENT

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

ABSENT:
Julian Alvarez, Treasurer

ALSO PRESENT:
Greg Kerr, JGKL LLP
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.

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 4:01 PM.

2. **Invocation:** Carl Davis.

3. **Pledge of Allegiance:** Jose G. Vargas.

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

5. **The Board prioritized item #7 on the Agenda ahead of Item #5 as follows:**

   Discussion and possible action to approve Resolution No. 2026-05, Resolution regarding request of 360 Broadband, LLC for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding bonds; and authorizing other action related thereto.

   Lee McCormick, President of Community Development Associates introduced this item by saying that 360 Broadband, LLC is a Durant, Oklahoma-based telecommunications provider organized in 2023 to develop, own, and operate high-speed fiber optic broadband infrastructure serving rural communities. 360 Broadband is currently pursuing a significant fiber optic network built-out across a five-county region in North Texas and is interested in pursuing bond financing through the MEDC. The Project consists of a regional fiber backbone of high-count, high-capacity fiber optic cables, feeder routes into

local service areas, distribution networks bringing fiber closer to individual premises.

The Company expects to issue up to $175 million of tax-exempt private activity bonds to fund its construction. Assuming the tax-exempt bond allocation is awarded, the MEDC is projected to receive approximately $297,500 at closing for serving as the bond issuer, based on an issuance fee of approximately $253,750 along with an annual fee of approximately $43,750. The annual fee will continue until the bonds mature, which is estimated to be at least 10 years.

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 MEDC or the City of Mission. **Potential "reputational risk" exists if the borrower defaults since the MEDC name is** included on the bonds.

Mayor Norie Gonzalez Garza joined the meeting at 4:06 PM.

Carl Davis moved to approve Resolution No. 2026-05, Resolution regarding request of 360 Broadband, LLC for the issuance of one or more series of revenue bonds; authorizing the filing of an application for allocation of volume cap for private activity bonds with the Texas Bond Review Board; authorizing public hearings regarding bonds; and authorizing other action related thereto as presented. Motion was seconded by Jose G. Vargas and approved 6-0.

5. **Approval of Minutes: Regular Meeting & Public Hearing of July 23, 2026**

   There being no corrections or additions, Carl Davis moved for approval of the Special Meeting & Public Hearing minutes of July 23, 2026. Motion was seconded by Secretary Estella Saenz and approved 6-0.

6. **Deliberation and possible action to accept the Adjusted Financial Statement for July 2026.**

   Financial Officer Joe Salazar presented the Adjusted Financial Statement for April 2026. Mayor Norie Gonzalez Garza requested that staff separate the 2025 MEDC Shary Golf Lighting Loan and 2025 MEDC Bond Projects line items on page 15 to reflect the long-term debt charges for each item across all future Adjusted Financial Statements.

   Mayor Norie Gonzalez Garza moved for acceptance of the Adjusted Financial Statement for April 2026, as presented. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

7. **See Item #5.**

8. **Discussion and possible action to approve an Amendment to the Corporation's Fiscal Year 2026 Budget.**

   Financial Officer Joe Salazar presented this item and stated that the amendment applies to the MEDC Operating Fund, MEDC Debt Fund, and MEDC Capital Project Fund. He explained that the amendment will create line items for each requested item within its respective fund.

   Carl Davis moved to approve an Amendment to the Corporation's Fiscal Year 2026 Budget. Motion was seconded by Secretary Estella Saenz and approved 6-0.

9. **Deliberation and possible action for the approval of Resolution No. 2026-06, adopting Mission Economic Development Corporation's Fiscal Year 2027 Budget.**

   CEO Teclo J. Garcia said that the proposed budget had no changes to the one presented in June. The budget includes a 1.9% increase for Operations from the 2025-2026 fiscal year. This increase applies to the Mission Ready Program, Texas Citrus Fiesta, legal expenses, and the Shary Municipal Golf Course.
   Mayor Norie Gonzalez Garza moved to approve Resolution No. 2026-06, adopting Mission Economic Development Corporation's Fiscal Year 2026-2027 Budget. Motion was seconded by Carl Davis and approved 6-0.

10. **Discussion and possible action related to MEDC's Investment Policy.**

    CEO Teclo J. Garcia mentioned that this year's Investment Policy had one only one change from the prior policy, replacing Texas National Bank with Lone Star National Bank as MEDC's banking institution. He recommends approval.

    Mayor Norie Gonzalez Garza moved to approve MEDC's Investment Policy. Motion was seconded by Jose G. Vargas and approved 6-0.

11. **Public Hearing – MEDC Fiscal Year 2027 proposed project consideration related to an economic incentive for the development of a commercial project, to be located at 3131 North Conway Avenue, Mission, Texas 78572 (Project Fuel)**

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

    Comments: No comments were heard.

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

12. **Deliberation and possible action to approve an Economic Development Performance Agreement for Project Fuel.**

    CEO Teclo J. Garcia presented this item and stated that the performance agreement supports the development of a convenience store and fueling station at 3131 North Conway Avenue. He explained that the a one-time payment of $25,000 will be payable upon the project meeting certain conditions.

    Vice President Deborah Cordova moved for approval of an Economic Development Performance Agreement for Project Fuel (Stripes convenience store). Motion was seconded by Secretary Estella Saenz 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 2027 for Project Fuel.**

    Mayor Norie Gonzalez Garza moved to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2027 for Project Fuel. Motion was seconded by Carl Davis and approved 6-0.

14. **Discussion and possible action to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to Shops at 495 – Lot 1, LTD.**

    CEO Teclo J. Garcia presented this item and stated that the reimbursement agreement will reimburse the City of Mission for a half-cent sales tax incentive generated by the project. He explained that MEDC expects to provide a payout of $42,500.

    Jose G. Vargas moved to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to Shops at 495 – Lot 1, LTD. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

15. **Discussion and possible action to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to A-S 135 HWY 83-Bryan Rd. L.P.**

    CEO Teclo J. Garcia presented this item and stated that the reimbursement agreement will reimburse the City of Mission for a half-cent sales tax incentive generated by the project. He explained that MEDC expects to provide a payout of $226,000.

    Carl Davis moved to approve a Reimbursement Agreement between Mission Economic Development Corporation and City of Mission related to A-S 135 HWY 83-Bryan Rd., L.P. Motion was seconded by Jose G. Vargas and approved 6-0.

16. **Deliberation and possible action for the approval of a Memorandum of Understanding between Mission EDC and the City of Mission related to facility maintenance services, subject to final legal review and approval.**

    COO Belen Guerrero presented this item and stated that the Memorandum of Understanding addresses CEED facility maintenance services provided by the City of Mission's Maintenance Department. She explained that the MOU allows maintenance staff to provide services that include, but are not limited to, inspections, repairs, and groundskeeping. She also stated that the payout amount remains unchanged at $65,000 and recommends approval.

    Jose G. Vargas moved for approval of a Memorandum of Understanding between Mission EDC and the City of Mission related to facility maintenance services, subject to final legal review and approval. Motion was seconded by Vice President Deborah Cordova and approved 6-0.

17. **Deliberation and possible action to authorize CEO to execute a professional services contract with ARES Services Inc. for legislative consulting services, subject to final legal review and approval.**

    CEO Teclo J. Garcia presented this item and stated that it renews the professional services agreement with ARES Services Inc. for lobbying services, and recommends approval. During the discussion, Carl Davis requested that ARES Services Inc. present a quarterly report to the Board.

    Jose G. Vargas moved to authorize CEO to execute a professional services contract with ARES Services Inc. for legislative consulting services, subject to final legal review and approval. Motion was seconded by Secretary Estella Saenz and approved 6-0.
    At **4:50 PM**, President Richard Hernandez announced that the Mission EDC Board would be convening in closed session.

18. 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.):

A. Project Coat

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 **5:15 PM**, President Richard Hernandedz announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session. Motions are as follows:

Regarding Potential Project(s):
A. Project Coat: Vice President Deborah Cordova motioned to authorize CEO to negotiate a prospective incentive agreement as discussed in executive session. Motion was seconded by Carl Davis and approved 6-0.

Regarding Real Property:
A. MEDC Land: No action.
B. Perkins Lots Update: No action.

Consultation with Attorney: No action.

19. CEO Report on Economic Activity

CEO Teclo J. Garcia presented this item and stated that the Mission Small Business Expo is scheduled for September 16, 2026 at the Mission Event Center from 9 AM to 5 PM and free to the public. Mr. Garcia welcomed Programs Manager Brianna Casares to provide additional information about the Expo. Ms. Casares said the Expo has 50 confirmed small business booths and will also feature networking opportunities, panel discussions, a keynote speaker, and the Ruby Red Ventures Competition. Mr. Garcia mentioned that he will attend the Texas Department of Transportation's Texas Freight Advisory Committee meeting on September 1st and the TxDOT Border Trade Advisory Committee meeting on September 15th. He will also attend the Retail Live Conference with Business Development Director Stephanie Mendiola and Communications and Public Relations Manager Candace Rodriguez on September 2nd in Austin. Mr. Garcia shared will travel to San Luis Potosí for

Expo Potosí Industrial on October 8th & 9th. He mentioned that he recently participated at the South Texas Manufacturing Association's August luncheon to share recent developments within Mission.

Mr. Garcia stated that RGV Healthy Vending expanded into the neighboring warehouse suite formerly occupied by 5x5 Brewery. He explained that crews installed an industrial-grade epoxy floor, opened the wall between both suites, and added a new bay door to connect the spaces. He welcomed Communications and Public Relations Manager Candace Rodriguez to provide a comprehensive report on social media activity across MEDC's social media pages from August 2025 to August 2026. Ms. Rodriguez reported that social media views increased by 121%, engagement increased by 171%, total followers increased by 8.3%, and earned media spots across television, print, and radio totaled 103.

20. President Comments.

MEDC Board President Richard Hernandez thanked the MEDC staff for their hard work. Mayor Norie Gonzalez Garza briefly expressed her gratitude to MEDC staff as well.

21. Adjournment.

Vice President Deborah Cordova moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 6-0. The meeting was adjourned at 5:41 PM.

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Richard Hernandez, President

ATTEST:

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Estella Saenz, Secretary