

NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
JULY 23, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

PRESENT:

Deborah Cordova, Vice President
Julian Alvarez, Treasurer
Estella Saenz, Secretary
Carl Davis
Mayor Norie Gonzalez Garza

ABSENT:

Richard Hernandez, President
Jose G. Vargas

ALSO PRESENT:

Greg Kerr, JGKL LLP
Mark Hanna, Hanna Solutions
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

After establishing a quorum of the Mission Economic Development Corporation, Vice President Deborah Cordova called the meeting to order at 4:00 PM.

2. Invocation: Carl Davis.

3. Pledge of Allegiance: Estella Saenz.

4. Citizen's Participation: None.

5. Approval of Minutes: Regular Meeting of June 25, 2026.

There being no corrections or additions, Carl Davis moved for approval of the Regular Meeting of June 25, 2026. Motion was seconded by Mayor Norie Gonzalez Garza and approved 4-0.

6. Discussion and possible action regarding Resolution No. 2026-04, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Bonds and the Loan of The Proceeds Thereof to Graphic Packaging International, LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith.

Lee McCormick, President, CDA (via teleconference), introduced this item by saying that this was a final resolution for Graphic Packaging International LLC. The Project will recycle old, corrugated containers, post-consumer waste, box and manufacturing clippings, paper cup manufacturing clippings, and recovered paper cups into recycled paperboard. The facility was operational in October 2025 and is expected to reach full production in the second half of 2026. In addition to the solid waste recycling aspect, the company expects the project to improve the environmental footprint of its recycled paperboard manufacturing process by lowering greenhouse gas emissions intensity by an estimated 20% and energy and water usage intensity by approximately 18%.

If the company issues the full \$145,548,078 tax-exempt bonds to reimburse qualifying construction costs, MEDC would receive approximately \$253,322 for serving as the issuer of the bonds and an annual fee of \$36,387 until maturity.

This is a conduit transaction for the MEDC. The borrower 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, Texas, in connection with the financing. There is potential “reputational risk” if the borrower defaults, as the MEDC name is included on the bonds.

Treasurer Julian Alvarez joined the meeting at 4:07 PM.

Mayor Norie Gonzalez Garza moved for approval of Resolution No. 2026-04, Resolution of Mission Economic Development Corporation Authorizing the Issuance of One or More Series of Revenue Bonds and the Loan of The Proceeds Thereof to Graphic Packaging International, LLC; Approving Documents Relating Thereto; and Approving Other Matters in Connection Therewith. Motion was seconded by Secretary Estella Saenz and approved 5-0.

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

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

There being no corrections or additions, Carl Davis moved for acceptance of the Adjusted Financial Statement for June 2026, as presented. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

8. Deliberation and possible action to accept Quarterly Report of Investments for the Quarter ending June 30, 2026 and Interest Earned for Nine Months ending June 30, 2026.

Financial Officer Joe Salazar presented the quarterly report of investments for the quarter ending June 30, 2026 and interest earned for Nine Months ending June 30, 2026.

Secretary Estella Saenz moved to accept the Quarterly Report of Investments for the Quarter ending June 30, 2026 and Interest Earned for Nine Months ending June 30, 2026. Motion was seconded by Mayor Norie Gonzalez Garza and approved 5-0.

9. Discussion regarding preliminary Fiscal Year 2027 budget.

CEO Teclo J. Garcia stated that the preliminary budget was presented for the Board's review last month and asked the Board if there were any questions or concerns; he added that the final budget will be presented to the Board in August for approval by resolution. Secretary Estella Saenz proposed scheduling a Finance Committee meeting to review the budget before the Board approves it, and Mr. Garcia agreed to schedule that meeting.

Discussion only. No action taken.

10. Public Hearing – MEDC Fiscal Year 2026 proposed project consideration related to an economic incentive for a multi-tenant commercial project, to be located at 2301 N. Conway, Mission, Texas (Project 495X).

Vice President Deborah Cordova opened the public hearing at 4:19 PM and called for any comments in favor or against this project.

Comments: None.

Vice President Deborah Cordova declared the public hearing closed at 4:20 PM.

11. Deliberation and possible action to approve an Economic Development Performance Agreement for Project 495X.

CEO Teclo J. Garcia presented this item and stated that the performance agreement relates to a proposed shopping center to be located at 2301 N. Conway Avenue. He explained that Merit CRE will oversee the project, which will include six retail suites upon completion.

They have applied for financial incentives not to exceed \$800,000, which will be paid in four (4) installments as follows: \$250,000 upon breaking ground; \$250,000 on the 1st anniversary of the commencement of operations; \$150,000 on the 2nd and 3rd anniversaries of the commencement of operations.

Carl Davis moved for approval of an Economic Development Performance Agreement for Project 495X. Motion was seconded by Mayor Norie Gonzalez Garza 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 495X.

Carl Davis moved to authorize staff to publish a Notice of Intention to Undertake Project 495X. Motion was seconded by Secretary Estella Saenz and approved 5-0.

13. Discussion and possible action to approve a first Amendment to an Economic Development Performance Agreement related to Project Superior.

CEO Teclo J. Garcia presented this item and stated that the amendment addresses a legal entity name change for Project Superior, from H&B Southern Investments to Papa Jasso's

LLC (Don Pepe's Restaurant) on the original performance agreement. All terms and conditions of the agreement remain the same.

Mayor Norie Gonzalez Garza moved to approve a first amendment to an Economic Development Performance Agreement related to Project Superior. Motion was seconded by Treasurer Julian Alvarez and approved 5-0.

14. Discussion and possible action to approve a reimbursement agreement between MEDA and Mission Economic Development Corporation ("MEDC") to reimburse MEDC for engineering costs and taxes related to MEDA Land paid for by MEDC on behalf of MEDA.

CEO Teclo J. Garcia presented this item and stated that MEDA contracted M2 Engineering PLLC to provide civil engineering, topographic survey, and boundary survey services for its 88-acre tract of land. He explained that MEDC paid for these services, as well as tax invoices received from the United Irrigation District. Mr. Garcia stated that the reimbursement agreement will allow MEDA to repay MEDC for the engineering services and related invoices.

Carl Davis moved to approve a reimbursement agreement between MEDA and Mission Economic Development Corporation ("MEDC") to reimburse MEDC for engineering costs and taxes related to MEDA Land paid for by MEDC on behalf of MEDA. Motion was seconded by Secretary Estella Saenz and approved 5-0.

At **4:31 PM**, Vice President Deborah Cordova announced that the Mission Economic Development Corporation Board of Directors would be convening in closed session.

15. 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 Fuel**
- B. Project Century**
- C. Project Javalina**
- D. Project Server**

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 **4:59 PM**, Vice President Deborah 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 Fuel: Treasurer Julian Alvarez moved to authorize CEO to enter negotiations for the prospect of a Letter of Intent with parameters discussed within closed session. The motion was seconded by Carl Davis and approved 5-0.

Project Century: No action.

Project Javalina: No action.

Project Server: 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): No action.

16. CEO Report on Economic Activity

CEO Teclo J. Garcia began this item by inviting Programs Director Brianna Casares to provide an update on Mission EDC's current programs. Ms. Casares stated that the Downtown Assistance Program Committee recently met to select seven award recipients. The selected recipients include Conway Food Mart, Saveco Insurance, David Jose Garza, D'LUX Event, Southern Fried, Lionel's Western Wear, and Mission Boot Shop.

Ms. Casares highlighted Mission Boot Shop and stated that the business currently uses equipment that is more than 80 years old. She explained that the award will help the business update its equipment. On July 24, 2026 Mission EDC staff will visit the selected businesses to notify them of their award and ask some of the business owners to participate in a short interview to share how the award will benefit their business.

In addition, Ms. Casares stated that the Mission Ready Program will conclude on July 24, 2026. Mission EDC will host a celebration on August 6, 2026 to highlight the interns' experiences with their employers and how the program benefited their personal and professional development.

Ms. Casares also reported that the Ruby Red Ventures Program, in partnership with UTRGV, is nearing its completion. Nine businesses will participate in the pitch competition during the upcoming Small Business Expo at the Mission Event Center on September 16, 2026. The

Small Business Expo will offer free admission and will feature up to 60 small business booths, panel discussions, and networking opportunities.

The discussion then shifted to recent economic development and infrastructure updates. Mr. Garcia stated that he recently attended TxDOT Plan Con 2026, which focused on funding ongoing projects and successful infrastructure and development strategies used in various communities throughout Texas. He also presented an update on 2026 housing permit statistics for single-family and multifamily homes in the City of Mission, to date the city issued 245 single-family home permits and 166 multi-family home permits, for a total of 411 permits.

Mr. Garcia then provided an update on Anzalduas Bridge crossings and said that empty commercial vehicle crossings decreased by an average of 20% to 50%, passenger vehicle crossings increased by 8% to 14%, passenger bus crossings decreased by 11% to 47%, and maquila employee crossings decreased by 8% to 16%.

Lastly, Mr. Garcia reported that the City of Mission's unemployment rate has remained at 5.5% for the last four years and said that workforce adds an average of 700 jobs each year in the government, healthcare, and trade sectors. He also noted that Mission's unemployment rate is 1% higher than neighboring cities such as McAllen and Edinburg, but 2% lower than Pharr and Brownsville.

17. President Comments.

None.

18. Adjournment.

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Secretary Estella Saenz and approved 5-0. The meeting was adjourned at 5:22 PM.

ATTEST:

Richard Hernandez, President

Estella Saenz, Secretary