

**NOTICE OF REGULAR MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
OCTOBER 15, 2025 4:00 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

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

**ABSENT:**

Deborah L. Cordova, Vice President

**ALSO PRESENT:**

Marissa Gerlach, Councilwoman  
Gene Vaughn, JGKL LLP  
Lee McCormick, President, CDA

**STAFF PRESENT:**

Tecló J. Garcia, CEO  
Belen Guerrero, COO  
Judy Vega, Executive Assistant  
Stephanie Mendiola, Director of Business Development  
Brianna Casares, Director of Programs  
Candace Rodriguez, Communication and Public Relations Manager  
Andy Garcia, Interim. Co-City Manager  
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 4:04 PM.

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

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

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

**5. Approval of Minutes: Regular Meeting September 17, 2025**

There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the regular meeting minutes of September 17, 2025. Motion was seconded by Carl Davis and approved 5-0.

**6. Deliberation and possible action regarding Resolution No. 2025-14 resolution regarding request of Synthica San Antonio, 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 the bonds; and authorizing other action related thereto.**

Synthica Energy, LLC and its subsidiaries, including Synthica San Antonio, LLC, an energy transition platform backed by Goldman Sachs that develops, owns, and operates large-scale

anaerobic digestion (“AD”) facilities to convert pre-consumer organic waste into renewable natural gas (“RNG”). The San Antonio, Texas, facility is interested in pursuing tax-exempt bond financing through the MEDC.

Synthica intends to develop, construct, and operate a commercial anaerobic digestion facility in San Antonio, which will process a variety of organic wastes and produce energy primarily in the form of renewable natural gas (RNG). The San Antonio Facility is being designed to accept and process 250,000 wet tons per year of organic waste feedstocks, degrade the feedstock through two-phase anaerobic digestion to generate raw biogas, and upgrade the raw biogas into new RNG that can be injected into a nearby gas pipeline.

The Company expects to issue \$100 million of tax-exempt bonds in 2026 to fund construction costs. Assuming the tax-exempt bond allocation is awarded, the MEDC is projected to receive approximately \$155,000 at closing for serving as the bond issuer, along with an annual fee of \$25,000 until the bond matures.

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 Mission Economic Development Corporation or the City of Mission, Texas in connection with the financing. Potential “reputational risk” exists if the borrower defaults since the MEDC name is included on the bonds.

There being no corrections or additions, Carl Davis moved for approval of Resolution No. 2025-14. Motion was seconded by Jose G. Vargas and approved 5-0.

**7. Discussion and possible action for acceptance of Unadjusted Financial Statement for September 2025.**

Financial Officer Joe Salazar presented and recommended approval of the Unadjusted Financial Statement for September 2025.

There being no corrections or additions, Jose G. Vargas moved for approval. Motion was seconded by Secretary Estella Saenz and approved 5-0.

Treasurer Julian Alvarez joined the meeting at 4:24 PM.

**8. Deliberation and possible action for acceptance of MEDC Financial Statements & Independent Auditor’s Report for Fiscal Year ended September 30, 2024.**

Chief Executive Officer Tecló J. Garcia recommended that no action be taken on this item, as the auditors are currently confirming all conduit debt transactions associated with Lee McCormick, President, CDA.

No action was taken.

**9. Deliberation and possible action to accept a Quarterly Report of Investment for the General Fund for the Quarter ending September 30, 2025, and Interest Earned for Twelve Months ending September 30, 2025.**

Financial Officer Joe Salazar presented this item by stating that most funds are in Tex Pool with no current CDs. This quarter’s beginning balance was \$3,702,232.36 with \$200,000 withdrawn

and \$39,716.14 interest earned. The current market value is \$3,541,948.50.

Carl Davis moved for approval of the Quarterly Report of Investment for the General Fund for the Quarter ending September 30, 2025, and Interest Earned for Twelve Months ending September 30, 2025. Motion was seconded by Secretary Estella Saenz and approved 6-0.

**10. Discussion and possible action to authorize the CEO to solicit proposals from financial institutions for banking services for the Mission Economic Development Corporation.**

Chief Executive Officer Tecló J. Garcia presented this item by saying that staff is requesting authorization to solicit banking proposals for MEDC's Operating accounts. Funding requests are currently being dispersed by the City of Mission. However, MEDC aims to manage its own disbursements moving forward with a banking institution. Once proposals are received, MEDC's Finance Committee will review the proposals and soon after making a recommendation to the Board of Directors on the selected banking institution.

There being no corrections or additions, Jose G. Vargas moved for approval to solicit proposals from financial institutions for banking services for the Mission Economic Development Corporation. Motion was seconded by Carl Davis and approved 6-0.

**11. Discussion and possible action concerning an Advance Funding Agreement between the City of Mission and Mission Economic Development Corporation related to funding for the construction of infrastructure improvements on a 5+ acre tract owned by MEDC and located at 1407 East Expressway 83, Mission, Texas.**

Chief Executive Officer Tecló J. Garcia presented this item by mentioning that staff is seeking approval for an Advanced Funding Agreement with the City of Mission. The agreement is for utility infrastructure improvements needed for the 5+ acre tract, owned by MEDC, located just east of the Olive Garden Restaurant. Mr. Garcia mentioned that once the improvements are completed, the property will be more marketable.

Upon approval, the estimated cost for the infrastructure improvements will be \$237,000, which will be paid up front to the City of Mission, noting that the procurement and construction management process will be handled by the City of Mission.

There being no corrections or additions, Treasurer Julian Alvarez moved for approval an Advance Funding Agreement between the City of Mission and Mission Economic Development Corporation related to funding for the construction of infrastructure improvements on a 5+ acre tract owned by MEDC and located at 1407 East Expressway 83, Mission, Texas. Motion was seconded by Jose G. Vargas and approved 6-0.

**12. Discussion and possible action regarding Amendment to MEDC's FY 2026 Budget.**

Chief Executive Officer Tecló J. Garcia presented this item by stating that this amendment involves the Advance Funding Agreement that was just approved for 5+ acre-tract infrastructure improvements that approved in item 11.

There being no corrections or additions, Jose G. Vargas moved for approval of an Amendment to MEDC's FY 2026 Budget. Motion was seconded by Carl Davis and approved 6-0.

At **4:40 PM** President Richard Hernandez announced that the MEDC Board would convene in closed session.

**13. Closed Session Pursuant to V.T.C.A. Gov. 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 Javelina**
- B. Project Move**

**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 Los Update**

**Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).**

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

At **5:10 PM** President Richard Hernandez announced that the MEDC Board would convene in open session.

Motions are as follows:

Regarding Projects:

Project Javelina: No action.

Project Move: Motioned to authorize MEDC staff to negotiate the terms of a Performance Agreement, as discussed in executive session. Mayor Norie Gonzalez Garza moved for approval. Motion was seconded by Jose G. Vargas and approved 6-0.

Regarding Real Property:

M.E.D.C. Land: No action.

Perkins Lots Update: No action.

**14. CEO Report on Economic Activity**

Chief Executive Officer Tecló J. Garcia presented this item by stating that Ruby Red Ventures Build Mission Fund is ongoing until 12:00 AM October 31, 2025. Mr. Garcia invited Programs Director Brianna Casares to report on the program. Ms. Casares shared that two informational sessions, one in English and one in Spanish, resulted in 12 participants. Mr. Garcia stated that this is the third time that this program has been active in his tenure as CEO. A total of 45 have been awarded between \$750,000 to \$800,000 so far within those three years. In addition, there have

been check presentation events involving the Boys & Girls Club, Bettcher Manufacturing, and Region One.

Mr. Garcia invited Director of Business Development Stephanie Mendiola to inform the Board about the GEAR UP Program. Last month, Sharyland Pioneer High School reached out to MEDC to coordinate a visit for 30 students in the GEAR UP program to visit CEED. Six entrepreneurs were invited to participate in a panel discussion during this visit, where students had the opportunity to listen to stories and ask them questions about their businesses.

Tecló spoke on his recent participation at the Texas-Mexico Border Transportation Masterplan Process conference last week. The border masterplan meetings initiated in 2019, and the masterplan began in 2020. TxDOT Texas-Mexico is involved in road and project alignment/priority for projects along the border. There were 75 people from five different cities and counties including Cameron County, Hidalgo County, Laredo, Del Rio, and El Paso in attendance. He mentioned that he has been invited to participate in the process of creating the masterplan document over the next year.

In addition, Mr. Garcia, Brianna Casares and Communications & Public Relations Manager Candace Rodriguez attended a conference in San Luis Potosí, where he participated in a panel discussion related to trade and tariffs. Approximately 3,500 participants attended the conference.

Tecló invited Chief Operating Officer Belen Guerrero to elaborate on the MEDC website that was launched in early October. Ms. Guerrero briefly showcased the different features of the website such as news, local attractions, online booking/membership information, and demographics/data.

## **15. President Comments**

President Richard Hernandez thanked the MEDC staff for their work in recent projects. President Hernandez mentioned that he'd like for Vice President Deborah L. Cordova and the Animal Shelter Committee to spearhead a spay and neuter program for the City of Mission.

Treasurer Julian Alvarez left the meeting at 5:52 PM.

## **16. Adjournment**

Secretary Estella Saenz moved to adjourn the meeting. Motion was seconded by Jose G. Vargas and approved 5-0. The meeting was adjourned at 5:55 PM.

ATTEST

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Richard Hernandez, President

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Estella Saenz, Secretary