

**NOTICE OF SPECIAL MEETING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
OCTOBER 30, 2025 12:00 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

**PRESENT:**

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

**ABSENT:**

Deborah Cordova, Vice President  
Carl Davis

**ALSO PRESENT:**

Gene Vaughan, JGKL LLP  
Mark Hanna, Hanna Solutions

**STAFF PRESENT:**

Teclo J. Garcia, CEO  
Belen Guerrero-Aguirre, COO  
Joe Salazar, Financial Officer  
Judy Vega, Executive Assistant  
J.P. Terrazas, Interim Co-City Manager  
Andy Garcia, Interim Co-City Manager

**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 12:03 PM.

- 2. Invocation:** Jose G. Vargas.
- 3. Pledge of Allegiance:** Mayor Norie Gonzalez Garza.
- 4. Citizen's Participation:** None.

At **12:05 PM** President Richard Hernandez announced that the MEDC Board would be convening in closed session.

- 5. 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: Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including but not limited to the following:**

**M.E.D.C. Land**

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

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

Treasurer Julian Alvarez joined the meeting at 12:10 PM.

At **12:36 PM**, President Richard Hernandez announced that the MEDC Board was reconvening in open session. Motion is as follows:

Regarding M.E.D.C. Land: Jose G. Vargas moved to authorize CEO Teclo J. Garcia, to sell the Cimarron property to Smart Pecunia LLC for the purchase price that was discussed in closed session. The sale is subject to the following changes to the Real Estate Contract: 1) That the feasibility period is limited to one extension; and 2) That a typographical error on the Earnest Money Receipt is amended to read \$25,000. Motion was seconded by Secretary Estella Saenz and approved 4-0, with 1 abstention from Treasurer Julian Alvarez.

## **6. Adjournment**

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 5-0. The meeting was adjourned at 12:37 PM.

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Richard Hernandez, President

ATTEST:

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Estella Saenz, Secretary