NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 24, 2026 4:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVEVELOPMENT

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

ABSENT:

ALSO PRESENT:
Gene Vaughan, JGKL LLP

STAFF PRESENT:
Joe Salazar, Acting CEO
Judy Vega, Executive Assistant
Andy Garcia, Co-Interim City Manager
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 4:03 PM.

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

3. **Pledge of Allegiance:** Treasurer Julian Alvarez.

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

5. **Approval of Minutes: Regular Meeting & Public Hearing of August 27, 2026 and Special Meeting of September 9, 2026.**

   There being no corrections or additions, Mayor Norie Gonzalez Garza moved for approval of the Regular Meeting & Public Hearing of August 27, 2026 and Special Meeting of September 9, 2026. Motion was seconded by Jose G. Vargas and approved 6-0.

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

   Acting CEO Joe Salazar presented the Adjusted Financial Statement for August 2026.

   Carl Davis moved for acceptance of the Adjusted Financial Statement for August 2026, as presented. Motion was seconded by Treasurer Julian Alvarez and approved 6-0.

7. **Discussion and possible action to approve an Amendment to MEDC's FY 2025-2026 Budget.**

Acting CEO Joe Salazar presented this item by saying that an amendment to MEDC's FY 2025-2026's Budget was necessary to reflect budget changes in the MEDC Operating Fund and the MEDC Debt Service Fund to better reflect the fiscal year's end.

The items with increases within the MEDC Operating Fund are as follows: Issuance Fees – I.D. Bonds, Annual Filing Fees – I.D. Bonds, CEED Reservation Fees, Interest on Investments, Interest earned, Capital Projects, and Debt Service. Items within the MEDC Operating Fund with decreases are Rent – MRA and Cimarron Rental Fees.

The items with increases within the MEDC Debt Service Fund are Principal, Interest Earned, and MEDC Operating. The item with a decrease is Interest.

Treasurer Julian Alvarez moved to approve an Amendment to MEDC's FY 2025-2026 Budget. Motion was seconded by Carl Davis and approved 6-0.

Vice President Deborah L. Cordova joined the meeting at 4:14 PM.

8. **Discussion and possible action to ratify MEDC's 2026-2027 Budget, as approved by the City of Mission.**

Acting CEO Joe Salazar stated that the City of Mission approved MEDC's Fiscal Year 2026–2027 Budget with a revision to the Travel & Training Fund line item, reducing it from the $190,000 approved by Mission EDC, to $100,000. Mr. Salazar requested

Mayor Norie Gonzalez Garza moved to ratify City Council's action to MEDC's FY 2026-2027 Budget. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

9. **Deliberation and possible to approve a Resolution amending authorized representatives for the Corporation with Lone Star National Bank.**

Acting CEO Joe Salazar presented this item by stating this amendment is for the purpose of removing the former CEO, Teclo J. Garcia as an authorized representative for the Mission Economic Development Corporation account with Lone Star National Bank and adding himself as an authorized representative for the account.

Mayor Norie Gonzalez Garza moved to approve a Resolution amending authorized representatives for the Corporation with Lone Star National Bank. Motion was seconded by Vice President Deborah Cordova and approved 7-0.

10. **Discussion and possible action to approve a Resolution amending authorized representatives for the Corporation with TexPool.**

Acting CEO Joe Salazar presented this item by stating this amendment is for the purpose of removing former CEO, Teclo J. Garcia as an authorized representative for the Mission Economic Development Corporation account with TexPool and adding himself as an authorized representative for this account.

Jose G. Vargas moved to approve a Resolution amending authorized representatives for the Corporation with TexPool. Motion was seconded by Vice President Deborah Cordova and approved 7-0.

11. Discussion and possible action to approve a Resolution Amending Authorized Representatives for the Corporation with Multi-Bank Securities Inc.

Acting CEO Joe Salazar presented this item by stating this amendment is for the purpose of removing former CEO, Teclo J. Garcia as an authorized representative for the Mission Economic Development Corporation account with Multi-Bank Securities Inc. and add himself as an authorized representative for this account.

Secretary Estella Saenz moved to approve a Resolution Amending Authorized Representatives for the Corporation with Multi-Bank Securities Inc. Motion was seconded by Vice President Deborah Cordova and approved 7-0.

12. Discussion and possible action regarding approval of an Authorized Signers Certificate with US Bank, to designate authorized signers for all related bond issues with the Corporation.

Acting CEO Joe Salazar presented this item by stating this amendment for the purpose of removing former CEO, Teclo J. Garcia as an authorized representative for the Mission Economic Development Corporation account with US Bank and adding himself as an authorized representative for this account.

Carl Davis moved to approve an Authorized Signers Certificate with US Bank, to designate authorized signers for all related bond issues with the Corporation. Motion was seconded by Jose G. Vargas and approved 7-0.

13. Public Hearing – MEDC Fiscal Year 2027 proposed project consideration related to an economic incentive for infrastructure improvements and job creation grant, to be located at 1108 Business Park Drive, Mission, Texas 78572 (Project Coat).

President Richard Hernandez opened the public hearing at **4:20 PM** and called for any comments in favor or against this project.

Comments: None.

President Richard Hernandez declared the public hearing closed at **4:21 PM**.

14. Deliberation and possible action to approve an Economic Development Performance Agreement for Project Coat.

Director of Business Development Stephanie Mendiola introduced this item by saying that ECoat.US would like to expand its facility currently located at 1108 Business Park Drive in Mission and this expansion is estimated to be a $6 million capital investment. This expansion includes infrastructure improvements, workforce training, and job creation.

The Economic Development Performance Agreement presented today includes $300,000 to be dispersed over two years with a payment of $150,000 in the first year, and $150,000 in the second year, for infrastructure improvements. The company intends to hire 45 new employees within five years to benefit from a job creation/retention grant of $135,000 to be paid in two installments. The

first $60,000 will be issued for the first 20 employees, and the second $75,000 installment will be issued for the next 25 employees.

Vice President Deborah L. Cordova moved for approval of an Economic Development Performance Agreement for Project Coat subject to a correction to change the installment amount text and amount on section 3.2 B 1 and 2 to $60,000 and $75,000 respectively. Motion was seconded by Secretary Estella Saenz and approved 7-0.

15. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026-2027 for Project Coat.

Mayor Norie Gonzalez Garza moved to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2026-2027 for Project Coat. Motion was seconded by Jose G. Vargas and approved 7-0.

16. Discussion and possible action for approval of a professional services contract between MEDC with Umbrella IT.

Acting CEO Joe Salazar presented the proposed renewal of MEDC's professional services agreement with Umbrella IT. Unlike the prior one-year agreement, the proposed agreement provides for a seven-month commitment, beginning October 1, 2026 followed by month-to-month service. The proposed agreement also includes a 30-day termination notice provision as recommended by legal counsel Gene Vaughn.

The renewal would therefore continue Umbrella IT's services under a seven-month initial term, transitioning to month-to-month service thereafter.

Vice President Deborah Cordova moved to approve a professional services contract between MEDC with Umbrella IT for a seventh-month engagement beginning October 1, 2026 followed by a month-to-month service. Motion was seconded by Carl Davis and approved 7-0.

17. Discussion and possible action for the approval of a Production Agreement between MEDC and RGV Photo Video.

Acting CEO Joe Salazar presented this item by stating this is the third year that the MEDC will be with RGV Photo Video and recommends the renewal of a 12-month production beginning September 25, 2026.

Treasurer Julian Alvarez moved to approve a Production Agreement between MEDC and RGV Photo Video for a 12-month production service beginning September 25, 2026 Motion was seconded by Carl Davis and approved 7-0.

18. Deliberation and possible action to designate authorized signers for the closing of the Project Javelina real estate transaction.

Acting CEO Joe Salazar introduced this item noting that Project Javelina (Reyna's BBQ) is scheduled to close on their land purchase with MEDC (Lot 6-A, MEDC Subdivision) next week. To proceed, the closing documents must be executed and the authorized signers must be updated. Legal Counsel Gene Vaughan recommended that the Acting CEO or the MEDC Board President sign the closing documents.

Jose G. Vargas, moved to authorize Acting CEO and/or Board President Richard Hernandez to execute all documents necessary to effectuate the sale of Lot 6-A, MEDC Subdivision, including but not limited to amendments to the contract for the sale of the property, the deeds for the property, and other documents reasonably required by the title company. Motion was seconded by Vice President Deborah L. Cordova and approved 7-0.

At **4:40 PM**, President Richard Hernandez, announced that the Mission Economic Development Board of Directors would be convening in closed session.

19. **Closed Session Pursuant to V.T.C.A. Gov. Code. Sec. 551.001 et seq.**

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 Acting CEO as to potential prospect(s).

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

Deliberation and possible action regarding Personnel Matters (as permitted under Tex. Gov't 551.074; including, but not limited to the following:

CEO Position

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

Litigation with Uncommonly LLC

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

At **5:47 PM**, President Richard Hernandez announced that the Mission Economic Development Corporation Board of Directors would be reconvening in open session. The following motions were taken:

Regarding report from Acting CEO as to potential prospects:
Project Javelina: Carl Davis moved to authorize staff to negotiate a change on the existing Letter of Intent for Project Javelina to increase the incentive by an amount of up to $50,000. Motion was seconded by Julian Alvarez and approved 7-0.

Regarding real property:
M.E.D.C. Land: Vice President Deborah L. Cordova moved to approve the relocation compensation for 801 ½ Perkins Avenue, Mission, Texas, 78572, in the amount of $77,935.20 as discussed in closed session. Motion was seconded by Secretary Estella Saenz and approved 7-0.

Perkins Lots Update: No action.

Regarding Personnel Matters:
CEO Position: Deborah L. Cordova moved to authorize Mayor Norie Gonzalez Garza, Board President Richard Hernandez, Board member Jose G. Vargas, and Co-Interim City Manager Andy Garcia to meet with Ramiro Garza Jr. to negotiate for his services in assisting with the CEO search. Motion was seconded by Secretary Estella Saenz and approved 7-0.

Regarding Consultation with Attorney:
Litigation with Uncommonly LLC: Mayor Norie Gonzalez Garza moved to ratify the action of MEDC former CEO to engage the Perez Law Form for the Uncommonly LLC litigation pursuant to the engagement letter dated May 11, 2026. Motion was seconded by Secretary Estella Saenz and approved 7-0.

20. Acting CEO's Report on Economic Activity

Mr. Salazar welcomed Communications and Public Relations Manager Candace Rodriguez to share the economic activity report. On September 2, 2026, Ms. Rodriguez, Ms. Mendiola, and former CEO Teclo J. Garcia attended the Retail Live Conference in Austin to network/connect with various retailers present at the conference. COO Belen Guerrero, Ms. Rodriguez, and Mr. Salazar attended the Frost Bank RGV Advisory Board Meeting on September 23, 2026 to update them about all recent development projects that have been occurring within Mission.

The MEDA Scholarship will award 178 scholarships for the upcoming 2026-2027 fiscal year. This is a 15.6% increase from last year, with a projected commitment of $213,000. Since its inception in 2012, 1,203 scholarships have been awarded, totaling over $2 million.

Ms. Rodriguez showcased the impact that the Downtown Assistance Program has had on one of the recent recipients, Conway Food Mart. She shared some photos that were provided by the business and highlighted the façade improvements such as outside lighting, a light up sign, and a new building paint job. Ruby Red Ventures' "Build Mission Fund" will go active on October 1, 2026 and remain open until October 30th. This program is open to all small businesses located within Mission. To qualify, businesses must generate under $1 million in sales within one year, and employ less than 30 people. The program will award 15 small businesses, with the potential to receive up to $15,000.

The Small Business Expo took place on September 16, 2026 at the Mission Events Center, along with the Ruby Red Ventures Pitch Competition. Ms. Rodriguez shared a short video highlighting the Expo.

21. President Comments.

MEDC Board President Richard Hernandez thanked the Mission EDC staff for their work on all recent projects and highlighted the Small Business Expo specifically.

22. Adjournment.

Mayor Norie Gonzalez Garza moved to adjourn the meeting. Motion was seconded by Treasurer Julian Alvarez and approved 7-0. The meeting was adjourned at 6:08 PM.

Richard Hernandez, President

ATTEST:

Estella Saenz, Secretary

NOTICE OF SPECIAL MEETING
MISSION ECONOMIC DEVELOPMENT CORPORATION
OCTOBER 14, 2026 12:00 PM
CENTER FOR EDUCATION AND ECONOMIC DEVEVELOPMENT

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

ABSENT:
Julian Alvarez, Treasurer
Jose G. Vargas

ALSO PRESENT:
Gene Vaughan, JGKL LLP
Councilwoman Marissa Gerlach
Lee McCormick, President, CDA

STAFF PRESENT:
Joe Salazar, Acting CEO
Judy Vega, Executive Assistant

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 12:05 PM.

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

3. **Discussion and possible action to approve Resolution No. _____, resolution regarding request of Continuum Powders Corporation 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.**

   No action was taken.

4. **Discussion and possible action to approve Resolution No. 2026-07, resolution regarding request of Century Recycling LLC or affiliates/subsidiaries 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.**

   Legal counsel said the project name was incorrect, but the Board could act under the correct name without violating Texas open-meeting law. He mentioned that he searched the Secretary of State website for a business called Century Recycling LLC and none exists, so there should be no confusion with the name. Records should identify the bond project as **"Comercializadora Century Recycling, LLC"** going forward.

   The special meeting was called to meet the October 20, 2026 private-activity-bond application deadline. The company is planning to construct an aluminum-scrap processing facility at 300 Trinity Street, Mission, Texas, backed by Grupo Century Recycling. Phase 1 would create 27 permanent full-time jobs and could later expand into thermal processing and billet production.

The company expects to issue up to $24.9 million in tax-exempt bonds in 2027. MEDC could receive approximately $66,127 initially and $6,225 annually. The borrower is solely responsible for repayment, leaving MEDC or the City of Mission with no financial obligation but some reputational risk if default occurs. The acting CEO recommended approving an inducement resolution of up to $30 million.

Subject to the company's bond project name change from Century Recycling LLC to **Comercializadora Century Recycling LLC**, Mayor Norie Gonzalez Garza moved for approval of the Resolution No. 2026-07. Motion was seconded by Carl Davis and approved 5-0.

5. Adjournment.

Vice President Deborah Cordova moved to adjourn the meeting. Motion was seconded by Secretary Carl Davis and approved 5-0. The meeting was adjourned at 12:16 PM.

Richard Hernandez, President

ATTEST:

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Estella Saenz, Secretary