

**NOTICE OF SPECIAL MEETING & PUBLIC HEARING  
MISSION ECONOMIC DEVELOPMENT CORPORATION  
FEBRUARY 26, 2025 4:00 PM  
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT**

Pursuant to V.T.C.A. Gov. Code Section 551.001 et seq., the Mission Economic Development Corporation of the City of Mission, Texas will hold a special meeting and public hearing in person on **Wednesday, February 26, 2025, at 4:00 PM**, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572.

<b>Special Meeting</b>	<b>Att.</b>	<b>Page</b>	<b>Originator</b>	<b>Status</b>
1. Call to order & establish quorum.	--	--	Hernandez	
2. Invocation.	2	4	Vargas	
3. Pledge of Allegiance.	3	5	Cordova	
4. Citizens' participation.	4	6	Hernandez	
5. Approval of minutes: Special Meeting of January 22, 2025.	5	7	Hernandez	
6. Deliberation and possible action for the acceptance of the Unadjusted Financial Statement for January 2025.	6	14	Salazar	
7. Deliberation and possible action to approve Invoice #16 from the City of Mission in the amount of \$354,752.04 related to an EDA grant project.	7	44	Salazar	
8. Public Hearing – MEDC Fiscal Year 2025 proposed project consideration related to an economic incentive for the construction of a warehouse and parking lot, to be located at 821 Keralum, Mission, Texas (Project Aloe).	8	87	Hernandez	
9. Deliberation and possible action related to the approval of an Economic Development Performance Agreement for Project Aloe.	9	89	Mendiola	
10. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2025 for Project Aloe.	10	109	Garcia	
11. Discussion and possible action for approval of First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and Habibi Gourmet LLC dba Dip it.	11	111	Garcia	
12. Discussion and possible action for approval of a Reimbursement Agreement between the City of Mission and Mission Economic Development Corporation related to the Shary Municipal Golf Course.	12	114	Garcia	
13. Deliberation and possible action for approval of Resolution No. _____ and Resolution No. _____, Resolutions declaring expectation to reimburse for project expenditures with proceeds of future debt.	13	115	Garcia	

14. Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001 14 -- Hernandez  
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).

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.

15. CEO Report on Economic Activity. -- -- Garcia
16. President Comments. -- -- Hernandez
17. Adjournment. -- -- Hernandez

### CERTIFICATE

I, the undersigned City Secretary, do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th, Mission, Texas 78572, on this the 21<sup>st</sup> day of February 2025 at 4:30 PM.

  
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Anna Carrillo, City Secretary

### NOTICE OF SPECIAL MEETING & PUBLIC HEARING MISSION ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF MISSION

Notice is hereby given that on the 26th day of February 2025, the Mission Economic Development Corporation of the City of Mission will hold a special meeting and public hearing in person at 4:00 PM, at 801 N. Bryan Road, Mission, Texas 78572. The subjects to be discussed are listed on the agenda, which is attached to and makes up a part of this Notice.

If, during the course of the meeting covered by this Notice, the MEDC should determine that a closed or executive meeting or session of the MEDC is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the MEDC at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the MEDC may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

551.071(1) (2)	Consultation with Attorney.
551.072	Deliberation regarding real property.
551.073	Deliberation regarding prospective gifts.
551.074	Personnel matters.
551.076	Deliberation regarding security devices or security audits.
551.0785	Deliberations involving medical or psychiatric records of individuals.
551.084	Investigation; exclusion of witness from hearing.
551.087	Deliberation regarding economic development negotiations
551.088	Deliberation regarding test item.

Should any final action, final decision, or final vote be required in the opinion of the MEDC with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the Board upon notice thereof as the MEDC shall determine.

On this the 21<sup>st</sup> day of February 2025, this notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8<sup>th</sup> Street, Mission, Texas 78572 at 4:30 PM on said date.

  
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Anna Carrillo, City Secretary