

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

PRESENT:

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

ABSENT:

ALSO PRESENT:

Eugene Vaughan, JGKL LLP
Lee McCormick, President, CDA

STAFF PRESENT:

Teclo J. Garcia, CEO
Belen Guerrero, COO
Judy Vega, Executive Assistant
Joe Salazar, Financial Officer
Stephanie Mendiola, Director of Business Development
Mike Perez, City Manager
Naxiely Lopez-Puente, Director of Communications & External Affairs
Brianna Casares, Manager of Marketing & Programs
Manuel Rodriguez, Receptionist/Marketing Asst.

1. Call to Order and Establish Quorum

After establishing a quorum of the Board, President Richard Hernandez called the special meeting to order at 4:03 PM.

Mayor Norie Gonzalez Garza and Vice President Deborah L. Cordova participated in the meeting via Zoom.

2. Invocation: Treasurer Julian Alvarez.

3. Pledge of Allegiance: Carl Davis.

4. Citizens' Participation: None.

5. Approval of Minutes: Special Meeting & Public Hearing of February 26, 2025

There being no corrections or additions, Carl Davis moved for approval of the Special Meeting minutes of February 26, 2025. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

6. Deliberation and possible action for acceptance of Unadjusted Financial Statement for February 2025.

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

There being no corrections or additions, Jose Vargas moved for approval of unadjusted financial statement for February 2025. Motion was seconded by Secretary Estella Saenz and approved 7-0.

7. Discussion and possible action for approval of Resolution No. _____, concerning the proposed Resolution Authorizing Publication of Notice of Projects and Right to Petition, and Authorizing Certain Other Matters Relating Thereto.

No action was taken.

8. Deliberation and possible action for approval of Resolution No. 2025-03, concerning the proposed 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 therefore, and approving other matters in connection therewith.

Lee McCormick, President of CDA, introduced this item by saying that Graphic Packaging Int., LLC, headquartered in Atlanta, GA, is committed to providing consumer packaging. The company is leading provider of sustainable fiber-based packaging solutions to the world's most widely recognized food, beverage, foodservice and other consumer products. The company's customers include many of the world's most widely recognized companies and brands.

Graphic Packaging Int. LLC is investing \$1 billion to build a new Coated Recycled Board Mill in Waco. The mill is expected to annually turn approximately 550k tons of secondary fiber into 550k tons of new CRB roll stock. Eighty percent of the Texas population resides within 200 miles of the new mill's location. The new mill will result in the creation of 230 new jobs.

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 obligation on Mission EDC or the City of Mission. Potential "reputational risk" exists if the borrower defaults since the MEDC name is included on the bonds.

The company anticipates issuing \$100 million of tax-exempt bonds in 2025 to reimburse construction costs. Assuming tax-exempt bond allocation is received, each year at closing, the MEDC is expected to receive approximately \$160,000 for serving as issuer of the bonds with an annual fee of \$25,000 until maturity. Mr. McCormick recommends that the MEDC Board adopt the resolution to finance the proposed Project.

Carl Davis moved for approval of Resolution No. 2025-03. Motion was seconded by Treasurer Julian Alvarez and approved 7-0.

At **4:23 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were convening in closed session.

**9. 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:**

- A. Report from CEO as to potential prospect(s).**
- B. Project Orange**
- C. Project Pickle**

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 **4:55 PM**, President Richard Hernandez announced that the Mission Economic Development Board of Directors were reconvening in open session. Motions are as follows:

- A. Report from CEO as to potential prospect(s): No Action.**
- B. Project Orange: No Action**
- C. Project Pickle: Treasurer Julian Alvarez moved to authorize the CEO and staff to negotiate a Letter of Intent for an economic incentive for Project Pickle as discussed in executive session. Motion was seconded by Secretary Estella Saenz and approved 7-0.**

Regarding real property:

- A. M.E.D.C. Land: No Action**
- B. Perkins Lots Update: No Action**

10. CEO Report on Economic Development Activity:

MEDC CEO Teclo Garcia reported that retail sales tax from January 2025 increased by 6% than January 2024. In addition, \$11 million permits were issued for new homes and both commercial and residential (14% higher than January 2024). Lastly, 31 of these permits were for new homes with an estimated total value of \$6.7 million (or \$216,000 average per home).

11. President Comments:

President Richard Hernandez asked the Board of Directors for a moment of silence in memory of two area business owners that passed away recently, Ben Cavazos, founder of Mission Auto Electric; and Skeeter Davis, former owner of all Pizza Hut locations from South Padre Island to Laredo. He also shared a brief history for each business owner.

President Hernandez also expressed his gratitude to the MEDC staff for all ongoing Mission projects their initiatives. He thanked the Board of Directors for their time and service to this Board.

12. Adjournment.

Treasurer Julian Alvarez moved to adjourn the meeting. Motion was seconded by Carl Davis and approved 7-0. The meeting was adjourned at 5:21 PM.

Richard Hernandez, President

ATTEST

Estella Saenz, Secretary