

**Mission Redevelopment Authority  
Board of Directors Meeting  
July 21, 2025**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission Redevelopment Authority (MRA) held a regular meeting open to the public, by teleconference and in person, July 21, 2025, at 4:00 PM, at 801 N. Bryan Road, Mission Texas, and the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman  
Albert X. Chapa, Vice Chairman  
Aissa I. Garza, Secretary  
Efrain Reyna Jr.  
Hector Moreno  
Andrew C. Riddle  
Dennis Burleson

All the above were present, except Directors Moreno and Reyna. Secretary Aissa I. Garza participated in the Zoom teleconference. Others participating in the Zoom teleconference were Sanjay Bapat, Travis James, Colby Echols. Armando Sandoval, Andy Garcia and Ezeiza Garcia. Participating in person were J.P. Terrazas, Abel Bocanegra, Joe Salazar, Damien D. Tijerina, Ruben James de Jesus, Mike Perez, Romeo Barrera, Judy Vega, and Executive Director Teclo J. Garcia.

**1. Call Meeting to Order at 4:09 PM.**

Chairman Martin Garza opened the meeting with a welcome to all and recognized Mayor Norie Gonzalez Garza for joining the meeting.

**2. Citizens' Participation: None.**

**3. Approval of minutes: May 29, 2025**

There being no changes or corrections, upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board unanimously approved the Board meeting minutes of May 29, 2025.

**4. Acceptance of Project Reports.**

Chairman Martin Garza recognized Abel Bocanegra with Killam Development, to provide a report on **El Milagro Phase I Project**. Mr. Bocanegra Project that this project was substantially complete with a letter from Posillico on July 18, 2025. A final City walkthrough is scheduled for July 30th and August 1<sup>st</sup>, and Posillico is currently addressing minor punch-list items. AEP is expected to have relocated meter and power equipment by this meeting and Posillico will finish the concrete driveway. Chairman Garza inquired about the completion timeline. Mr. Bocanegra mentioned the target was April 2024, but delays in power equipment and construction materials have hindered progress. The subdivision recording is anticipated to be finalized by the end of August 2025.

Upon a motion made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board unanimously accepted **Killam Development's El Milagro Phase I** report as presented.

Chairman Martin Garza recognized Damien Tijerina, P.E., with L&G Engineering, who reported on the **Inspiration Rd./Military Parkway Loop Ph. II and III Projects**. Mr. Tijerina explained that **Phase II** involves the design of Inspiration Rd. and Military Parkway, which has been split into two projects. He mentioned that the design for Inspiration Road is 97% complete. The firm is awaiting acceptance of a railroad package submittal to TxDOT and is currently working on PS&Es, expected to be completed by mid-August 2025. A hydrologic report for the Arch-Plate Culvert, required by TxDOT, is 70% complete and should finalize in August.

On **Phase III**, Mr. Tijerina discussed the re-evaluation of an Environmental Assessment (EA), completed in November 2024. A hydrologic model update was approved in August 2024, and the firm awaits TxDOT's approval of the EA by September 2025. Regarding ROW acquisition, which began in September 2024, of 22 parcels and 7 easements are needed for Inspiration Road; eight have been acquired, two are in negotiations, two are closing, one is being appraised, and nine are in eminent domain. The Military Parkway Loop ROW acquisition (25 parcels) is on hold. The Advance Funding Agreement (AFA) for Inspiration Road has been approved by TxDOT and the City of Mission, while the AFA for Military Parkway Loop, has been submitted by the City of Mission but continues to be in the hands of TxDOT.

Upon a motion duly made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously accepted the **Inspiration Road/Military Parkway Loop for Phase II and III** as presented.

Chairman Martin Garza recognized Romeo Barrera, P.E. with Halff Associates to report on the **Hoerner Street Project**. Mr. Barrera noted he spoke with United Irrigation District representatives regarding the property, and they have confirmed that although the appraisal process has been delayed, the item is scheduled for discussion at the UID board meeting next week. For consideration is that the UID Board accepts the City of Mission's original appraised value of the property as previously assessed. The property acquisition depends on the UID Board's decision, which is expected to significantly expedite the acquisition process. Regarding the pond outfall negotiations, Mr. Barrera said that discussions continue to take place with Developer Dolly Elizondo regarding the use of her pond as the outfall for the storm drainage system. The proposed agreement would involve compensation through park fees in exchange for a storm outfall. A final decision from Mrs. Elizondo is still pending but negotiations are progressing. This option would allow the project to proceed with the original design and avoid costly re-routing and redesign efforts. Re-routing and redesign efforts would increase the project's cost from \$923,161.08 to \$1,131,042.54, a difference of \$251,881.47. This includes \$45,000 for engineering services (re-design). Assistant City Manager mentioned that Developer Dolly Elizondo is planning on developing Phase II of Las Esperanzas, which will also have a hike and bike trail making the detention pond useful to her.

Upon a motion made by Director Riddle and seconded by Director Burleson, the Board unanimously accepted the Hoerner Street Project report as presented.

Chairman Martin Garza recognized Ruben James de Jesus, P.E. with Melden & Hunt Inc. (M&H) to report on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project involves the design to eliminate existing Lift Stations No. 13 and 14 within Tierra Dorada Subdivision and construct a new proposed lift station to reroute sewer discharge into existing sanitary sewer trunkline along Los Ebanos Road. Mr. de Jesus said RDH contractors have started up dewatering lines and pumps to begin wet-well and gravity portion work. Temporary enclosure built on dewatering pump to help minimize noise level of continuous pumping. Wet-well was delivered on July 18, 2025 and control panels and other material is onsite, so installation should begin this month.

Upon a motion made by Vice Chair Chapa and seconded by Director Riddle, the Board unanimously accepted the **Tierra Dorada Sanitary Improvements Project** as presented.

Mr. de Jesus reported on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project ties-in with the Tierra Dorada Sanitary Sewer Improvements Project. It involves the re-routing of Lift Station #10, located on Mile 2 & FM 495 to AGUA SUD lift station located on FM 364 by force main. Mr. De Jesus reported that the Interlocal Agreement between AGUA SUD and the City of Mission was finalized and approved on June 17, 2025 on the proposed rate for pass through sewage, of which Mr. de Jesus mentioned he provided a copy in the meeting packet for the Board's review. Mr. de Jesus mentioned that next was working with Asst. City Manager J.P. Terrazas on the design portion of the project. Mr. Terrazas said that he will be presenting a Change Order (Work Authorization) for approval consideration that will include the design aspect of this project as the master plan authorization for this project was only for construction.

Upon a motion made by Director Burleson and seconded by Vice Chair Chapa, the Board unanimously accepted the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)** report as presented.

Mr. de Jesus provided an update on the **Walsh Road Expansion Project**, which includes the design and surveying needed to extend the road from Perez St. to Frontage Rd., covering approximately  $\frac{3}{4}$  of a mile. Mr. De Jesus reported that plans for this project are 90% complete. The proposed project will consist of a 60-ft ROW with a 36-ft back-to-back curb section and appraisal has been ongoing out on the remaining ROW needed to be acquired. Mr. de Jesus reported that design plans are currently 90% complete. Mr. de Jesus reported that an offer letter and contract was presented to the land owner and that they are pending final closing documents to be executed. Left over after purchasing the land, the owner will be left with a 2.5-acre tract of land which kind of tapers off to the west due to its triangular shape, that won't be useful to the owner. However, a detention pond may be extended to its maximum capacity if the owner decides to build something on it. Negotiations will take place to contemplate this route. Mr. de Jesus also noted that comments were received back from United Irrigation District and those comments are being addressed.

Upon a motion made by Director Riddle and seconded by Director Burleson, the Board unanimously accepted the **Walsh Road Expansion Project** report as presented.

Mr. de Jesus reported on the **Glasscock & Bryan Road Project Sanitary Sewer Improvements Project**. He noted that contractor RDH held an onsite meeting with Murdock's General Manager and a notice to proceed was issued. Crews have been mobilizing in the area with site fencing. Mr. de Jesus mentioned that bore work was to start on Bryan Road, but the contractor has had delays due to a shortage on personnel. Dewatering operations should begin next week. The project is expected to be completed within 18 months.

Upon a motion made by Director Riddle and seconded by Vice Chair Chapa, the Board unanimously accepted the **Glasscock & Bryan Road Project Sanitary Sewer Improvements** as presented.

Chairman Martin Garza recognized Assistant City Manager J.P. Terrazas to provide an update on the **TIRZ Building (1301 E. 8<sup>th</sup> Street) Improvements**. Mr. Terrazas said that in-house remodeling has already started on the media room of the TIRZ Building, which is 15% completed. He provided an update on the building's proposed elevator and said that the city went out for bids for a third time and that the luckily bids came in under \$400,000 this time. The lowest bidder was RDZ Group with a bid of \$380,000 with an anticipated completion within 60 calendar days. Mr. Terrazas said that a meeting is being planned with RDZ to discuss a work schedule and a date for the elevator's arrival. More discussion will take place related to this report further down on Item 6 of this agenda.

Upon a motion duly made by Vice Chairman Albert X. Chapa, and being seconded by Director Riddle, the Board accepted the **TIRZ Building (1301 E. 8<sup>th</sup> Street) Improvements** as presented.

At **4:35 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Vice Chair Chapa moved to convene. Motion was seconded by Director Riddle and approved unanimously.

- 5. Executive Session Pursuant Executive Session Pursuant to V.T.C.A. Gov't Code Section 551.071, Section 551.072, Section 551.074, and Section 551.087. Consultation with Attorney regarding:**
  - A. Deliberation regarding real property.**
  - B. Deliberation regarding economic development negotiations or projects including, but not limited to the following: Report from Executive Director as to potential project(s).**

**The Mission Redevelopment Authority Board of Directors will reconvene in open session to take any actions necessary.**

At **4:56 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be reconvening in open session. Vice Chair Chapa moved to convene. Motion was seconded by Director Riddle and approved unanimously.

No action was taken.

- 6. Discussion and possible action regarding a First Amendment to Reimbursement Agreement between City of Mission and Mission Redevelopment Authority related to the TIRZ Building (1301 N. 8<sup>th</sup> Street) Improvements.**

Executive Director Teclo J. Garcia invited Assistant City Manager J.P. Terrazas to present this item. Mr. Terrazas reported on the project status, mentioning a \$16,000 Reimbursement Agreement for designing an ADA compliant elevator, with CG5 Architects engaged for the design. After three bid solicitations, RDZ Group was awarded the construction contract for \$380,000. Additionally, in-house remodeling expenses are estimated at \$263,850, bringing the total project cost to \$643,850, which is what staff is requesting to finalize. Mr. Terrazas noted significant savings from in-house improvements and indicated plans to relocate some city personnel to the TIRZ building, with the \$263,850 covering materials only, as labor is provided by the City of Mission. Mr. Garcia clarified that the First Amendment to the existing agreement would increase the total amount from \$16,000 to \$659,850.

Upon a motion duly made by Director Burleson and seconded by Vice Chair Chapa, the Board unanimously approved the First Amendment to Reimbursement Agreement between City of Mission and Mission Redevelopment Authority related to the TIRZ Building (1301 N. 8<sup>th</sup> Street) Improvements.

- 7. Discussion and possible action regarding a TIRZ #1 Project & Finance Plan Update.**

Executive Director Teclo J. Garcia mentioned that this item had already been before the Board previously, This final draft is being presented now for approval consideration. Mr. Garcia mentioned that this update makes us current and to where we need to be. It includes potential bond project information moving

forward. However, it is not to assume that the county or the city would approve this plan, as they are just projections. He said that once this update is adopted, staff can then move forward with bond issuance requests. Consultant Travis James from TXP, Inc., who prepared the draft, was available via teleconference to address any questions. The Authority's legal counsel Sanjay Bapat mentioned that the Board had made three prior suggested changes or additions to the draft, and that those changes had been made. One addition was that language related to conflicts of interest, follow public open records, and procurement guidelines be included or clarified. Another was that a description and breakdown on all projects to date be listed, as well as that eligible expenditures or brief descriptions of improvement structures for projects is included. The document will be updated every two years. Chairman Martin Garza thanked everyone involved for their work and completion of this update. Mr. Garcia mentioned that he will be taking the Project & Finance Plan Update before City Council for approval next.

**8. Discussion and possible action related to Resolution No. 7212025, Resolution Regarding Review of Project and Finance Plan.**

Executive Director Teclo J. Garcia invited Administrative Assistant Judy Vega to discuss this item. Ms. Vega pointed out that this resolution pertains to the Project and Finance Plan Update that was just approved by the Board. Legal Counsel Sanjay Bapat drafted the resolution and reminded the Board of their request for a biennial update, which this resolution addresses.

Upon a motion duly made by Vice Chair Chapa and seconded by Director Riddle, the Board unanimously approved Resolution No. 7212025.

**9. Discussion and possible action regarding the acceptance of General Fund, Capital Fund, and Debt Service Fund Investment Reports for quarter ending June 30, 2025.**

Financial Officer presented the report by saying that three outstanding CD's had matured therefore we no longer had long term investments from the General Fund. He said that the Authority does have investments in the TexPool account amounting to \$7,281,642.05 as of June 30<sup>th</sup>. The three CD's that matured had a interest earned of \$14,729.78. Year-to-Date interest earned on the TexPool Funds was \$113,775.74.

On the Capital Fund, two outstanding CD's had an Ending Market Value of \$492,208.66 and Year-to-Date interest earned of \$38,643.31. These interest generating funds are from bond fund investments.

On the Debt Service Fund, for the quarter, the Ending Market Value was \$3,060,513.66 and the Year-to-Date interest earned was \$88,837.67.

Upon a motion duly made by Director Riddle and seconded by Director Burleson, the Board accepted the General Fund, Capital Fund, and Debt Service Fund Investment Reports for quarter ending June 30, 2025 unanimously.

**10. Acceptance of Adjusted Financial Reports for May & June 2025.**

Financial Officer Joe Salazar presented the Adjusted Financial Reports for the May and June 2025.

As there were no corrections and additions to the reports, upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board unanimously accepted the Adjusted Financial Reports for May and June 2025.

**11. Approval of invoices for July 2025.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously approved all invoices for the month of July 2025 as presented.

**12. Adjournment.**

As there was no further business to discuss, upon a motion made by Vice Chair Chapa and seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 5:29 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Mission Tax Increment Reinvestment Zone  
Board of Directors Special Meeting  
July 21, 2025**

**MINUTES**

**Call to Order, Establishment of Quorum**

The Board of Directors of the Mission TIRZ #1, held a special meeting open to the public, by teleconference and in person, on July 21, 2025 at 801 N. Bryan Road, Mission, Texas and at 5:30 PM, the roll was called of the duly appointed members of the Board, to-wit:

Martin Garza, Chairman  
Albert X. Chapa, Vice Chairman  
Aissa I. Garza, Secretary  
Efrain Reyna Jr.  
Hector Moreno  
Andrew C. Riddle  
Dennis Burleson

All the above were present, except Directors Moreno and Reyna. Secretary Aissa I. Garza participated in the Zoom teleconference. Others participating in the Zoom teleconference were Sanjay Bapat and Ezeiza Garcia. Participating in person were J.P. Terrazas, Joe Salazar, Damien D. Tijerina, Mike Perez, Romeo Barrera, Judy Vega, and Executive Director Teclo J. Garcia.

- 1. Call meeting to order and establish quorum.**
- 2. Consent Agenda:**
  - A. Approval of minutes: Meeting of May 29, 2025.**
  - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the July 21, 2025 meeting.**

Upon a motion duly made by Director Riddle and seconded by Director Burleson, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of July 21, 2025.

**3. Adjournment**

As there was no further business for the board to consider, upon a motion duly made by Vice Chair Chapa and seconded by Secretary Aissa I. Garza, the Board unanimously voted to adjourn the meeting at 5:31 PM.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_