

# CITY OF MISSION, TEXAS

---

## Cimarron Public Improvement District

(the "District")

### Board of Directors' Meeting

September 8, 2025, at 12:00 PM (CST)

City of Mission City Hall Community Room

1201 E. 8<sup>th</sup> Street, Mission, TX 78572

---

## AGENDA

1. Call to order and Establish Quorum.
2. Consideration of and possible action to acknowledge the resignation by Teclo J. Garcia from the position of Executive Director of the District.
3. Consideration of and possible action to appoint J. P. Terrazas as Executive Director of the District.
4. Citizens' Participation.

*Note: Citizen's comments will be limited to 3 minutes per person.*

5. Approval of Minutes: July 7, 2025
6. Update from City of Mission related to District's Cimarron Rehabilitation and Improvement Project.
7. Executive session for the following purposes:
  - a) Discussion and deliberation of economic development matters (TEX. LOC. GOVT. CODE Sec. 551.087);
  - b) Discussion and deliberation related to the purchase, exchange, lease, or value of real property, including the terms related to authority and method for conveyance under state law (Tex. Loc. Govt. Code Sec. 551.087); and
  - c) Consultation with attorneys for legal advice on a matter in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 Tex. Loc. Govt. Code; with the consultation, discussion, and deliberation pursuant to 5.a, b, and c, to be on the following matters:
  - d) Discussion and deliberation regarding economic development negotiations related to due diligence provisions for accessing and inspecting real property and facilities within the District by prospect(s) on pending offers/proposals;
  - e) Consultation on legal issues and authority for conveying property within the District in furtherance of the District's Cimarron Economic Development Project;

- f) Discussion and deliberation of economic development applications and petitions submitted to the City to expand the existing boundaries of Reinvestment Zone Number One, City of Mission, Texas (the “TIRZ”), to include all or part of the area within the District boundaries;
- g) Consultation and discussion on the District’s legal representation by Bond Counsel for the issuance of public financing;
- h) Discussion and deliberation regarding legal representation and work performed by the Law Firm of Peralez Franz LLP and other counsel, and invoices and expenses incurred therefor, in furtherance of the formation of the District (the “Additional Formation Expenses”); and
- i) Consultation and briefing with attorneys for the District and the EDC related to real property issues including the negotiation of terms for sale and or economic development activities related to such properties.

8. Discussion and possible action on matters discussed and deliberated in Executive Session, including but not limited to the following topics:

- a) Policy for allowing access to property and facilities related prospects performing due diligence inspections for making or offers related to District Economic Development Projects;
- b) Approval of and authorization to send executive summary and key points of potential agreement for acquisition, rehabilitation, operation and maintenance of the Cimarron Golf Course and Club facilities in furtherance of public purposes (collectively the “Key Points”) to potential purchasers, developers, and or operators of such facilities, and or ratification of the adoption and sending of such Key Points previously sent.
- c) Resolution expressing support for, and requesting City Council and the TIRZ Board to favorably consider the expansion of the existing TIRZ boundaries to include the area within the District and amendment of the TIRZ Project Plan to include the use, improvement, and conveyance of certain property within the District for purposes of economic development within the TIRZ and the District;
- d) Engagement by the District of additional or substitute Bond Counsel;
- e) Approval of a request for reimbursement by the District of the Additional Formation Expenses subject to availability of unencumbered District Funds;

9. Discussion regarding items for future meeting agenda.

10. New Business.

11. Adjournment.

**I certify the foregoing Agenda and Notice was posted on September 2, 2025:**

/s/ David L. Earl  
Attorney for District

**NOTICES:**

*Executive Session: The District may meet in executive session on any item listed above as authorized by the Open Meetings Act, Tex. Gov't. Code Ann. Chapter 551, Sections 551.071 Consultation with Attorney, 551.072 Deliberation regarding Real Property, 551.087 Deliberation regarding Economic Development Negotiation; or by Texas Government Code Section 418.183; as applicable.*

*Disability Access Information: This meeting is wheelchair accessible. The accessible entrance is located in front of the main entrance.*