

**Mission Redevelopment Authority
Board of Directors Meeting
August 26, 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, August 26, 2025, at 12:00 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 Vice Chair Albert X. Chapa and Secretary Aissa I. Garza. Participating in the Zoom teleconference was Armando Sandoval. Participating in person were J.P. Terrazas, Abel Bocanegra, Joe Salazar, Damien D. Tijerina, Ruben James de Jesus, Romeo Barrera, Orlando Navarro, Andy Garcia, Councilwoman Marissa Gerlach, Mayor Norie Gonzalez Garza, Stephanie Mendiola, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 12:05 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: July 21, 2025

There being no changes or corrections, upon a motion duly made by Director Burleson and seconded by Director Reyna, the Board unanimously approved the Board meeting minutes of July 21, 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 stated that this project has been completed, and the final plat has been accepted by the City of Mission. The contractor, Posillico Inc., is addressing minor change-order items. The firm is now working on the driving connection with for the Andalzuas Highway and AEP is finishing up power installations. End of report.

Upon a motion made by Director Riddle and seconded by Director Reyna, 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 now been split into two projects. He mentioned that the design for Inspiration Road is 97% complete. The firm did receive comments from TxDOT related to the railroad package and are addressing their comments. The package will then be sent to Rio Valley Switching for their review and acceptance. A hydrologic report for the Arch-Plate Culvert, required by TxDOT, should be finalized today and will be sent to the City for their review and approval. The firm continues to work on the design checklist for a 100% submittal. The design should be completed this week and submitted to the City of Mission for their review and submittal to TxDOT.

On **Phase III**, Mr. Tijerina noted that the re-evaluation of an Environmental Assessment (EA) should be completed by September 2025. A hydrologic model update was approved in August 2024. Section I of ROW acquisition should be completed in November 2025. Not much has changed for ROW acquisition. Some parcels are being negotiated by the City of Mission, 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. The AFA for Military Parkway Loop is being reviewed by TxDOT in Austin.

Chairman Garza expressed his desire for additional information regarding this project due to its extended timeline. He noted that it has now been split in two and requested more information related to funding, it's alignment with our project list, and its impact on the potential extension of TIRZ #1. He also inquired about the plans to move forward and the TIRZ's role in this process. Executive Director Teclo J. Garcia suggested that a workshop might be appropriate to address the concerns and intends to schedule one in the near future.

Upon a motion duly made by Director Riddle and seconded by Director Reyna, 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 the remaining item on this project is the acquisition of a parcel from United Irrigation District (UID), which has delayed the project for several months. UID's appraiser confirmed he has been delayed but expects to provide updated appraisal values to the City of Mission by the end of this week. Once those values are received and the acquisition is finalized, the project can proceed directly into construction. No further comments were made.

Upon a motion made by Director Burleson and seconded by Director Reyna, 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 trunklines along Los Ebanos Road. RDH Site & Concrete has started up dewatering lines and pumps to begin the wet well and gravity portion of the project. A temporary enclosure was built on the dewatering pump to help minimize noise level of continuous pumping. The wet well installation has begun and should be set by mid-September.

Upon a motion made by Director Reyna 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 an Interlocal Agreement between AGUA SUD and the City of Mission was finalized and approved in June 2025 on the proposed rate for pass through sewage and that an item further down on this agenda for a Work Authorization will be presented for consideration for the design and construction of the project.

Upon a motion made by Director Reyna and seconded by Director Burleson, 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. 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 negotiations with the land owner have been going slow as the executed closing documents have not been received. The land owner requested that the detention pond is extended to cover the remaining property, a 2.5-acre tract of land that won't be useful to him, and a design and proposal was presented to him. He liked the design and proposal, but it is pending acceptance. Negotiations have been amicable, and he expects an answer from the land owner soon. End of report.

Upon a motion made by Director Reyna 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**. In his report, Mr. de Jesus says this project involves a proposed 24-inch sanitary sewer trunkline from Glasscock Rd to Bryan Rd. The contractor, RDH Site & Concrete, is currently conducting dewatering operations and bore crossing on Bryan Rd. The bore crossing should be completed by first week of September. Two pumps are on both sides of the project area. The contractor is waiting for a casing for bore pits but the dewatering has been ongoing for several weeks. Mr. de Jesus said that he is in contact with the land owner, NewQuest, who is concerned with the progress as the project moves into the months of November and December. At this time, the main concern is to get the bore completed. A plan of action is to have the parking lot open as much as possible. The contractor needs between 60-80 ft. of work space, which would take an entire row of parking on either side. The contractor will work on half of the east side of the parking lot first, then the other half, before moving on to the west. The project is expected to be completed within 18 months.

Upon a motion made by Director Burleson and seconded by Director Reyna, 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. 8th Street) Improvements**. Mr. Terrazas said that the construction of the elevator for the building has been awarded to RDZ Group, who was the lowest bidder. Timeline for the construction of the elevator is 12 months. Materials should arrive within two weeks. Remodeling of the building is ongoing with knocking down walls, painting, etc. The remodeling of the inside of the building should be completed by December 2025.

Upon a motion duly made by Director Riddle, and seconded by Director Reyna, the Board accepted the **TIRZ Building (1301 E. 8th Street) Improvements** as presented.

The Mission Redevelopment Authority Board of Directors did not convene in closed session.

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.

6. Discussion and possible action regarding legal services for the Mission Redevelopment Authority.

Executive Director introduced this item by stating that the Authority's legal counsel has resigned from providing legal services, a decision that Mr. Garcia accepted. To ensure a smooth transition, he will explore options for interim legal services before the next Board meeting. Chairman Garza suggested inviting the City Attorney to address some legal questions regarding our current legal framework. Director Burleson asked about the reasons for the resignation of Allen Boone Humphries Robinson (ABHR) LLP, to which Mr. Garcia responded that, although the firm continues to serve other TIRZ districts, there were concerns regarding their availability for our specific needs, especially for this meeting. The City Attorney will be invited to the next TIRZ Board meeting.

Upon a motion duly made by Director Riddle and seconded by Director Burleson, the Board unanimously approved the resignation of Allen Boone Humphries Robinson's LLP firm for the Authority's legal services.

7. Discussion and possible action regarding a Reimbursement Agreement between Mission Redevelopment Authority and City of Mission related to the Inspiration Road Trunklines Lift Station #10 Project.

Executive Director Teclo J. Garcia invited Assistant City Attorney J.P. Terrazas to present this item. Mr. Terrazas noted that Mr. Ruben James de Jesus, P.E. with Melden & Hunt had been presenting project status reports related to this item and said that an agreement had been finalized between the City of Mission and AGUA SUD. The project ties-in with the Tierra Dorada Sanitary Sewer Improvements Project and 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. With the agreement now established, Mr. Terrazas indicated that the city intends to engage Melden & Hunt Inc., for the project's design and construction. Work Authorization #28 outlining the project costs was provided for the Board's review, with an estimated total of \$1,386,840 for design and construction. Chairman Garza inquired about the Reimbursement Agreement, which was not included in the packet. Executive Director Teclo J. Garcia stated that a Reimbursement Agreement will be drafted and presented at the next Board meeting. Chairman Garza suggested that the Board review the cost estimates and that no action is taken until the agreement is available.

No action was taken.

8. Discussion and possible action regarding a Flood Insurance Policy with HUB International for the TIRZ Building located at 1301 E. 8th Street, Mission, Texas.

Executive Director Teclo J. Garcia said that this policy was for flood insurance for the building owned by TIRZ at 1301 E. 8th Street, just behind the CEED building. The policy expires on August 31, 2025 and he is recommending a renewal for another year in the amount of \$885.00. It is the same policy as last years' through HUB International.

Upon a motion duly made by Director Burleson and seconded by Director Reyna, the Board unanimously approved a one-year flood insurance renewal policy in the amount of \$885.00 through HUB International for the TIRZ Building located at 1301 E. 8th Street, Mission.

9. Discussion and possible action regarding the Authority's Fiscal Year 2026 Budget.

Executive Director Teclo J. Garcia presented the Authority's Fiscal Year 2026 Budget highlighting minor increases in certain line items that Financial Officer Joe Salazar will elaborate on. He mentioned a projected 4% increase on city and county property tax revenues for FY 2026, attributing the increase in expenditures to the \$650,000 municipal services fee approved this year. Additionally, an 8% increase in operations is anticipated, primarily related to consulting services, investment banking, and municipal service fees.

Director Burleson raised a question regarding a large project located just south of the area, referring to El Milagro's Phase I development, and expressed its belief that the revenue increase would be greater than 4%. Mr. Garcia explained that he was taking a conservative approach to the projected increase due to the project's completion timeline. Mr. Burleson acknowledged that if the project finishes in 2026, tax value would likely not be calculated or received until 2027. Mr. Garcia agreed, noting that not all property tax revenue would be realized immediately, but they remain optimistic. He emphasized expectations for growth in sales and property taxes, with Mr. Salazar adding that last year saw a 5% increase in property tax revenues. Mr. Garcia also provided a brief overview of homestead growth in the City of Mission and mentioned that the construction of two hotels and other developments are expected to further boost property taxes.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved the Authority's Fiscal Year 2026 Budget as presented.

10. Acceptance of Adjusted Financial Reports for July 2025.

Financial Officer Joe Salazar presented the Adjusted Financial Report for July 2025.

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

11. Approval of invoices for August 2025.

Financial Officer Joe Salazar presented the invoices for August 2025. He called attention to Invoice #082625 in the amount of \$6,500.00. This is an annual invoice from MEDC covering office space and utilities for the TIRZ staff.

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

12. Adjournment.

Chairman Garza mentioned that if a Special Meeting is required to address Item #7 on the agenda, related to the Inspiration Road Trunklines & Lift Station #10's Reimbursement Agreement to advance the project, it can be scheduled. Mr. Garcia stated that he would inform the Board if such a meeting is necessary.

As there was no further business to discuss, upon a motion made by Director Riddle and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 1:08 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
August 26, 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 August 26, 2025 at 801 N. Bryan Road, Mission Texas and at 1:13 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 Vice Chair Albert X. Chapa and Secretary Aissa I. Garza. Participating in person were J.P. Terrazas, Joe Salazar, Andy Garcia, Councilwoman Marissa Gerlach, Mayor Norie Gonzalez Garza, Stephanie Mendiola, 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 July 21, 2025.**
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the August 26, 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 August 26, 2025.

3. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Director Reyna and seconded by Director Burleson, the Board unanimously voted to adjourn the meeting at 1:14 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____