

**Mission Redevelopment Authority
Board of Directors Meeting
October 7, 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, October 7, 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, Secretary Aissa I. Garza, and Director Efrain Reyna Jr. Participating in the Zoom teleconference was Armando Sandoval. Participating in person were J.P. Terrazas, Abel Bocanegra, Damien D. Tijerina, Ruben James de Jesus, Legal Counsel Gene Vaughan, Andy Garcia, Candace Rodriguez, Brianna Casares, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 12:07 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: August 26, 2025

There being no changes or corrections, upon a motion duly made by Director Riddle and seconded by Director Burleson, the Board unanimously approved the Board meeting minutes of August 26, 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 reported that the plat for this project was approved by Mission City Council on August 25, 2025. A final walkthrough was completed Posillico, and the related paperwork should be received soon. Cleanup of the area is ongoing. Another contractor is collaborating with AEP on the installation of electrical conduits. The subdivision is anticipated to be recorded next week, and the El Milagro Drainage District will manage all drainages in the area. Executive Director Teclo J. Garcia mentioned that a Ribbon Cutting of the El Milagro Phase I Subdivision is planned for December 10, 2025 and asked the Board to save the date. Co-Interim City Manager J.P. Terrazas mentioned that the City of Mission is awaiting approval or comments from Rio Valley Switching regarding railroad crossing connections. End of report.

Upon a motion made by Director Riddle and seconded by Director Moreno, 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 Phases II and III**. He explained that **Phase II** focuses on the design of Inspiration Rd. with the two phases now treated as separate projects. Mr. Tijerina noted that L&G received and addressed comments from TxDOT regarding the railroad package, which has been re-submitted for final review. The City of Mission has submitted a complete PS&E's to TxDOT and is awaiting final approval. TxDOT has approved the Advance Funding Agreement (AFA) for Inspiration Road, while the AFA for Military Parkway Loop is still under TxDOT's review.

Regarding **Phase III**, Mr. Tijerina mentioned a re-evaluation of an Environmental Assessment (EA), completed last week and the on-going ROW acquisition for Inspiration Road, which began in September 2024. The City of Mission is handling nine parcels up for eminent domain, with hearings expected to start in late October 2025. All parcels are anticipated to be acquired by January 2026. Afterward, utility coordinating will follow, with plans to bid the project in May 2026 and start construction in September 2026. ROW acquisition for Military Parkway is currently on hold, affecting 25 parcels. For Inspiration Road, approximately \$13.6 million has been allocated for construction, with L&G's estimate of \$12.7 million, aiming to remain under budget.

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

Chairman Martin Garza recognized Co-Interim City Manager J.P. Terrazas to report on the **Hoerner Street Project**. In Romeo Barrera's absence, Mr. Terrazas mentioned receiving a letter from United Irrigation District (UID) regarding the property's ROW. The UID Board approved an appraised value of \$510,987.53 for the property, but Mr. Terrazas disagreed with the valuation. He met UID's General Manager Juan Martinez and plans to request that the UID Board honor the original appraised value of \$267,000. Mr. Terrazas will report on their decision at the next TIRZ Board meeting.

Upon a motion made by Director Burleson and seconded by Director Moreno, 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 present on the **Tierra Dorada Sanitary Sewer Improvements Project**. This project aims to eliminate existing Lift Stations No. 13 and 14 within Tierra Dorada Subdivision and construct a new lift station to reroute sewer discharge into the existing sanitary sewer trunkline along Los Ebanos Road. Mr. de Jesus reported that RDH contractors installed the wet-well last week, and an additional 60 days of gravity line installation is needed to complete the de-watering of the pumps. Compacting work on the wet-well is ongoing, with further work on the lift station site, the slab. The project should be finished by January 2026.

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

Mr. de Jesus provided an update on the **Inspiration Road Trunklines (Sanitary Sewer Master Plan)**. This project is connected to the Tierra Dorada Sanitary Sewer Improvements Project and includes 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. He reported that the preliminary survey design for the project is underway. He noted that Work Authorization #28 has been established with the City of Mission, and there is an agenda item set for further discussion and Board consideration later in today's meeting. An Interlocal Agreement concerning passage rates has also been established between AGUA SUD and the City of Mission.

Upon a motion made by Director Riddle and seconded by Director Moreno, 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 involves the design and surveying necessary to extend the road from Perez St. to Frontage Rd., covering approximately $\frac{3}{4}$ of a mile. He reported that the project plans are 90% complete. The proposed project will consist of a 60-ft ROW with a 36-ft back-to-back curb section and the appraisal process for the remaining ROW is ongoing. Mr. De Jesus mentioned that an offer letter and contract were presented to the landowner, who accepted them; however, the closing documents have not been finalized. He noted that he has had communication with United Irrigation District regarding the ROW parcel and an irrigation line that affects their property. Fortunately, this issue does not impact the project timeline, as clearance has been granted by UID. Currently, the project is on hold until the closing documents are finalized.

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

Mr. de Jesus updated on the **Glasscock & Bryan Road Project Sanitary Sewer Improvements Project**. Contractor RDH is currently de-watering the site, which will take additional time. A dig test is scheduled for Thursday, Oct. 16, 2025 on the west side of Bryan Road. If the test is stable within three weeks, they will coordinate with the bore contractor for mobilization. Mr. Terrazas noted that the bore had previously collapsed due to quicksand, making the de-watering a key concern. To address this, the contractor plans to use yellow mine material instead of PVC pipe to prevent breakage during boring at the depth of 28-30 feet. The project is expected to be completed within 18 months.

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

Chairman Martin Garza called on Interim Co-City Manager J.P. Terrazas for an update on the **TIRZ Building (1301 E. 8th Street) Improvements**. Mr. Terrazas reported that most interior demolition is complete, and wall installations are underway. Elevator pit construction will begin next week, with some asphalt and concrete work ongoing. The elevator is expected to arrive the second week of November, and the project, including in-house remodeling, should be finalized by the end of December. City staff will complete their work alongside the contractor, RDZ Group. Chairman Martin Garza requested a tour of the completed building for the Board.

Upon a motion duly made by Director Riddle and being seconded by Director Moreno, the Board accepted the TIRZ Building (1301 E. 8th 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. Director Moreno moved to convene. Motion was seconded by Director Riddle and approved unanimously.

5. Discussion, consideration, and possible action to approve an exemption from competitive bidding requirements for personal or professional services pursuant to Section 252.022(a)(4) of the Texas Local Government Code and to engage the law firm of Jones, Galligan, Key & Lozano LLP as interim legal counsel for the Mission Redevelopment Authority.

Executive Director Teclo J. Garcia mentioned that the Mission Redevelopment Authority currently lacks legal representation following the resignation of the law firm of Allen Boone Humphries Robinson LLP and that staff has not yet sought new legal services. He is requesting authorization to temporarily engage the firm of Jones Galligan Key & Lozano LLP (JGKL) from Weslaco, for a three-month period. Mr. Garcia noted that he is familiar with JGKL LLP as they also provide legal representation for the Mission Economic Development Corporation and that he is pleased with their services. Director Burleson added that he is

acquainted with the legal services offered by the firm and endorsed their selection for this interim role. Chairman Martin Garza stated that he was abstaining from discussing this item or participating in any discussions related to it.

Upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board approved the temporary engagement of the law firm Jones Galligan Key & Lozano LLP. Chairman Martin Garza abstained from the vote and requested that any Board member with questions direct them to Mr. Garcia, JGKL LLP, or Eugene Vaughan from the firm, who was present at the meeting.

6. Discussion, consideration, and possible action to approve an exemption from competitive bidding requirements for personal, professional, or planning services pursuant to Section 252.022(a)(4) of the Texas Local Government Code and to engage a consultant for the purpose making recommendations on the feasibility of creating an additional tax increment reinvestment zone.

Mr. Garcia mentioned that this was a similar item to the prior item. He said staff has worked very closely with Travis James, the consultant that prepared the TIRZ Project & Plan Update, and that we have been very satisfied with his work. He is recommending that we engage him to prepare a structure for the potential creation of a TIRZ #2. The Board and City Council will have final approval of the structure once it is completed. Mr. Garcia is requesting authority to engage Mr. James as consultant for the work without having to seek competitive bids to hire a consultant. Chairman Martin Garza mentioned that he was abstaining from participating in any discussions for this item and requested that the Board directly consult with Mr. Garcia. Director Burleson asked about the fees for this engagement. Mr. Garcia said that he will ask Mr. James to provide an agreement that he will present at the next meeting for Board approval. Chairman Martin Garza stated that he was abstaining from discussing this item or participating in any discussions related to it.

Upon a motion duly made by Director Burleson and seconded by Director Riddle, the Board approved the engagement of Travis James to provide feasibility deliverables of the creating an additional tax increment reinvestment zone, subject to the acceptance of a proposal from him. Chairman Martin Garza abstained from voting on this item.

At **12:47 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously moved to convene.

7. 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 **1:26 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be reconvening in open session. Director Riddle moved to convene. Motion was seconded by Director Moreno and approved unanimously.

No action was taken.

8. Discussion and possible action regarding a Sixth Amendment to the Agreement for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1.

Exec. Dir. Teclo J. Garcia introduced this item, noting that the sixth amendment is for administrative services provided by City of Mission employees Joe Salazar, Judy Vega, J.P., Terrazas, and himself as Executive Director. Mr. Garcia mentioned that he is proposing a 5% increase for each employee excluding himself. Mr. Garcia indicated that this increase has been budgeted, and all duties and expectations outlined in the agreement with the Board will remain unchanged. While he did not specify the exact amount of the increase, he mentioned that a chart with the details is available. The Sixth Amendment for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1 will be effective October 1, 2025 through March 31, 2026.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved a Sixth Amendment for Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1 will be effective October 1, 2025 through March 31, 2026.

9. 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.

Interim Co. City Manager J.P. Terrazas introduced this item by saying that 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. Terrazas noted that a reimbursement agreement had not been in place for design and construction management costs of the re-routing of the lift station, therefore, he was bringing it to the Board for approval in the amount of \$1,386,840. A Work Authorization (#28) with Melden & Hunt is in place with the City of Mission and an Interlocal Agreement with AGUA SUD for passage rates is also in place.

Upon a motion duly made by Director Burleson and seconded by Director Moreno, the Board approved a Reimbursement Agreement between Mission Redevelopment Authority and City of Mission related to the Inspiration Road Trunklines Lift Station #10 Project in an amount not to exceed \$1,386,840.

10. Discussion and possible action related to the approval of a Lease Agreement between Mission Redevelopment Authority and Mission Economic Development Corporation, for the use of the building facilities including meeting space, equipment, and office supplies.

Mr. Garcia presented this item by saying that this lease agreement between the Authority and MEDC is related to the use of the building facilities, meeting space, equipment and office supplies at CEED. Everything in the lease agreement remains unchanged except for one item that being the amount of the lease per year, to which he changes from \$6,500 per year to \$1.00 per year.

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved a Lease Agreement between Mission Redevelopment Authority and Mission Economic Development Corporation, for the use of the building facilities including meeting space, equipment, and office supplies, in the amount of \$1.00 per year, effective October 1, 2025 through September 30, 2026.

11. Discussion and possible action regarding Amendment to the Authority's FY 2025 Budget to align with actual year-end revenues and expenditures.

Mr. Garcia mentioned that this was a housekeeping item that is necessary in order to align with actual year-end revenues and expenditures. The amendment is related to line items in the Capital Projects Fund, General Fund, and Debt Service Funds. These adjustments need to be made at the request of the Authority's auditors. He noted that there were no losses or pluses of concern, and it was just for alignment purposes.

Upon a motion duly made by Director Burleson and seconded by Director Moreno, the Board unanimously approved an Amendment to the Authority's FY 2025 Budget to align with actual year-end revenues and expenditures.

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

Exec. Dir. Garcia presented and recommended approval of the quarterly investment reports. He mentioned these investments were with TexPool. Regarding the General Fund, Mr. Garcia reported that the ending Market Value for this quarter was \$5,954,611.22, and Year-To-Date Interest Earned was \$186,744.91. On the Capital Fund, Mr. Garcia reported that the ending Market Value for the quarter was \$491,246.78, and Year-To-Date Interest Earned was \$41,893.82. On the Debt Service Fund, Mr. Garcia reported that the ending Market Value for the quarter was \$3,093,043.41, and Year-To Date Interest Earned was \$121,357.42. He noted that two of these funds were set to expire on Oct. 24, 2025.

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

13. Acceptance of Adjusted Financial Reports for August 2025.

Mr. Garcia presented the Adjusted Financial Reports for August 2025. He noted that on Capital Projects Fund, there is almost an \$800,000 interest earned for the year. The reason for this is because he anticipated that the Killam Development's El Milagro Project would be completed so he and Financial Officer Joe Salazar projected interest earned of \$50,000 conservatively.

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

14. Approval of invoices for September 2025.

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

15. Adjournment.

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 1:46 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: _____ Chairman

Title: _____ Secretary

Date: November 12, 2025

Date: November 12, 2025

**Mission Tax Increment Reinvestment Zone
Board of Directors Special Meeting
October 7, 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 October 7, 2025 at 801 N. Bryan Road, Mission Texas and at 1:45 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, Councilwoman Marissa Gerlach, Candace Rodriguez, 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 August 26, 2025.**
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the October 7, 2025 meeting.**

Upon a motion duly made by Director Riddle and seconded by Director Moreno, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of October 7, 2025.

3. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Director Burleson and seconded by Director Moreno, the Board unanimously voted to adjourn the meeting at 1:46 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: November 12, 2025

Date: November 12, 2025