

**Mission Redevelopment Authority
Board of Directors Meeting
November 12, 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, November 12, 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. Participating via Teams teleconference was legal counsel Eugene Vaughan. Participating in person were J.P. Terrazas, Abel Bocanegra, Damien D. Tijerina, Ruben James de Jesus, Mario Garcia, Stephanie Mendiola, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

1. Call Meeting to Order at 12:08 PM.

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

2. Citizens' Participation: None.

3. Approval of minutes: October 7, 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 October 7, 2025.

4. Acceptance of Project Reports.

Chairman Martin Garza recognized Abel Bocanegra with Killam Development, who reported on **El Milagro Phase I Project**. El Milagro subdivision plat was recorded on Nov. 4, 2025, and all roads have been completed or repaired. AEP is back on track with installation of electrical lines. Posillico is cleaning the site, addressing sediment, inlets, and weeds. Fiber optic installation has started, and final project approval is pending from the city. Regarding marketing, Mr. Bocanegra noted that a sales team in Laredo is handling promotions, with Killam displaying signs on Anzalduas Highway. They plan on engaging various contractors to begin construction of homes. Chairman Garza requested a meeting for an operations report on the marketing properties. Director Burleson highlighted the project's importance for job creation and urged a timely completion, given the TIRZ's funding commitment.

Upon a motion made by Director Riddle 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 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 TxDOT continues to review the railroad package and said that the City of Mission and TxDOT had met this morning in which they mentioned that they should finalize the review by the end of this week. The PS&E's are still with TxDOT and Mr. Tijerina expects them to be completed within three months. Regarding Military Parkway, the design has been put on hold but if the City of Mission sends a request for the firm to begin the design on Military, the firm will begin. Co-Interim City Manager J.P. Terrazas mentioned that the city had received the Advance Funding Agreement (AFA) for Military Parkway Loop last week from TxDOT and that it was on the agenda for City Council approval today to move forward. He mentioned that he will be sending communication to L&G Engineering once it is approved so they can execute and begin the design and also apply with Right-of-Way acquisitions. For Inspiration Road, there are 22 parcels of which seven have been acquired, 10 in eminent domain, four in condemnation, and the rest should be finalized by the end of the year. Bid letting should be held in 2027, but the city and L&G will try to get it moving sooner with the MPO for funding. Mr. Terrazas mentioned that they are short of funding for construction of this project, but that the city will continue reaching out to the MPO for additional funding, and they will also continue to work with Transportation Commissioner Alex Meade and Congresswoman Monica de la Cruz for additional funding. A fully executed AFA should be in place within two-three weeks. Mr. Tijerina mentioned that the ROW will be affected after the AFA is executed because he isn't sure if they will need to get a new ROW release from TxDOT to begin the appraisal process again for Military Parkway or can they work with the appraisals that were already completed under the entire project prior, but TxDOT is handling those inquiries, so we don't have to begin another appraisal process. Chairman asked about the amount of the appraisals. Mr. Terrazas said he will provide an update at the next Board meeting.

Regarding **Phase III**, Mr. Tijerina summarized that the update for Phase III was mentioned during the report for Phase II and that the firm is waiting on TxDOT's responses to inquiries related to the ROW acquisition.

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

Chairman Martin Garza recognized Mario Garcia, P.E. with Halff Associates to report on the **Hoerner Street Project**. Mr. Garcia reported that United Irrigation District (UID) has provided an appraised value of \$510,987.53 for the tract of land required for the Hoerner Road expansion. The City of Mission subsequently engaged UID to convey that the appraised amount substantially exceeds the city's budgetary constraints and presented a counter offer. UID declined the counter offer and mentioned that Mr. Terrazas has met with Appraiser Leonel Garza to negotiate a reduced appraised value. Mr. Terrazas mentioned that he met UID's General Manager Juan Martinez, who presented his offer to the UID Board, which was originally \$267,000, but the offer was rejected. Mr. Terrazas said that he informed Mr. Martinez that the city isn't requesting the entire property and that they will also offer an easement as well as access to the property. Mr. Martinez said that he will bring it back to the UID Board for consideration to bring the price down. He will report back to him on their decision after he presents. Mr. Terrazas will report back to the TIRZ Board at the next TIRZ meeting.

Upon a motion made by Secretary Aissa I. Garza 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 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 continue working on the gravity line installation needed to complete the de-watering of

the pumps. He expects the wet-well to be completed by the end of this month and the gravity line installation by mid-December. A few constraints have presented themselves related to the gravity line due to the ditch's berm, but they're working to make it work. The project should be finished by January 2026.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, 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 and should be completed before the Thanksgiving holiday. He plans to submit a 30% design for review. Work Authorization #28 has been established with the City of Mission and an Interlocal Agreement concerning passage rates has also been established between AGUA SUD and the City of Mission.

Upon a motion made by Secretary Aissa I. Garza and seconded by Director Riddle, 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 he has been communicating with Mr. Flores, the land owner who has a concern regarding the ROW parcel that is pending closing documents. He was wondering if anything was going to be paid to United Irrigation District for the existing easement that the City of Mission holds, and Mr. de Jesus said assured him that no payment would be made to UID. Mr. de Jesus will be meeting with Mr. Flores tomorrow, Nov. 13, 2025, to sign the contract, per his last conversation with him. Currently, the project is on hold until the closing documents are finalized.

Upon a motion made by Director Riddle and seconded by Secretary Aissa I. Garza, 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 at least two more weeks. The contractor will most likely mobilize to do the bore the second week of December. Once the contractor installs the gravity line, to the plan is to take some of the pumps at Tierra Dorada and move them over to Bryan Road. A meeting is planned before Thanksgiving for an update to their schedule. The project is expected to be completed within 18 months.

Upon a motion made by Director Reyna and seconded by Secretary Aissa I. Garza, 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 mentioned that the elevator would be delivered the second week of December instead of the second week of November, as previously reported. He said that the in-house remodeling should be finalized by the end of December and that some of the walls inside the building are being painted white. Mr. Terrazas said that he plans on moving the Media Dept. into the building within the next two weeks. City staff will complete their work alongside the contractor, RDZ Group.

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

At **12:41 PM**, Chairman Martin Garza announced that the Mission Redevelopment Authority Board of Directors would be convening in closed session. Director Riddle moved to convene. Motion was seconded by Director Secretary Aissa I. Garza and approved unanimously.

5. Closed Session Pursuant to V.T.C.A. Gov't Code Section 551.071, Section 551.072, and Section 551.087.

- 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).**
- C. Consultation with Attorney.**

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

At **1:21 PM**, Chairman Martin Garza announced that the Mission Redevelopment Board of Directors were reconvening in open session. Director Reyna moved to convene. Motion was seconded by Secretary Aissa I. Garza and approved unanimously. Motions are as follows:

- A. Regarding Real Property – Director Burleson moved to authorize the Executive Director and the Chairman to discuss an extension of the term of TIRZ #1 with the City of Mission and Hidalgo County. Motion was seconded by Secretary Aissa I. Garza and approved unanimously.
- B. No action.

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

Exec. Dir. Teclo J. Garcia presented a Seventh Amendment to the Administrative Services between the City of Mission and Mission Redevelopment Authority/TIRZ #1, correcting the omission of administrative service amounts for employees Joe Salazar, Yadira J. Vega, J.P. Terrazas, and himself as Executive Director. He proposed a 5% salary increase for each employee, excluding himself, which is already budgeted. The administrative services amount will increase from \$11,300 per month to \$12,376 per month. The amendment is effective October 1, 2025 through March 31, 2026.

Upon a motion duly made by Director Reyna and seconded by Secretary Aissa I. Garza, the Board unanimously approved a Seventh 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.

7. Acceptance of Unadjusted Financial Report for September & October 2025.

Financial Officer Joe Salazar presented the Unadjusted Financial Reports for September and October 2025. Secretary Aissa I. Garza asked about expenses for the month of September. Mr. Salazar explained that the TIRZ did not have a September Board meeting and that an expense report was not readily available for the October 7, 2025 Board meeting. Invoices for September were presented in October, but not an expense report. Secretary Aissa I. Garza said that she would like to see a financial report for September at the next Board meeting, as well as an “year-end” expense report.

Upon a motion duly made by Director Burleson and seconded by Director Reyna, the Board unanimously accepted the Financial Report for the month of September 2025.

Mr. Salazar presented the Unadjusted Financial Report for October. Secretary Aissa I. Garza requested that monthly expenses be reported “as incurred” to avoid reviewing outdated reports. Chairman Martin Garza noted that the early October meeting caused confusion and suggested future meetings be scheduled no later than the third week of each month for accurate reporting. He asked about a December meeting, which the TIRZ Board typically does not hold, but the Executive Director said that one could be arranged if the Board wishes. Mr. Salazar mentioned that December invoices are paid in December and approved in January. Director Burleson proposed a December meeting to approve financials and urgent business without project reports. Staff will inform the Board about a proposed meeting if one is scheduled.

Upon a motion duly made by Director Burleson and seconded by Secretary Aissa I. Garza, the Board unanimously approved the Unadjusted Financial Report for October 2025.

8. Approval of invoices for November 2025.

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

9. 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: _____

Date: _____

**Mission Tax Increment Reinvestment Zone
Board of Directors Meeting
November 12, 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, in person, on November 12, 2025 at 801 N. Bryan Road, Mission, Texas and at 1:48 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 Chairman Albert X. Chapa. Participating in person were J.P. Terrazas, Joe Salazar, Mario Garcia, Attorney Gene Vaughan, Councilwoman Marissa Gerlach, Judy Vega, and Executive Director Teclo J. Garcia.

- 1. Call meeting to order and establish quorum.**
- 2. Consent Agenda:**
 - A. Approve minutes of the meeting of October 7, 2025 of the TIRZ #1.**
 - B. Ratify all actions taken by the Mission Redevelopment Authority Board of Directors at the November 12, 2025 meeting.**

Upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously approved the consent agenda and ratified all actions taken by the Mission Redevelopment Board of Directors at the meeting of November 12, 2025.

3. Adjournment

As there was no further business for the board to consider, upon a motion duly made by Secretary Aissa I. Garza and seconded by Director Riddle, the Board unanimously voted to adjourn the meeting at 1:49 PM.

By: _____

Attest: _____

Printed Name: Martin Garza

Printed Name: Aissa I. Garza

Title: Chairman

Title: Secretary

Date: _____

Date: _____