

NOTICE OF REGULAR MEETING & PUBLIC HEARING
MISSION ECONOMIC DEVELOPMENT CORPORATION
APRIL 16, 2025 4:00 P.M.
CENTER FOR EDUCATION AND ECONOMIC DEVELOPMENT

Pursuant to V.T.C.A. Gov. Code Section 551.001 et seq., the Mission Economic Development Corporation of the City of Mission, Texas will hold a regular meeting and public hearing on Wednesday, April 16, 2025 at 4:00 p.m., in person, at the Center for Education and Economic Development, 801 N. Bryan Road, Mission, Texas 78572.

Regular Meeting	Att.	Page	Originator
1. Call to order and Establish Quorum.	--	--	Hernandez
2. Invocation.	2	5	Saenz
3. Pledge of Allegiance.	3	6	Mayor
4. Citizens' Participation.	4	7	Hernandez
5. Approval of Minutes: Special Meeting of March 26,2025.	5	8	Hernandez
6. Deliberation and possible action regarding Unadjusted Financial Statement for March 2025	6	12	Salazar
7. Deliberation and possible action to accept Quarterly Report of Investments for the Quarter ending March 31, 2025 and Interest Earned for Six Months ending March 31, 2025.	7	42	Salazar
8. Public Hearing – Consideration of a MEDC Fiscal Year 2025 proposed project related to an economic incentive for the construction of a padel club facility, to be located at 1508 E. Expressway 83, Mission, Texas (Project Pickle).	8	45	Hernandez
9. Deliberation and possible action concerning an Economic Development Performance Agreement for Project Pickle.	9	47	Hernandez
10. Deliberation and possible action to authorize staff to publish a Notice of Intention to Undertake a Project or Projects for Fiscal Year 2025 for Project Pickle.	10	70	Hernandez
11. Discussion and possible action regarding First Amendment to Economic Development Performance Agreement between Mission Economic Development Corporation and RGV Padel Club, LLC.	11	72	Garcia
12. Deliberation and possible action regarding Resolution No._____, concerning the proposed Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Natgasoline LLC, approving documents relating thereto, and approving other matters in connection therewith.	12	73	McCormick

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| 13. | Deliberation and possible action regarding Resolution No._____, concerning the proposed Resolution of Mission Economic Development Corporation authorizing the issuance of one or more series of revenue bonds and the loan of the proceeds thereof to Waste Management, Inc.; approving documents relating thereto, and approving other matters in connection therewith. | 13 | 82 | McCormick |
| 14. | Deliberation and possible action concerning Resolution No._____, A resolution authorizing publication of notice of projects and rights to petition and authorizing certain other matters relating thereto. | 14 | 93 | Garcia |
| 15. | Deliberation and possible action regarding acceptance of the conveyance of Cimarron Country Club golf property from the City of Mission. | 15 | 98 | Garcia |
| 16. | Deliberation and possible action concerning a Professional Services Agreement under Texas Local Government Code 2254 with VM Golf Services for the renovation of greens and tees on the back 9 of the Shary Municipal Golf Course in the amount of \$1,585,235. | 16 | 99 | Garcia |
| 17. | Deliberation and possible action concerning a Professional Services Agreement with Musco Sports Lighting, LLC for the purchase and installation of a light structure system on the back 9 of the Shary Municipal Golf Course in the amount of \$1,475,000, via Buy Board Contract # 677-22. | 17 | 108 | Garcia |
| 18. | Deliberation and possible action to authorize CEO to negotiate and execute a financing agreement to finance the purchase and installation of the light structure system with Musco Sports Lighting LLC. | 18 | 157 | Garcia |
| 19. | Deliberation and possible action concerning an Amendment to MEDC's Fiscal Year 2025 Budget, in the amount of \$1,585,235 for the green renovation services with VM Golf Services and the amount of debt service and closing costs required for the financing of the light structure system from Musco Sports Lighting, LLC. | 19 | 160 | Salazar |
| 20. | Closed Session Pursuant to V.T.C.A. Gov. Code Sec. 551.001 | 20 | 161 | Hernandez |

Deliberation and possible action regarding economic development negotiations or prospects (as permitted under Tex. Gov't Code Sec. 551.087), including, but not limited to the following:

Report from CEO as to potential prospect(s).

Deliberation and possible action regarding real property (as permitted under Tex. Gov't Code Sec. 551.072), including, but not limited to the following:

- A. M.E.D.C. Land
- B. Perkins Lots Update

Consultation with Attorney and possible action (as permitted under Texas Government Code Section 551.071).

The Mission Economic Development Corporation Board of Directors will reconvene in open session to take any actions necessary.

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| 21. CEO Report on Economic Development Activity. | -- | -- | Garcia |
| 22. President Comments. | -- | -- | Hernandez |
| 23. Adjournment. | -- | -- | Hernandez |

C E R T I F I C A T E

I, the undersigned City Secretary do certify that the above notice of meeting was posted on the bulletin board of City Hall, 1201 E. 8th, Mission, Texas 78572, on this the 11th day of April 2025 at 3:30 PM.



Anna Carrillo, City Secretary

NOTICE OF REGULAR MEETING & PUBLIC HEARING MISSION ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF MISSION

Notice is hereby given that on the 16th day of April 2025 the Mission Economic Development Corporation of the City of Mission will hold a regular meeting and public hearing at 4:00 PM, in person at 801 N. Bryan Road, Mission, Texas 78572. The subjects to be discussed are listed on the agenda, which is attached to and made a part of this Notice.

If, during the course of the meeting covered by this Notice, the MEDC should determine that a closed or executive meeting or session of the MEDC is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the MEDC at the date, hour and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the MEDC may conveniently meet in such closed or executive meeting or session concerning any and all purpose permitted by the Act, including, but not limited to the following sections and purposes.

Texas Government Code Section:

- 551.071(1) (2) Consultation with Attorney.
- 551.072 Deliberation regarding real property.
- 551.073 Deliberation regarding prospective gifts.
- 551.074 Personnel matters.
- 551.076 Deliberation regarding security devices or security audits.
- 551.0785 Deliberations involving medical or psychiatric records of individuals.
- 551.084 Investigation; exclusion of witness from hearing.
- 551.087 Deliberation regarding economic development negotiations
- 551.088 Deliberation regarding test item.

Should any final action, final decision, or final vote be required in the opinion of the MEDC with regard to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (b) at a subsequent public meeting of the Board upon notice thereof as the MEDC shall determine.

On this the 11th day of April 2025 this Notice was emailed to news media who had previously requested such notice and an original copy was posted on the bulletin board at City Hall, 1201 E. 8th Street, Mission, Texas 78572 at 3:30 PM on said date.



Anna Carrillo, City Secretary