

**Development Corporation of Mercedes, Inc.**  
**Special Called Meeting**  
**Wednesday, May 28, 2025 11:30AM**

**Board Members Present:**

Marcos Garcia –President  
Joe Flores – Vice-President  
Lou Huerta – Secretary  
Peggy Marie Chavez- Treasurer  
Fred Gonzalez- Member  
Roel Villanueva – Member  
Tony Garza – Member

**EDC Staff Present:**

Melissa Ramirez – Executive Director  
Zefra Mascorro – Administrative Coordinator  
Mario Salinas – Marketing Specialist

**EDC Staff Absent:**

Mark Sossi - DCM Attorney

**City Staff Present:**

Patricio Avila- Assistant City Manager

**Others Present:**

Rudy Salinas-SAS CPA  
Laura Lopez- Project Cruz  
Cruz Lopez- Project Cruz

**1. Call Meeting to order**

Marcos Garcia called the meeting to order at 11:32AM

**2. Discussion and Action: April 16, 2025 Minutes**

Joe Flores moved to approve the April 16, 2025 minutes as presented. Seconded by Peggy Marie Chavez. All voted aye.

**3. Discussion and Action: April 2025 Financials**

Roel Villanueva moved to approve the April 2025 Financials as presented. Seconded by Tony Garza. All voted aye.

**4. Discussion and Action: DCM Programming: Mural Program, Downtown Landscaping and Boot Repairs**

Fred Gonzalez moved to appoint Marcos Garcia, Lou Huerta, Peggy Marie Chavez, and himself to the committee for the Mural Program and for Melissa Ramirez, Executive Director to create a Bid Proposal for 10 Boot Repairs. Seconded by Roel Villanueva. All voted aye.

**5. Discussion and Action: MPC Studios Migration to Google Workspace**

Roel Villanueva moved to request a month trial period of Google Workspace through MPC Studios for Melissa Ramirez prior to deciding on migrating. Seconded by Fred Gonzalez. All voted aye.

**6. Discussion and Action: Angels of Love Sponsorship**

Tony Garza motioned to deny the Angels of Love Sponsorship. Seconded by Lou Huerta. All voted aye.

**7. Discussion and Action: Signage Improvement Program-Erika Herrera**

Tony Garza motioned to have Erika Herrera revisit the DCM for reimbursement for the cost of signage until the Signage Improvement Program is reinstated in October, 2025 pending budget approval. Seconded by Lou Huerta. All voted aye.

**8. Discussion and Action: Easement Conveyance of 2.10 Acres out of Lots 11 and 12, Block 80, Campacuas Addition and 9.24 acres out of Lot 9, Block 103, Campacuas Addition to the City of Mercedes for Drainage Improvements**

Joe Flores motioned to approve the proposed change of language to the deed and remove “should the DCM have an economic development project, the interest shall revert to the grantor”. Seconded by Tony Garza. All voted aye.

**9. Discussion: ICSC-Las Vegas Recap**

No Action

**10. Discussion and Action: Tabled Items-ReSimplify**

No Action

**11. Executive Session: Section 551.087: Economic development negotiations with Project PE, Project Petro, Project More, Project M30, Project ZIWA, Project Gomez, Project American Legion, Project J. San Miguel, Project Renata Ledesma, Project Stay, Project Kamel, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project Bert Ogden, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios and Project UT and Section 551.071: pending legal issues, delinquent loans and on any regular agenda item requiring confidential, attorney-client**

**advice necessitated by the deliberation or discussion of said item as needed.**

*The Board went into Executive Session at 12:35AM*

*Fred Gonzalez, Board member exited Executive Session at 12:35PM*

*Fred Gonzalez, Board member entered Executive Session at 12:37PM*

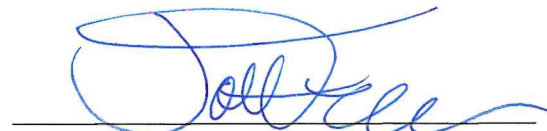
*The Board went into Open Session at 1:43PM*

**12. Discussion and Action: item #11**

Tony Garza motioned to approve a loan for up to \$70,000 at a 3.5% interest rate for 10 years for Project Cruz. Seconded by Fred Gonzalez. All voted aye.

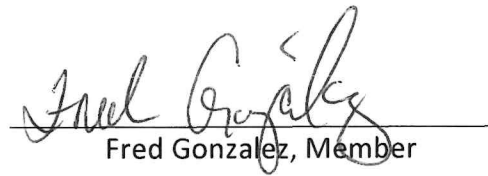
**13. Adjournment: 1:44PM**

  
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Marcos Garcia, President

  
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Joe Flores, Jr., Vice-President

  
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Lou Huerta, Secretary

  
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Peggy Marie Chavez, Treasurer

  
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Fred Gonzalez, Member

  
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Roel Villanueva, Member

  
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Tony Garza, Member