

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, November 19, 2025 11:30AM

Board Members Present:

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

Board Member Absent:

Roel Villanueva – Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator
Mario Salinas – Marketing Specialist
Mark Sossi - DCM Attorney

City Staff Present:

Alberto Perez- City Manager

Others Present:

Rudy Salinas-SAS CPA
Norma Ozuna- O's Burgers and More
Eduardo Ozuna- O's Burgers and More
Mathew Ozuna- O's Burgers and More

1. Call Meeting to order

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

2. Discussion and Action: October 22, 2025 Minutes

Lou Huerta moved to approve the October 22, 2025 minutes as presented. Seconded by Tony Garza. All voted aye.

3. Discussion and Action: October 2025 Financials

Joe Flores moved to approve the October 2025 Financials as presented. Seconded by Fred

Gonzalez. All voted aye.

4. Discussion and Action: Bad Debt Policy/Foreclosure Policy

Joe Flores moved to approve the Bad Debt Policy items and proceed with presenting the policies for approval by the Mercedes City Commission. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: Downtown Façade Grant

Fred Gonzalez moved to proceed as discussed with the Downtown Façade Grant and create an RFQ for estimated costs for building façades on Texas street from Old 83 South to 5th street for the historic district. Seconded by Joe Flores. All voted aye.

6. Discussion and Action: Film Grant

Joe Flores moved to Table the Film Grant. Seconded by Tony Garza. All voted aye.

7. Discussion and Action: ICSC Red-River

Fred Gonzalez moved to have two staff members and up two board members with the possibility of the full board attending ICSC Red-River. Seconded by Lou Huerta All voted aye.

8. Discussion and Action: DCM Signage Improvement Program- Nayeli Valdemar, Eduardo Ozuna, Joe Steve Gonzalez, Laura Luna

Tony Garza moved to approve awarding Nayeli Valdemar, Eduardo Ozuna, Joe Steve Gonzalez, and Laura Luna's signage grants. Seconded by Fred Gonzalez. All voted aye.

9. Discussion and Action: Signage Removal & Storage-Yanira Tamez

Joe Flores moved to allow Signage Removal & Storage to Yanira Tamez by having her self-cover costs and have DCM Attorney Mark Sossi draft an agreement between Yanira Tamez and the DCM stating signage is to remain within the City of Mercedes. Seconded by Peggy Marie Chavez. All voted aye.

10. Discussion and Action: MPC Studios Migration to Google Workspace

Tony Garza moved to have allow MPC Studios Migration to Google Workspace for 3 staff members at a total cost of \$1,000. Seconded by Joe Flores. All voted aye.

11. Discussion and Action: Tabled Items

No Action

12. Executive Session: Section 551.087: Economic development negotiations with Project Figuera, Project Garza, Project Kamel, Project M30, Project Food, Project M. Rivera, Project PE, Project Petro, Project More, , 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, Section 551.072: Acquisition and Sale of Real Estate- BIXBY S735.5'-W862.43' IRR TR -S OF HWY 83 LOT 5 & AN IRR TR E202.58'-S665.51' LOT 6 17.338 AC GR 17.118 AC NET 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 12:13 PM

Fred Gonzalez, Board Member exited Executive Session at 12:54 PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:08PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:11PM

The Board went into Open Session at 1:25PM

12. Discussion and Action: item #12

Joe Flores motioned to proceed as discussed with Project Figueroa, Project Garza & Project Kamel. Seconded by Tony Garza. All voted aye.

13. Adjournment: 1:25PM



Marcos Garcia, President



Joe Flores, Jr., Vice-President



Lou Huerta, Secretary



Peggy Marie Chavez, Treasurer



Fred Gonzalez, Member

Roel Villanueva, Member



Tony Garza, Member