

4. Discussion and Action: Texas Class Quarterly Report



Summary Statement

February 28, 2026

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Investor ID: TX-01-0607

0000475-0008455 PDF/T 909487

Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Texas CLASS

Texas CLASS	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance	Average Monthly Yield: 3.8020%
TX-01-0607-0001 DEVELOPMENT CORPORATION OF MERCEDES	197,147.07	0.00	0.00	575.66	1,219.93	197,454.82	197,722.73	
TX-01-0607-0002 EDC 2006 RESERVE	275,909.63	0.00	0.00	805.66	1,707.36	276,340.34	276,715.29	
TX-01-0607-0003 EDC RBEG FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TX-01-0607-0004 IRP FUND OPERATING/RESERVE	81,263.24	0.00	0.00	237.30	502.88	81,390.10	81,500.54	
TOTAL	554,319.94	0.00	0.00	1,618.62	3,430.17	555,185.26	555,938.56	

Tel: (800) 707-6242

<https://www.texasclass.com/>



Summary Statement

February 28, 2026

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Investor ID: TX-01-0607

0000476-0008400 PDF 906487

Development Corporation of Mercedes Inc.
 320 S Ohio
 Mercedes, TX 78570

Texas CLASS

Texas CLASS

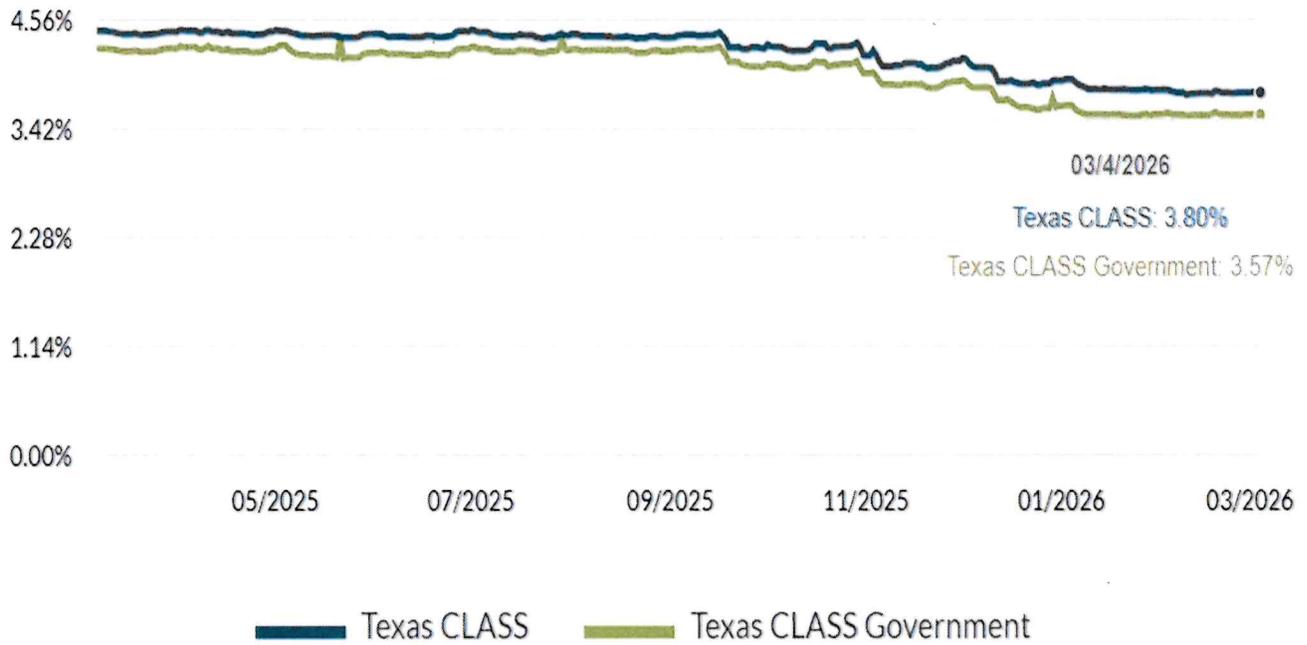
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TOTAL		554,319.94	0.00	0.00	1,618.62	3,430.17	555,185.26	555,938.56

Rates as of March 4, 2026

	Texas CLASS	Texas CLASS Government
Daily Yield (%)	3.8002	3.5663
YTD Yield (%)	3.8275	3.5775
7-Day Yield (%)	3.8006	3.5696
30-Day Yield (%)	3.7994	3.5687
Weighted Average Maturity (To Reset)	51	28
Weighted Average Maturity (To Final)	83	75
Daily Dividend	0.000104114	0.000097707
Net Asset Value (NAV)	1.00014392	0.99996234

Texas CLASS Daily Yields



Type of Class: Texas Class

Maturity Date: None

Interest Rate Variable Average August: 3.80%

Presented Before Board: March 18, 2026

Signature: _____ Date: _____

5. Discussion and Action: MISD Scoreboard

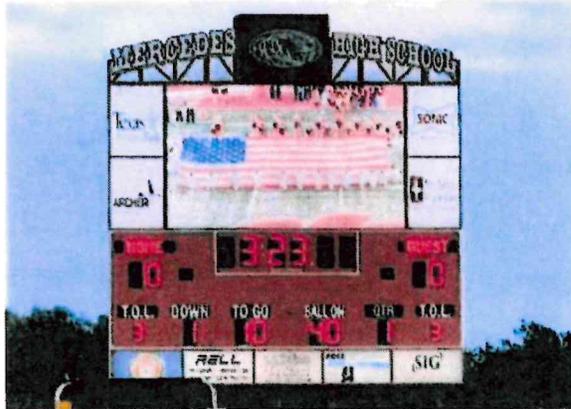


Memo

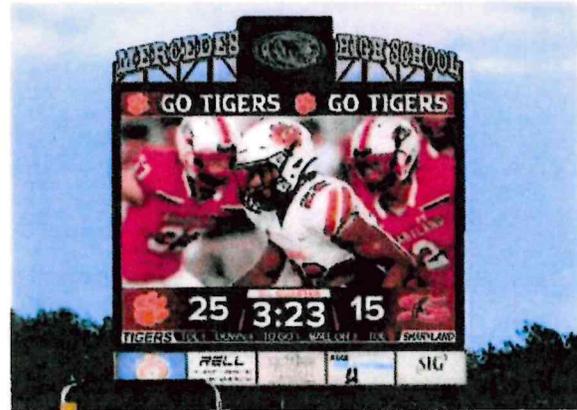
To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 3/13/2026
Re: MISD-Scoreboard

Recommendation: Approve Tiger Legacy Sponsorship.

EXISTING



PROPOSED



Tiger Stadium Scoreboard Packages

Stadium seats up to 6,000 fans | 15+ Football Games Per Season | Local, regional & area events year round

FEATURES	Tiger Fan (6) (\$5,000/yr)	Tiger Pride (2) (\$7,500/yr)	Tiger Champion (4) (\$10,000/yr)	Tiger Legacy (2-4) (\$15,000/yr)
Stadium Scoreboard Signage	✓	✓	✓	✓
JFK Administration Building Digital Signage			✓	✓
<small>LEGACY: 8-sec spots at a minimum of 1,000 impressions/day CHAMPION: 8-sec spots at a minimum of 500 impressions/day</small>				
PA Announcement During Home Game	✓ (1)	✓ (1)	✓ (2)	✓ (3)
Reserved regular football season tickets	✓ (2)	✓ (4)	✓ (4)	✓ (4)
(1) :10 Sec Commercial Per Home Game		✓ (1)	✓ (1)	✓ (2)
Reserved VIP Parking Pass		✓ (1)	✓ (1)	✓ (1)
Sponsor Graphic for Home Team				✓
Signage at MHS Baseball and MHS Softball fields			✓	✓

EXISTING



PROPOSED



Football Season In-Game Sponsorships

1ST & 10 SPONSOR
(Tiger Legacy)

1st & 10 Sponsor Graphic (Home team) will show when Home Team reaches the 1st & 10 (Announcement will also be made). "That's a **"Sponsor Name"** 1st down".

TOUCHDOWN SPONSOR
(Tiger Champion)

Touchdown Sponsor (Home Team) Sponsor Logo will show on Scoreboard after Home Team scores a touchdown. "That's a **"Sponsor Name"** Touchdown!"

HALF-TIME SPONSOR
(Tiger Pride)

Half-time is presented by **"Sponsor Name,"** with logo will be incorporated into custom graphic shown on screen at the start and end of the halftime during each home game.

EXTRA POINT SPONSOR
(\$2,000/year)

Sponsor logo will show on scoreboard after Home Team scores any extra points. "Good for a **"Sponsor Name"** extra point!"

KICK-OFF SPONSOR
(\$2,500/year)

Presented by **"Sponsor Name,"** with logo incorporated into a custom graphic shown on screen at the start of the first and third quarter during each home game.

QUARTER SPONSOR
(\$500/quarter per year)

Sponsor Logo will show on and off throughout the quarter. One Sponsor per quarter.

*Other graphics will be played throughout the quarter along with the Quarter sponsor graphic

DEFENSE SPONSOR
(\$2,500/year)

Defense Sponsor is presented by **"Sponsor Name,"** with logo to be incorporated into a custom graphic shown on screen once per quarter when the home team is on Defense.

6. Discussion and Action: FY25-26 Budget Amendment

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 3/13/2026
Re: Budget Amendment 1

Projects increased by \$165,294.02; the Outlet Mall was decreased by \$263,366.08, and Interest-TX Class was increased by \$6,500.00.

Recommendation: Approve.

DEVELOPMENT CORPORATION OF MERCEDDES
BUDGET FY25-26

SOURCES OF CASH	FY 25-26 BUDGET	FY 25-26 BUDGET AMENDMENT 1
TAXES		
25-40040 SALES TAX	\$ 2,314,440.29	\$ 2,314,440.29
TOTAL TAXES	\$ 2,314,440.29	\$ 2,314,440.29
MISCELLANEOUS		
25-44020 INTEREST- TXCLASS	\$ 2,000.00	\$ 8,500.00
25-44026 INTEREST-L&G CONCRETE		
25-44027 INTEREST-MD INT'L (ORBIT)		
25-44041 LOAN PRINCIPAL PAYMENTS		
25-44097 CARRY OVER FUNDS	\$ 260,665.39	\$ 260,665.39
TXCLASS	\$ 189,873.20	\$ 189,873.20
INTEREST- ELIAS GONZALEZ		
REAL ESTATE SALES		
OTHER INCOME- CITY REIMBURSEMENTS		
OTHER INCOME- CITY PMT MKTG	\$ -	\$ -
OTHER INCOME- CITY PMT VTX	\$ 93,749.00	\$ 93,749.00
TOTAL MISCELLANEOUS	\$ 546,287.59	\$ 552,787.59
TOTAL REVENUE	\$ 2,860,727.88	\$ 2,867,227.88

DEVELOPMENT CORPORATION OF MERCEDES
BUDGET FY 25-26

USES OF CASH	FY 25-26 BUDGET	FY 25-26 BUDGET AMENDMENT 1
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PERSONNEL COSTS

25-510-1010	SALARIES	\$ 226,800.00	\$ 226,800.00
25-510-1015	AUTOMOBILE ALLOWANCE		
25-510-1100	TMRS CONTRIBUTION	\$ 42,000.00	\$ 42,000.00
25-510-1120	SOCIAL SECURITY	\$ 14,300.00	\$ 14,300.00
25-510-1140	UNEMPLOYMENT COMP	\$ 2,200.00	\$ 2,200.00
25-510-1160	HEALTH/LIFE INSURANCE	\$ 21,460.00	\$ 21,460.00
	VISION		\$432
	DENTAL		\$184.32
25-510-1180	WORKER'S COMP	\$ 430.00	\$ 430.00
25-510-xxxx	CELL PHONE ALLOWANCE	\$ 600.00	\$ 600.00
	TOTAL PERSONNEL COSTS	<u>\$ 307,790.00</u>	<u>\$ 307,790.00</u>

OTHER SERVICES & CHARGES

25-510-2020	Audit	\$ 8,000.00	\$ 7,000.00
25-510-2012	Automobile Mileage	\$ 2,000.00	\$ 2,000.00
25-510-2014	Billboards		
25-510-2134	Bld Lease	\$ 24,000.00	\$ 24,000.00
25-510-2340	Chamber	\$ 53,500.00	\$ 53,500.00
	Texas Street Festival		\$15,000
	Dues		\$5,000
	Annual Banquet		\$2,000
	Little Nashville		\$30,000
	Mixers		\$1500

25-510-2011	Contract Labor- Writer	\$	6,000.00	\$	6,000.00	\$	6,000.00
25-510-XXXX	Civic Serve	\$	12,000.00	\$	12,000.00	\$	12,000.00
25-510-2102	Crime Insurance	\$	700.00	\$	571.00	\$	571.00
25-510-2036	Downtown Development	\$	70,000.00	\$	70,000.00	\$	70,000.00
25-510-2165	Electricity	\$	4,700.00	\$	6,200.00	\$	6,200.00
25-510-2142	Janitorial	\$	13,200.00	\$	13,200.00	\$	13,200.00
25-510-2125	Legal	\$	45,000.00	\$	45,000.00	\$	45,000.00
25-510-2021	Loan Fees- EDC	\$	825.00	\$	1,425.00	\$	1,425.00
25-510-xxxx	Leadership Empowerment Group	\$	12,000.00	\$	12,000.00	\$	12,000.00
25-510-xxxx	Real Estate Closing Costs						
25-510-2010	Marketing & Promotion	\$	48,750.00	\$	48,750.00	\$	48,750.00
	GeoTours		\$3750				
	Social Media		\$5000				
	Loopnet		\$2000				
	GeoFence		\$5000				
	Merchant Campaign		\$6000				
	Murals		\$15,000				
	Influencers		\$10,000				
	Simple Text		\$600				
	Marketing Collateral		\$1,400				
25-510-2095	Meetings	\$	2,600.00	\$	2,600.00	\$	2,600.00
25-510-2130	Membership/Subs	\$	2,000.00	\$	2,000.00	\$	2,000.00
25-510-2133	Miscellaneous	\$	1,500.00	\$	1,500.00	\$	1,500.00
25-510-2080	Office Equipment- Lease	\$	4,500.00	\$	4,500.00	\$	4,500.00
25-510-xxxx	Outlet Mall Oct 2018-Oct 2028	\$	280,000.00	\$	16,633.92	\$	16,633.92
25-510-2320	Professional Fees- Accounting	\$	21,000.00	\$	21,000.00	\$	21,000.00
25-510-xxxx	Project Orchard Grove Apartments	\$	-	\$	-	\$	-
25-510-xxxx	Project RGV Livestock Show Park	\$	25,000.00	\$	25,000.00	\$	25,000.00
25-510-2362	Project Rios of Mercedes	\$	51,400.00	\$	51,400.00	\$	51,400.00
25-510-2365	Project VIDA	\$	15,000.00	\$	15,000.00	\$	15,000.00
25-510-xxxx	Project Travel Center	\$	100,000.00	\$	100,000.00	\$	100,000.00
25-510-2335	Projects	\$	1,195,136.38	\$	1,360,430.40	\$	1,360,430.40

25-510-2144	Receptionist		\$	33,000.00	\$	33,000.00	
	Receptionist	\$12,000					
	Health	\$2,000					
25-510-2355	Series 2007- Interest		\$	34,807.50	\$	34,807.50	Pay off Bond early in August 2026
25-510-2356	Series 2007- Principle		\$	225,000.00	\$	225,000.00	
25-510-2310	Sponsorships		\$	27,850.00	\$	27,850.00	
	Aurora House March	\$1,100					
	Aurora House Gala	\$2,000					
	Smokin' on the Rio	\$12,500					
	RGV Livestock Show	\$7,000					
	Newpapers in Schools	\$250					
	Birding Classic	\$0					
	RGVLS Fall Fest	\$2,000					
	RGVLS Gala	\$3,000					
25-510-2025	Telephones		\$	5,400.00	\$	5,400.00	
25-510-2150	Travel & Training		\$	52,540.00	\$	61,140.00	
	ICSC Texas	\$15,500.00					
	ICSC Las Vegas	\$27,100.00					
	Retail Live!	\$8,540.00					
	Other	\$10,000.00					
25-510-xxxx	VTX Note		\$	93,749.00	\$	187,500.06	
25-510-2160	Water Bill		\$	2,000.00	\$	2,000.00	
25-510-2131	Website		\$	7,980.00	\$	9,230.00	
	TOTAL OTHER SERVICES & CHARGES		\$	2,481,137.88	\$	2,487,637.88	
	MAINTENANCE						
25-510-2520	OFFICE EQUIPMENT		\$	10,000.00	\$	10,000.00	
25-510-2540	MAINTENANCE		\$	57,200.00	\$	57,200.00	
	TOTAL MAINTENANCE		\$	67,200.00	\$	67,200.00	
25-510-3050	OFFICE SUPPLIES		\$	3,000.00	\$	3,000.00	
	Adobe Creative Cloud	\$419.88					
	TOTAL SUPPLIES		\$	3,000.00	\$	3,000.00	

CAPITAL OUTLAY

25-510-4005 FURNITURE & FIXTURES

\$ 1,600.00 \$ 1,600.00

TOTAL CAPITAL OUTLAY

\$ 1,600.00 \$ 1,600.00

TOTAL 10-DEVELOPMENT CORP. OF MERC

TOTAL EXPENDITURES

\$ 2,860,727.88 \$ 2,867,227.88

**7. Discussion and Action: DCM Signage Improvement
Program- Alonso Trevino Rosales**

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 3/13/2026
Re: Signage Grant Program

The following business revamped their application for the Signage Grant Program:

1. Grant applicant Alonso Trevino Rosales, South Texas Auto Center, LLC, grant request \$4,500.00.



Applicant has met criteria.

Recommendation: Will of the board. If this applicant is approved the program's total grant expenditures would amount to \$67,250.00, leaving \$2,750.00 to complete the Signage Grant Program investments for the total \$70,000.00 that was budgeted for FY25-26.

**8. Discussion and Action: Tabled Items-Film Grant,
Election of Officers**

9. Discussion and Action: Executive Session: Section 551.087: Economic development negotiations with Project OG, Project Travel Center, Project Anchor, Project American Legion, Project Hinojosa, Project Trevino, Project Sanchez, Project Kamel, Project M30, Project Food, Project M. Rivera, Project PE, Project Petro, Project More, Project ZIWA, Project Gomez, Project J. San Miguel, Project Stay, 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: MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

10. Discussion and Action: item #9

11. Adjournment