

**Development Corporation of Mercedes, Inc.**  
**REGULAR CALLED MEETING**  
**April 15, 2026 at 11:30AM**  
**320 S. Ohio**

**Development Corporation of Mercedes, Inc.**

**Agenda**

**April 15, 2026 at 11:30AM**

**320 S Ohio**

NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, April 15, 2026 at 11:30AM** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

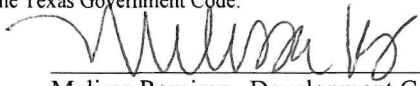
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1. Call meeting to order
2. Discussion and Action: March 18, 2026 Minutes & March 26, 2026 Minutes
3. Discussion and Action: March 2026 Financials
4. Discussion and Action: Angels of Love Sponsorship
5. Discussion and Action: Costar Platform Proposal
6. Discussion and Action: Negrete & Kolar Architects Proposal for Downtown Façade Program
7. Discussion and Action: Tabled Items-Film Grant, Election of Officers
8. Executive Session: Section 551.087: Economic development negotiations with Project Blue, Project A. Gonzalez, Project J. San Miguel, Project A. Rosas, Project OG, Project Travel Center, Project Anchor, Project American Legion, Project Hinojosa, Project Trevino, Project Sanchez, Project Bert Ogden, Project Kamel, Project M30, Project Food, Project M. Rivera, Project PE, Project Petro, Project More, Project ZIWA, Project Gomez, Project Stay, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, 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 MERCEDES LIGHT INDUSTRIAL PARK PH 1 LOT 8 BLK 1 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.
9. Discussion and Action: item #8
10. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et. seq.

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 9<sup>th</sup> day of April 2026 at 10:15AM. and will remain so posted continuously for at least 3 business days proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST:



Melissa Ramirez , Development Corporation of Mercedes

## **1. Call meeting to order**

**2. Discussion and Action: March 18, 2026 Minutes &  
March 26, 2026 Minutes**

**Development Corporation of Mercedes, Inc.**  
**Regular Called Meeting**  
**Wednesday, March 18, 2026 11:30AM**

**Board Members Present:**

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

**Board Member Absent:**

Fred Gonzalez- Member  
Tony Garza- 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:**

Marc Salinas-SAS CPA

**1. Call Meeting to order**

Marcos Garcia called the meeting to order at 11:30AM

**2. Discussion and Action: February 25, 2026 Minutes**

Joe Flores moved to approve the February 25, 2026 minutes as presented. Seconded by Lou Huerta. All voted aye.

**3. Discussion and Action: February 2026 Financials**

Joe Flores moved to approve the February 2026 Financials as presented. Seconded by Roel Villanueva. All voted aye.

**4. Discussion and Action: Texas Class Quarterly Report**

Roel Villanueva moved to approve the Texas Class Quarterly Report. Seconded by Joe Flores. All voted aye.

**5. Discussion and Action: MISD Scoreboard**

Lou Huerta moved to approve the Tiger Legacy Sponsorship of the MISD Scoreboard at a total cost of \$15,000.00. Seconded by Peggy Marie Chavez. Joe Flores, Lou Huerta, Peggy Marie Chavez, and Roel Villanueva voted aye Marcos Garcia abstained from voting. Motion passed.

**6. Discussion and Action: FY25-26 Budget Amendment**

Joe Flores moved to approve the FY25-26 Budget Amendment as presented. Seconded by Lou Huerta. All voted aye.

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

Joe Flores moved to approve signage with revamped rendering changes by Marketing Specialist, Mario Salinas' for Alonso Trevino Rosales at total grant approval of \$4,500. Seconded by Lou Huerta. All voted aye.

*Mark Sossi, DCM Attorney entered Open Session at 11:51AM*

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

No Action

**9. Executive Session: Section 551.087: Economic development negotiations with Project OG, Project Travel Center, Project Anchor, Project American Legion, Project Hinojosa, Project Sanchez, Project Bert Ogden, 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 Stay, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, 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.**

*The Board went into Executive Session at 12:53AM*

*The Board went into Open Session at 12:54PM*

**10. Discussion and Action: item 9**

Roel Villanueva moved to proceed as discussed with MD International and have Mark Sossi, DCM Attorney accelerate the note. Seconded by Lou Huerta. All voted aye.

**11. Adjournment:** 12:55PM

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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

**Development Corporation of Mercedes, Inc.  
& City of Mercedes  
Special Called Joint Meeting  
Wednesday, March 26, 2026 6:00PM**

**Board Members Present:**

Marcos Garcia – President  
Joe Flores- Vice- President  
Peggy Marie Chavez- Treasurer  
Roel Villanueva – Member

**Board Member Absent:**

Lou Huerta – Secretary  
Fred Gonzalez- Member  
Tony Garza- Member

**EDC Staff Present:**

Melissa Ramirez – Executive Director  
Zefra Mascorro – Administrative Coordinator  
Mark Sossi - DCM Attorney

**EDC Staff Absent:**

Mario Salinas – Marketing Specialist

**City Staff Present:**

Alberto Perez- City Manager  
Jonas Gonzalez- Assistant City Manager

**City Members Present:**

Oscar D. Montoya Sr.- Mayor  
Dr. Ruben J. Saldana- Mayor Pro-Tem  
Dr. Jacob Howell- Comissioner  
Joe Martinez- Commissioner  
Armando Garcia- Commissioner  
Martie Garcia-Vela- City Attorney  
Joselynn Castillo- City Secretary

**Others Present:**

Tycen Hanna- Project Anchor

John Bailey- Project Anchor  
Osbaldo Vela- City Attorney's Husband

**1. Call Meeting to order**

Marcos Garcia, DCM Board President called the meeting to order at 6:17PM

Oscar D. Montoya Sr., City of Mercedes Mayor called the meeting to order at 6:17PM

**2. Establish Quorum**

Four members of the City Commission and Four members of the Development Corporation of Mercedes were present, which constitutes a quorum.

**3. Invocation**

Dr. Jacob Howell, City of Mercedes Commissioner said the invocation.

**4. Pledge of Allegiance**

Oscar D. Montoya Sr., City of Mercedes Mayor led in the pledge of allegiance.

**5. Discussion and Action: Open Forum**

- No one signed up for open forum

Joselynn Castillo, City of Mercedes Secretary exited Open Session at 6:19PM

*Oscar D. Montoya Sr., City of Mercedes Mayor called the meeting into Executive Session at 6:20PM*

Armando Garcia, City of Mercedes Commissioner moved to call the meeting into Executive Session. Seconded by Dr. Ruben Saldana, City of Mercedes Mayor Pro-Tem. All voted aye.

*Marcos Garcia, DCM Board President called the meeting into Executive Session at 6:20PM*

**6. Executive Session: Section 551.087: Economic development negotiations with Project Anchor and Project OG and 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**

*Joe Martinez, City of Mercedes Commissioner entered Executive Session at 6:27PM*

*Oscar D. Montoya Sr., City of Mercedes Mayor exited Executive Session at 6:50PM*

*Tycen Hanna, Project Anchor Developer entered Executive Session at 7:05PM*

*John Bailey, Project Anchor Attorney entered Executive Session at 7:05PM*

*Peggy Marie Chavez, DCM Board Treasurer exited Executive Session at 7:14PM*

*Peggy Marie Chavez, DCM Board Treasurer entered Executive Session at 7:18PM*

*Peggy Marie Chavez, DCM Board Treasurer exited Executive Session at 7:25PM*

*Peggy Marie Chavez, DCM Board Treasurer entered Executive Session at 7:28PM*

*Tycen Hanna, Project Anchor Developer exited Executive Session at 7:30PM*

*John Bailey, Project Anchor Developer exited Executive Session at 7:30PM*

*Martie Vela, City of Mercedes Attorney exited Executive Session at 7:32PM*

*Alberto Perez, City of Mercedes City Manager exited Executive Session at 7:32PM*

*Jonas Gonzalez, City of Mercedes Assistant Manager exited Executive Session at 7:32PM*

*Mark Sossi, DCM Attorney exited Executive Session at 7:32PM*

*Melissa Ramirez, DCM Executive Director exited Executive Session at 7:32PM*

*Zefra Mascorro, DCM Executive Director exited Executive Session at 7:32PM*

*Martie Vela, City of Mercedes Attorney entered Executive Session at 7:49PM*

*Alberto Perez, City of Mercedes City Manager entered Executive Session at 7:49PM*

*Jonas Gonzalez, City of Mercedes Assistant Manager entered Executive Session at 7:49PM*

*Mark Sossi, DCM Attorney entered Executive Session at 7:49PM*

*Melissa Ramirez, DCM Executive Director entered Executive Session at 7:49PM*

*Zefra Mascorro, DCM Executive Director entered Executive Session at 7:49PM*

*Dr. Jacob Howell, City of Mercedes Commissioner exited Executive Session at 7:50PM*

*Armando Garcia, City of Mercedes Commissioner exited Executive Session at 8:00PM*

*Armando Garcia, City of Mercedes Commissioner entered Executive Session at 8:02PM*

*Marcos Garcia, DCM Board President called the meeting back to Open Session at 8:06PM*

*Dr. Ruben Saldana, City of Mercedes Mayor Pro-Tem called the meeting back to Open Session at 8:06PM*

*Joselynn Castillo, City of Mercedes Secretary entered Open Session at 8:06PM*

**7. Discussion and Action: item 6**

Joe Flores moved to proceed as discussed and have Mark Sossi, DCM Attorney engage with the end user for Project Anchor. Seconded by Roel Villanueva. All voted aye.

Joe Martinez moved to proceed as discussed and have Mark Sossi, DCM Attorney engage with the end user for Project Anchor. Seconded by Armando Garcia. All voted aye.

Roel Villanueva moved to proceed as discussed with Project OG landscaping, permitting and other incentives. Seconded by Joe Flores. All voted aye.

Joe Martinez moved to proceed as discussed with Project OG landscaping, permitting and other incentives. Seconded by Armando Garcia.

**11. Adjournment: 8:08PM**

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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