

4. Discussion and Action: Angels of Love Sponsorship

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 4/10/2026
Re: Angels of Love Sponsorship

Angels of Love is a 501(3)(C) non-profit organization dedicated to serving victims and families affected by domestic violence. The organization has extended an invitation for the EDC to sponsor their 15 City Summer Youth Tour 2026, taking place in June and July 2026. The Angels of Love organization offers three free programs **Girl Power, Expect Respect, and the Distinguished Gentlemen Initiative** which engages more than 1,500 youth participants across RGV communities. They are asking each City or City's EDC to consider a **\$1,000 sponsorship** to support programming for each individual city participating.

Please see attached documents.

Recommendation: Will of the Board



Angels of Love

1305 East Nolana Avenue, Suite D, McAllen, Texas 78504

Phone (956) 972-0685

Email: development@angelslovetexas.org

RE: Sponsorship Request for the Angels of Love Summer Youth Programs 2026

Dear Community Partner:

We would like to extend an invitation to your business to become one of our Sponsors for the Angels of Love Summer Youth Programs 2026 which will help us to reach mutual goals. This summer we are offering **three FREE programs** for our community, youth and future leaders. We offer Girl Power (ages 9-11), Distinguished Gentlemen (ages 9-11) and Expect Respect (ages 12-14). We will be offering youth programs in various cities, and Boys & Girls Club locations throughout Hidalgo County. We anticipate reaching 1500 youth over the course of the summer of 2026. This summer we will extend our youth programs, which will be held in 15 cities' during the summer break. I am enclosing overviews for each of the programs.

We are **soliciting monetary and in-kind donations** to cover the costs of location, activities, T-shirts, promotion, advertising, door prizes, etc. All donations would be recognized as donated from your business. Your business logo will be printed on the T-shirts, advertising materials, Angels of Love social media pages and TikTok. Newspaper articles and press releases will be sent out announcing the programs and sponsors. Please see the enclosed sponsorship form and join us in making a difference in the lives of our youth.

Please respond with your acceptance of a sponsorship as soon as possible. For more information, please contact Daniela Zuniga, Director of Development (956) 217-9764. Angels of Love is recognized as a 501(3)(C) Non-Profit Organization and donations are tax deductible in accordance with the law. Our tax identification number is 74-3018501.

Thank you in advance for your support,

Daniela Zuniga

Director Of Development



Youth Programs 2026

Kind Girls, Distinguished Gentlemen and Expect Respect for Teens

Sponsor Contact Name: _____

Company: _____

Address: _____

Telephone (Daytime): _____

E-mail: _____

- \$10,000.00 - KIND GIRL SPONSOR** – Acknowledgement as a sponsor for the youth program series, event flyer, press releases, Tea-Time Tuesday interview and social media mentions. Opportunity to speak at a youth program. Business logo on the T-shirts and flyers.
- \$5,000.00 - GIRL POWER SPONSOR** – Acknowledgement as a sponsor for the youth program series, event flyer, press releases and social media. Business logo on the T-shirts and flyers.
- \$2,500.00 – EXPECT RESPECT SPONSOR**- Acknowledgement as a sponsor for the youth programs, press releases and recognition on social media. Business logo on the program T-shirts and flyers.
- \$1,000.00 - DISTINGUISHED GENTLEMEN SPONSOR** – Acknowledgement as a sponsor for the youth programs, business logo on the event flyer, photo recognition and press releases to include newsprint and social media. Business logo on the program T-shirts.
- \$500.00 - ANGEL SPONSOR** – Acknowledgement as a sponsor for the youth programs, business logo on the event flyer, Business logo on the program T-shirts and flyers.

Enclosed is My check made payable to ANGELS OF LOVE for \$ _____.
ALL ADVERTISEMENTS AND CONTRIBUTIONS ARE TAX-DEDUCTIBLE AS ALLOWED BY LAW PLEASE
MAKE CHECKS PAYABLE TO ANGELS OF LOVE. Tax ID #74-3018501. 1305 East Nolana Avenue, Suite D,
McAllen, Texas 78504, (956) 217-9764 (phone)



Youth Programs 2026

Girl Power, Distinguished Gentlemen and Expect Respect for Teens

YOUTH PROGRAMS OVERVIEW

The **Girl Power** Program is for tween girls, ages 9-11. The program teaches them that they are valuable and have a voice that can empower them. Girl Power encourages girls to build confidence, competence and pride within themselves. Tweens thrive when they receive messages of aspiration rather than limitation; when they have access to positive role models; and when they receive the resources necessary to overcome challenges. When girls feel confident about their bodies, their beauty, their uniqueness, their intelligence, and their worthiness, they will go into the world and fully express themselves to their highest potential. The Mission of the Girl Power program is to educate, empower and inspire girls by raising awareness, developing communication skills and cultivating self-respect. The motto for the program is “Be Strong, Be Smart, Be Amazing, Be Yourself”.

The **Expect Respect** program is designed for teens ages 12-14 who can become role models, allies and peer educators at their school. Teens learn to speak out about bullying, harassment and dating abuse through youth-generated projects, campaigns, theatre, art, music, yoga, poetry and literature through the Angels of Love Expect Respect program. The primary program components and resources include School-based presentations, support groups and counseling. The mission of the Angels of Love Expect Respect program is to educate, empower and inspire teens by raising awareness, developing communication skills and cultivating self-respect, self-love and mutual respect for others.

The **Distinguished Gentlemen Initiative** represents a crucial step in shaping the next generation of respectful, empathetic, and confident young men. The program’s curriculum is designed to guide participants ages 9-11 through key aspects of personal development and relational growth: Healthy Relationships, Manners and Conflict Resolution, Empathy and Boundaries, Confidence and Gratitude, and Emotional Intelligence and Accountability. The program concludes with a Sports Coat Ceremony, symbolizing the participants’ readiness to embody the values of a distinguished gentleman. Through engaging activities and interactive lessons, the Distinguished Gentlemen Initiative empowers young men to develop life skills that will serve as a foundation for positive relationships and a sense of responsibility throughout their lives.

5. Discussion and Action: Costar Platform Proposal

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 4/10/2026
Re: Costar

Costar has an information platform that allows users to identify investors, developers, franchisees, lease rates, and purchase prices throughout the country. The platform is used to track retail, industrial, commercial and residential investments. The platform costs \$12K annually.

Recommendation: Will of the Board.

Fwd: CoStar & Mercedes TX

2 messages

Melissa Ramirez <mramirez@mercedesedc.com>
To: Zefra Mascorro <zmascorro@mercedesedc.com>

Wed, Apr 8, 2026 at 10:46 AM

Add this to the agenda

Melissa Ramirez, MBA, MS
Executive Director(956) 565-2230
mramirez@mercedesedc.com
www.mercedesedc.com
320 S. Ohio, Mercedes, Texas

----- Forwarded message -----

From: **Brett Colan** <bcolan@costar.com>
Date: Thu, Mar 19, 2026 at 1:36 PM
Subject: CoStar & Mercedes TX
To: mramirez@mercedesedc.com <mramirez@mercedesedc.com>
Cc: Maxwell Newlin <mnewlin@costar.com>

Hi Meilssa,

Pleasure speaking with you today. First and foremost, thank you for the time today and for taking a look at the CoStar Platform. Attached you will find the CoStar Overview Brochure as Requested.

To confirm, the Annual Investment rate for CoStar is \$12,000 Annually on a 1 Year Agreement. During the ICSC event, we typically hold anywhere between a 10-20% Discount.

Max and I look forward to seeing you in Las Vegas.

Thank you,

Brett Colan

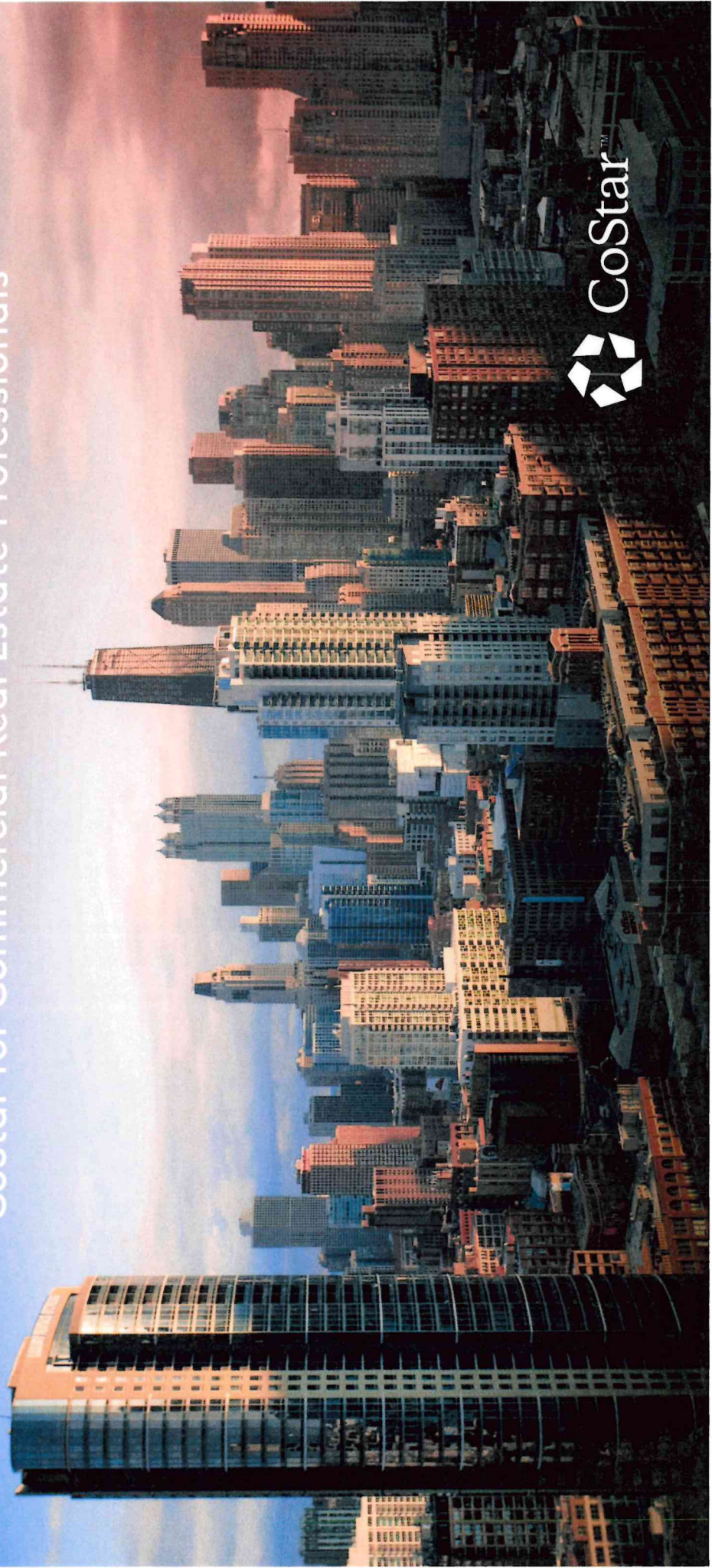
Senior Sales Executive

CoStarGroup.com | NASDAQ: CSGP

The Power of

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CoStar for Commercial Real Estate Professionals



Where commercial real estate professionals go when they need to know.

YOUR CONNECTION TO THE WORLD OF COMMERCIAL REAL ESTATE

CoStar is the global leader in commercial real estate information and analytics. For over 38 years we have worked with commercial real estate professionals to support their growth and success. CoStar research tracks and reports on commercial property in unparalleled detail: the buildings, tenants, owners, brokers and transactions that move the market.

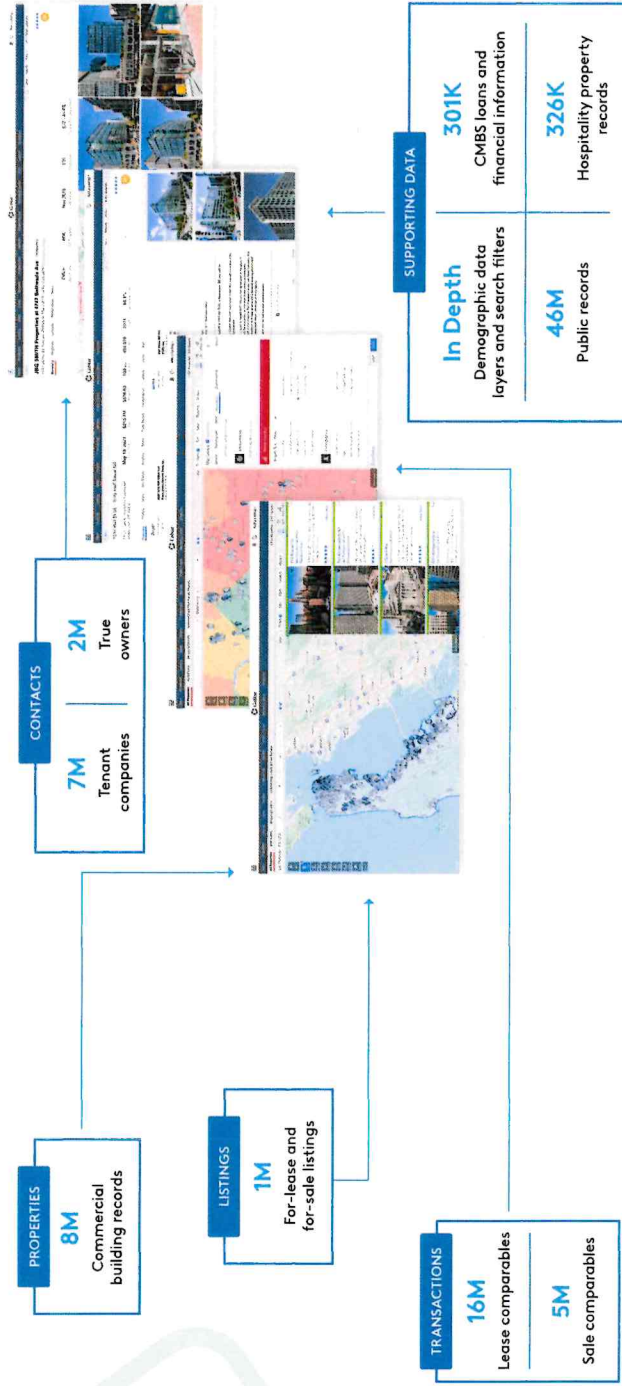
The result is comprehensive and current market information. That information makes it easier to provide timely, accurate advice and valuable service to your clients. With CoStar, you can close deals faster than ever.

Over 250,000 commercial real estate professionals now subscribe to CoStar. Established global players, independent shops, and growing firms alike benefit from access to CoStar's extensive, objective information and powerful tools.

Whether you're buying, selling or leasing a property, representing tenants, valuing assets, originating loans or managing diverse portfolios, CoStar adds value for commercial real estate professionals in every aspect of their business. It's the power of knowing.



Everything a commercial real estate professional needs from an information platform, in one place.



The CoStar difference.

CoStar has the largest team of researchers – over 1,600 – in the commercial real estate industry. They verify details on a complete inventory of commercial properties, transactions and tenants.

The result: comprehensive information and tools available in CoStar have the power to accelerate your daily tasks, get you to the right answer fast, and reveal new opportunities to grow your business.



What differentiates CoStar is the ability to personalize the data by drilling down to fit our specific needs, making the product invaluable for us.

Michael Le Coche
Director, Research & Predictive Analytics,
Fiera Real Estate



The most comprehensive platform of commercial real estate information.

8M
Commercial Properties

160B
Square Feet Tracked

1M
Active Listings

5M
Sale Comparables

16M
Lease Comparables

7M
Tenant Companies

Data as of September 2022

What could you do with CoStar?

COMMERCIAL REAL ESTATE PROFESSIONALS USE COSTAR TO:

- **Increase** efficiency by accelerating the pace of day-to-day activities.
- **Demonstrate** market knowledge by analyzing market and sub-market conditions.
- **Develop** new business by identifying and qualifying prospective tenant or owner clients.
- **Know** which tenants are leasing space by researching lease comps.
- **Understand** owners and investors are buying and selling properties by researching sale comps.
- **Identify** properties owned by funds and explore detailed building records and sales information.
- **Research** an owner's portfolio using CoStar's comprehensive inventory of properties.
- **Find** new locations across global markets and submarkets.



I need a service that is cutting edge. It's critical to be able to share facts and narratives in a way that sets me apart.

Allen Grinberg

Principal

AVISON
YOUNG

Top companies
rely on CoStar.

- CORFAC INTERNATIONAL
- Knight Frank
- RIPCO REAL ESTATE
- Marcus & Millichap
- J.P. Morgan
- citi
- Deutsche Bank
- WELLS FARGO
- Lincoln
- SAVILLS
- CapitalOne
- BRIDGESIDE HATHAWAY, INC.
- Regus
- Northmarq
- PNC
- ID Bank
- Bank OZK
- Walmart*
- Rexford Industrial
- FISHMAN SPEYER
- Colliers
- REMAX
- WALKER & DUNLOP
- MiGlobal
- COMPASS
- FRIEDMAN REALTY, INC.
- JBG SMITH
- STREAM
- VORNADO REALTY GROUP
- Well tower
- NEWMARK
- BANK OF AMERICA
- CBRE
- usbank
- JILL
- Douglas Elliman
- AVISON YOUNG
- The First Organization
- CUSHMAN & WAKEFIELD
- PROLOGIS
- IRVINE COMPANY
- KW KELLERWILLIAMS
- Carter Jonas
- LEE & ASSOCIATES REALTY, INC. & AFFILIATES

**6. Discussion and Action: Negrete & Kolar Architects
Proposal for Downtown Façade Program**

NEGRETE & KOLAR ARCHITECTS, LLP

April 9, 2026
Melissa Ramirez, MBA, MS Executive Director
Mercedes Economic Development Corporation
320 S. Ohio, Mercedes Texas
Mramirez@mercedesedc.com

Re: Downtown Façade Program Architectural Services Scope & Fee Proposal.

Ms. Ramirez

Thank you for selection of our firm to provide architectural services for the MEDC's Downtown Façade Program designated to address the unique historical standing and identification of the Mercedes Downtown business community.

We have visited the site and have familiarized ourselves with the attributes and constraints of the three, city block designation of storefront façades under consideration.

We understand the goal and intent of this project is to provide people interest, accommodation, and enhanced business and shopping experience for increased economic activity.

Atmosphere of place in aging downtowns has proven to generate economic activity in many communities across Texas as viable business activity options other than franchise brand mega developments.

PROPOSED SCOPE & DELIVERABLES

We propose the following Scope of Services for the three-block façade redevelopment concept including:

- Introduction of purpose with individual property owners or owner's tenants.
- Site measurement of existing improvements and photo documentation of conditions.
- Retrieval of available historical photographs and write-ups of Mercedes Business community.
- General Discussion with Mercedes Historical Society
- 3-D modeling graphics generation of existing building façades/porches, public sidewalk, associated street intersections.
- Secure input from City of Mercedes regarding applicable code and ordinances.
- Assessment of individual building façade conditions
- Generate individual concept solutions for interested parties
- Present and discuss solutions as applicable with each façade owner/tenant entity of interest
- Revised 3-D modeling graphics generation of improved building façades/porches, public sidewalk, associated street intersections.
- Exterior graphic 3-D images reflective of modifications.
- Graphics will include
 - Overall Concept
 - Overall Site plan
 - Individual façade plans, elevations & work description
 - Individual improvement documents for implementation
- Individual Façade improvement budgets
- Summary of regulatory considerations.
- Site and building planning graphics for review and presentation to Mercedes EDC Board.

FEE PROPOSAL**A. Initial Site Visit, Research and Facades Documentation**

➤ Sr. Project Manager:	12 HRS	@	\$155	\$1,860
➤ Revit Master:	8 HRS	@	\$150	\$1,200
➤ Intern Designer:	16 HRS	@	\$125	\$2,000
➤ Graphics support:	8 HRS	@	\$115	\$920

Total: **\$5,980**

B. Individual Façade Assessments

➤ Principal Architect:	2 HRS	@	\$250	\$500
➤ Project Architect:	2 HRS	@	\$160	\$320
➤ Sr. Project Manager:	24 HRS	@	\$155	\$3,720
➤ Revit Master:	12 HRS	@	\$150	\$1,800
➤ Intern Designer:	32 HRS	@	\$125	\$4,000
➤ Graphics support:	12 HRS	@	\$115	\$1,380

Total: **\$11,720**

C. Individual Façade & Improvement Solutions

➤ Principal Architect:	2 HRS	@	\$250	\$500
➤ Project Architect:	4 HRS	@	\$160	\$640
➤ Sr. Project Manager:	32 HRS	@	\$155	\$4,960
➤ Revit Master:	8 HRS	@	\$150	\$1,200
➤ Intern Designer:	40 HRS	@	\$125	\$5,000
➤ Cost Estimation	8 HRS	@	\$175	\$1,400
➤ Graphics support:	24 HRS	@	\$115	\$2,760

Total: **\$15,260**

D. Final Documentation, Deliverables, & Presentation

➤ Principal Architect:	3 HRS	@	\$250	\$750
➤ Project Architect:	4 HRS	@	\$160	\$640
➤ Sr. Project Manager:	12 HRS	@	\$155	\$1,860
➤ Revit Master:	8 HRS	@	\$150	\$1,200
➤ Intern Designer:	12 HRS	@	\$125	\$1,500
➤ Graphics support:	24 HRS	@	\$115	\$2,760
➤ Project Cost Estimator	4 HRS	@	\$175	\$700

Total: **\$9,360**

ARCHITECTURAL SERVICES TOTAL:**\$42,320**

This scope and fee proposal is reflective of the overall effort anticipated to generate viable planning and budgeting criterion for implementation of work per individual application.

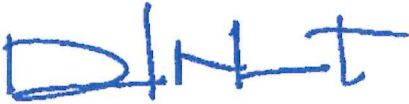
Exclusions:

- Hazardous Materials Testing
 - Potentially required dependent on work undertaken
- Hazardous Material Removal if determined to be required
 - Code and permitting authorities if required will make that determination
- Structural assessment of unseen or unknown conditions
 - This can be addressed as a supplemental service if encountered
- Property surveys
 - Other than field measurement of existing

- Permits cost if determined necessary by jurisdictional authorities
- Fees and charges for jurisdictional reviews, permits or approvals if necessary
- Bidding, contractor procurement and Construction Administration
 - This can be addressed as supplemental fees based on actual projects to be undertaken for implementation

If this proposal is acceptable to Mercedes Economic Development Corporation, we then recommend utilization of an appropriate AIA Contract template as the appropriate contract format for this work and can initiate a draft document for review upon of acceptance of this proposal.

Regards



David Negrete AIA
Negrete & Kolar Architects LLP

**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 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 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 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