

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, February 25, 2026 11:30AM

Board Members Present:

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

Board Member Absent:

Marcos Garcia – President
Roel Villanueva – 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:

Jonas Gonzalez- Assistant City Manager

Others Present:

Rudy Salinas-SAS CPA
Adrian Webb- Adrian Webb, CPA

1. Call Meeting to order

Joe Flores called the meeting to order at 11:41AM

2. Discussion and Action: February 4, 2026 Minutes

Lou Huerta moved to approve the February 4, 2026 minutes as presented. Seconded by Peggy Marie Chavez. All voted aye.

3. Discussion and Action: January 2026 Financials

Fred Gonzalez moved to approve the January 2026 Financials as presented. Seconded by Lou Huerta. All voted aye.

4. Discussion and Action: Election of Officers

Fred Gonzalez moved to table the election of officers as the full Board was not present. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: FY24-25 Audit, Adrian Webb, CPA

Fred Gonzalez moved to approve the FY24-25 Audit as presented. Seconded by Lou Huerta. All voted aye.

6. Discussion and Action: Downtown Façade Grant RFQ's

Fred Gonzalez moved to award the Downtown Façade Grant RFQ to Negrete & Kolar Architects, LLP. Seconded by Lou Huerta. All voted aye.

Jonas Gonzalez, Assistant City Manager exited Open Session at 12:22PM

Jonas Gonzalez, Assistant City Manager entered Open Session at 12:24PM

7. Discussion and Action: ICSC-Las Vegas

Lou Huerta moved to approve amending the ICSC- Las Vegas budget and attendance to a total of 3 board members at a total budget increase of \$2,920.00 for a total budget of \$27,100.00 as presented. Seconded by Peggy Marie Chavez. All voted aye.

Melissa Ramirez, Executive Director exited Open Session at 12:30PM

Melissa Ramirez, Executive Director entered Open Session at 12:32PM

8. Discussion and Action: DCM Signage Improvement Program- Maria E. Aguilar, Juan San Miguel, Alicia M. Vasquez, Alonso Trevino Rosales, Manuela Garza

Peggy Marie Chavez moved to proceed as discussed and approve signage for Maria E. Aguilar, Juan San Miguel, Alicia M. Vasquez and Manuela Garza for grants of \$4,500 each and to have Marketing Specialist Mario Salinas revamp signage for Alonso Trevino Rosales to revisit at the next board meeting. Seconded by Lou Huerta. All voted aye.

9. Discussion and Action: Tabled Items-Film Grant

No Action

Fred Gonzalez, Board Member exited Open Session at 12:36PM

10. Executive Session: Section 551.087: Economic development negotiations with 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 12:37PM

Fred entered Executive Session at 12:38PM

The Board went into Open Session at 12:59PM

11. Discussion and Action: item #10


Fred Gonzalez moved to forgo engaging an appraiser and remit payment for up to \$20,000.00 for Project Travel Center. Seconded by Lou Huerta.

Fred Gonzalez moved to have Mark Sossi, DCM Attorney proceed as discussed in Executive Session with Project Anchor. Seconded by Lou Huerta. All voted aye.

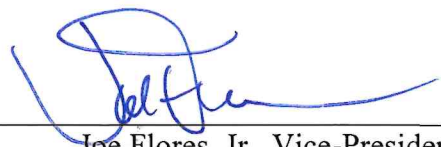
Fred Gonzalez moved to proceed as discussed in Executive Session with Project MD International and have Mark Sossi, DCM Attorney send letter of demand. Seconded by Lou Huerta. All voted aye.

12. Adjournment:

1:01PM



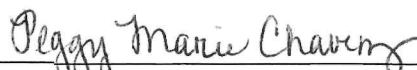
Marcos Garcia, President



Joe Flores, Jr., Vice-President



Lou Huerta, Secretary



Peggy Marie Chavez, Treasurer


Fred Gonzalez, Member

Roel Villanueva, Member

Tony Garza, Member