

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

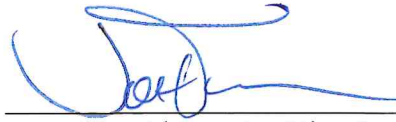
10. Discussion and Action: item 9

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



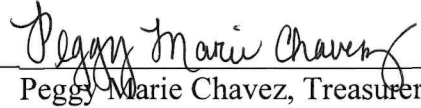
Marcos Garcia, President



Joe Flores, Jr., Vice-President

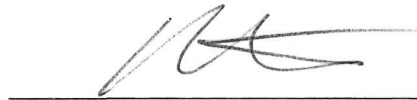


Lou Huerta, Secretary



Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member



Roel Villanueva, Member

Tony Garza, Member