

**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

Tony Garza, Member

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

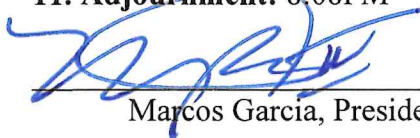
Joe Flores moved to proceed as discussed and have Mark Sossi, DCM Attorney engage with the end user for Project Anchor. Seconded by Roel Villanueva. All voted aye.

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.

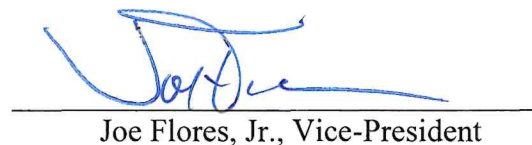
Roel Villanueva moved to proceed as discussed with Project OG landscaping, permitting and other incentives. Seconded by Joe Flores. All voted aye.

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

11. Adjournment: 8:08PM

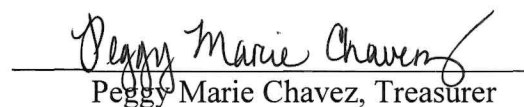


Marcos Garcia, President



Joe Flores, Jr., Vice-President

Lou Huerta, Secretary



Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member



Roel Villanueva, Member