

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, February 4, 2026 11:30AM

Board Members Present:

Marcos Garcia –President
Joe Flores- Vice- President
Peggy Marie Chavez- Treasurer
Fred Gonzalez- Member
Tony Garza – Member
Roel Villanueva – Member

Board Member Absent:

Lou Huerta – Secretary

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
Dr. Ruben Saldana- Mayor Pro-Tem
Roger Adame-MISD Athletic Director
Clarissa Martinez- MISD Public Relations Director
Tycen Hanna- Project Anchor
John Bailey-Project Anchor
Tony Sanchez- Project American Legion
Ramiro Aldape- Project American Legion
Elias De Los Santos- Project American Legion
Rene Cavazos- Project American Legion
Leo Villarreal- Project American Legion
Andres Villarreal- Project American Legion
Jorge Sanchez – Project Sanchez

1. Call Meeting to order

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

Peggy Marie Chavez, Board Treasurer entered Open Session at 11:31AM

2. Discussion and Action: December 17, 2025 Minutes

Roel Villanueva moved to approve the December 17, 2025 minutes as presented. Seconded by Tony Garza. All voted aye.

3. Discussion and Action: December 2025 Financials

Fred Gonzalez moved to approve the December 2025 Financials as presented. Seconded by Tony Garza. All voted aye.

Joe Flores, Board Vice-President entered Open Session at 11:32AM

4. Discussion and Action: Election of Officers

No Action

5. Discussion and Action: DCM Investment Policy

Tony Garza moved to approve the DCM Investment Policy. Seconded by Roel Villanueva. All voted aye.

6. Discussion and Action: Appointment to Man & Woman of the Year Committee

Roel Villanueva moved to appoint Joe Flores to the Man and Woman of the Year Committee. Seconded by Tony Garza. All voted aye.

7. Discussion and Action: ICSC-Las Vegas

Joe Flores moved to approve attending ICSC- Las Vegas inclusive of two board members, a guest and two staff members. Seconded by Peggy Marie Chavez. All voted aye.

Roger Adame, MISD Athletic Director entered Open Session at 11:43AM

Clarissa Martinez, MISD Public Relations Director entered Open Session at 11:43AM

Clarissa Martinez, MISD Public Relations Director exited Open Session at 11:45AM

Clarissa Martinez, MISD Public Relations Director entered Open Session at 11:46AM

8. Discussion and Action: MISD-Scoreboard

Joe Flores moved to direct administration to sit down with the school district and see what they

can negotiate based on the needs of the DCM. Seconded by Roel Villanueva. Peggy Marie Chavez, Tony Garza, Joe Flores, Roel Villanueva, and Fred Gonzalez voted aye, Marcos Garcia abstained from voting.

9. Discussion and Action: South Texas College Boot

Joe Flores moved to approve having South Texas college repaint their boot at a cost of \$1,070.00 and the work must be completed by Viera's Paint and Body Shop. Seconded by Tony Garza. All Voted aye.

Roel Villanueva, Board Member exited Open Session at 11:56AM

Roel Villanueva, Board Member entered Open Session at 11:57PM

10. Discussion and Action: Angels of Love Sponsorship

No Action

11. Sponsorship for RGVLS 5K Boot Run

Fred Gonzalez moved to sponsor the RGVLS 5K Boot Run at a cost of \$1,500. Seconded by Joe Flores. All voted aye.

12. Discussion and Action: Mural

Joe Flores moved to approve the Mural as presented at a total cost of \$6,490.00. Seconded by Tony Garza. All voted aye.

13. Discussion and Action: Lights on 3rd Street

Fred Gonzalez moved to approve amending the budget for 3rd street electricity at a yearly estimated cost of \$1,500.00. Seconded by Joe Flores. All voted aye.

14: Discussion and Action: DCM Signage Improvement Program- Maria E. Aguilar, Maria Acosta, Juan San Miguel

Joe Flores moved to approve signage for Mercedes Wellness at a cost of \$4,500 and to have Marketing Specialist Mario Salinas revamp signage for Aguilar's Kitchen to revisit at the next board meeting. Seconded by Tony Garza. All voted aye.

15. Discussion and Action: Tabled Items-Film Grant

No Action

16. Executive Session: Section 551.087: Economic development negotiations with 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 12:15PM

Mark Sossi, DCM Attorney exited Executive Session at 1:13PM

Mark Sossi, DCM Attorney entered Executive Session at 1:16PM

Mark Sossi, DCM Attorney exited Executive Session at 1:29PM

Mark Sossi, DCM Attorney entered Executive Session at 1:31PM

Dr. Ruben Saldana, Mayor Pro-Tem exited Executive Session at 1:31PM

Roel Villanueva, Board Member exited Executive Session at 1:35PM

Tony Garza, Board Member exited Executive Session at 1:49PM

Fred Gonzalez, Board Member exited Executive Session at 1:51PM

Fred Gonzalez, Board Member entered Executive session at 1:53PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:52PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:53PM

The Board went into Open Session at 2:16PM

17. Discussion and Action: item #16

Joe Flores moved to instruct legal counsel to proceed as discussed with Project Anchor. Seconded by Fred Gonzalez. All voted aye.

Joe Flores moved to have the land donation be contingent upon the earmark being granted by

Congressmen Vicente Gonzalez's office. Seconded by Peggy Marie Chavez. All voted aye.


Fred Gonzalez moved to give 30 days to close on the irrigation district or otherwise part ways. Seconded by Joe Flores. All voted aye.

Joe Flores moved to proceed as discussed in Executive Session with Project Trevino. Seconded by Fred Gonzalez. All voted aye.


Joe Flores moved to instruct Mark Sossi, DCM Attorney to draft a performance agreement for the land and to secure the DCM's interest in Project Sanchez. Seconded by Peggy Marie Chavez. All voted aye.

Fred Gonzalez moved to contact Bert Ogden to donate a boot in lieu of incentive. Seconded by Peggy Marie Chavez. All voted aye.

18. Adjournment:2:19PM



Marcos Garcia, President



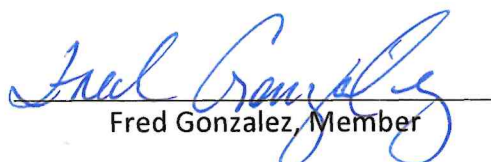
Joe Flores, Jr., Vice-President



Lou Huerta, Secretary



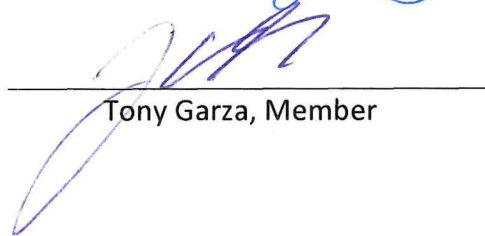
Peggy Marie Chavez, Treasurer



Fred Gonzalez, Member



Roel Villanueva, Member



Tony Garza, Member