

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, April 15, 2026 11:30AM

Board Members Present:

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

Board Member Absent:

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
Andy L. Mata- Negre & Kolar Architects, LLP
Andre Rosas, MD- Project A. Rosas
Jeff Bryant- Project Blue
Roel Garcia- Project Blue
Ashley Gonzalez- Project A. Gonzalez

1. Call Meeting to order

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

2. Discussion and Action: March 18, 2026 Minutes & March 26, 2026 Minutes

Joe Flores moved to approve the March 18, 2026 minutes & March 26, 2026 minutes as presented. Seconded by Roel Villanueva. All voted aye.

3. Discussion and Action: March 2026 Financials

Roel Villanueva moved to approve the March 2026 Financials as presented. Seconded by Peggy Marie Chavez. All voted aye.

Fred Gonzalez, Board Member exited Open Session at 11:34AM

Fred Gonzalez, Board Member entered Open Session at 11:34AM

4. Discussion and Action: Angels of Love Sponsorship

Joe Flores moved to table the Angels of Love Sponsorship. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: Costar Platform Proposal

Joe Flores moved to approve the Costar Platform Proposal at an annual cost of \$12,000 contingent upon a 10-20% discount. Seconded by Lou Huerta. All voted aye.

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

Joe Flores moved to approve the Negre & Kolar Architects Proposal for Downtown Façade Program as presented and create a committee for the Downtown Façade Program in unison with the City of Mercedes Historical Committee. Seconded by Roel Villanueva. All voted aye.

7. Discussion and Action: Tabled Items-Film Grant, Election of Officers

Joe Flores moved to untable the Tabled Item-Film Grant. Seconded by Fred Gonzalez. All voted aye.

Joe Flores moved to award film grants on a case-by-case basis. Seconded by Lou Huerta. All voted aye.

Ashley Gonzalez, of Project A. Gonzalez entered Open Session at 11:54AM

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 Sanchez, Project Bert Ogden, 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 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 LIGH 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.

The Board went into Executive Session at 11:56AM

Fred Gonzalez, Board Member exited Executive Session at 12:29PM

Fred Gonzalez, Board Member entered Executive Session at 12:31PM

Fred Gonzalez, Board Member exited Executive Session at 12:45PM

Jonas Gonzalez, Assistant City Manager exited Executive Session at 1:05PM

Mario Salinas, Marketing Specialist exited Executive Session at 1:06PM

Mario Salinas, Marketing Specialist entered Executive Session at 1:09PM

Joe Flores, Board Vice-President exited Executive Session at 1:14PM

Marcos Garcia, Board President exited Executive Session at 1:17PM

Marcos Garcia, Board President entered Executive Session at 1:22PM

The Board went into Open Session at 1:31PM

9. Discussion and Action: item 8

Roel Villanueva moved to proceed with Project A. Rosas and authorize the sale of MERCEDES LIGHT INDUSTRIAL PARK PH 1 LOT 8 BLK 1 for \$175,000.00 to Dr. Andre subject to the conditions discussed in Executive Session. Seconded by Lou Huerta. All voted aye.

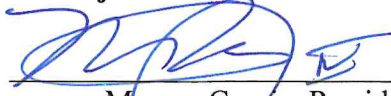
Roel Villanueva moved to proceed with Project Blue and approve a \$75,000 incentive upon certificate of occupancy and completion of 5 casitas. Seconded by Lou Huerta. All voted aye.

Peggy Marie Chavez moved to proceed with Project Anchor and provide Tycen Hanna with a deadline of May 31, 2026. Seconded by Lou Huerta. All voted aye.

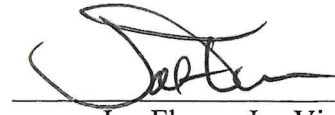
Lou Huerta moved to proceed with Project Sanchez and give Jorge Sanchez a 30-day notice of

May 15, 2026 to move forward. Seconded by Peggy Marie Chavez. All voted aye.

10. Adjournment: 1:34PM



Marcos Garcia, President



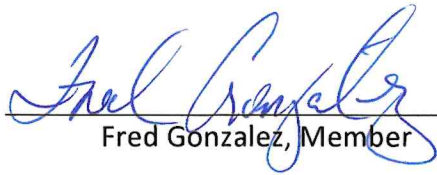
Joe Flores, Jr., Vice-President



Lou Huerta, Secretary



Peggy Marie Chavez, Treasurer



Fred Gonzalez, Member



Roel Villanueva, Member

Tony Garza, Member