Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
July 15, 2026 at 12:30PM
320 S. Ohio

Development Corporation of Mercedes, Inc.
Agenda
July 15, 2026 at 12:30PM
Immediately Following the Workshop
320 S Ohio

NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, July 15, 2026 at 12:30 immediately following the Workshop** at the **Development Corporation of Mercedes** at **320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

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1. Call meeting to order
2. Discussion and Action: June 17, 2026 Minutes & June 25, 2026 Minutes
3. Discussion and Action: June 2026 Financials
4. Discussion and Action: FY26-27 Budget
5. Discussion and Action: Crexi Platform
6. Discussion and Action: Tabled Items- Election of Officers
7. Executive Session: Section 551.087: Economic development negotiations with Project C. Hinojosa, Project Blue, Project J. Martinez, Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, Project A. Rosas, Project OG, Project Travel Center, Project Anchor, Project American Legion, Project Trevino, 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 551.074: Personnel Issues 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.
8. Discussion and Action: Item #7
9. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et. seq.

I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Merced7es, located at 400 S Ohio, visible and accessible to the general public during and after working hours. This notice was posted on the 9th day of Jule 2026 at 10:00AM and will remain so posted continuously for at least 3 business days proceeding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST: Melissa V26

Melissa Ramirez, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: June 17, 2026 Minutes & June 25, 2026 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, June 17, 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:
Rudy Salinas-SAS CPA

1. Call Meeting to order
Marcos Garcia called the meeting to order at 11:32AM

2. Discussion and Action: April 30, 2026 Minutes, May 27, 2026 Minutes & May 28, 2026 Minutes
Roel Villanueva moved to approve the April 30, 2026 minutes, May 27, 2026 minutes and May 28, 2026 minutes as presented. Seconded by Lou Huerta. All voted aye.

Joe Flores, Board Vice-President entered Open Session at 11:33AM

Mario Salinas, Marketing Specialist entered Open Session at 11:33AM

3. Discussion and Action: May 2026 Financials
Roel Villanueva moved to approve the May 2026 Financials as presented. Seconded by Lou Huerta. All voted aye.

Alberto Perez, City Manager exited Open Session at 11:35AM

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.

Alberto Perez, City Manager entered Open Session at 11:37AM

5. Discussion and Action: Series 2007 Bond Payoff
Joe Flores moved to approve the Series 2007 Bond Payoff at total cost of $528,872.50. Seconded by Lou Huerta. All voted aye.

6. Discussion: FY26-27 Draft Budget
No Action

7. Discussion and Action: FY26-27 Marketing Budget
Joe Flores moved to approve the FY26-27 Marketing Budget. Seconded by Lou Huerta. All voted aye.

8. Discussion and Action: 17.33 Acre Pricing
Joe Flores moved to market the 17.33 acres on LoopNet at appraised price of $3,080,000.00. Seconded by Lou Huerta. All voted aye.

9. Discussion and Action: Texas National Bank Interest Buy Down Program-Framework
Roel Villanueva moved to approve the Texas National Bank Interest Buy Down Program-Framework. Seconded by Joe Flores. All voted aye.

10. Discussion and Action: Sheer Skin Spa Signage Removal Cost
Joe Flores moved to approve Sheer Skin Spa Signage Removal at a maximum cost of $450.00 subject to a waiver of liability. Seconded by Lou Huerta. All voted aye.

11. Discussion and Acton: KRGV Take 5 Program
Roel Villanueva moved to approve the expenditure of $1,575.00 for the Mercedes marketing Campaign with KRGV Take 5 and reassess costs next month. Seconded by Peggy Marie Chavez. All voted aye.

12. Discussion and Action: Tabled Items- Election of Officers
No Action

13. Executive Session: Section 551.087: Economic development negotiations with Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project Blue, Project J. San Miguel, Project A. Rosas, Project OG, Project Travel Center, Project Anchor, Project American Legion, Project Hinojosa, Project Trevino, 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 551.074: Personnel Issues and Section 551.071: pending legal issues, delinquent loans: MD International, Roy G. Gomez 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 12:13PM

Mario Salinas, Marketing Specialist exited Executive Session at 12:13PM

Mario Salinas, Marketing Specialist entered Executive Session at 12:15PM

Zefra Mascorro, Administrative Coordinator exited Executive Session at 1:00PM

Mario Salinas, Marketing Specialist exited Executive Session at 1:00PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:19PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:24PM

Zefra Mascorro, Administrative Coordinator entered Executive Session at 1:38PM

Mario Salinas, Marketing Specialist entered Executive Session at 1:38PM

The Board went into Open Session at 1:38PM

14. Discussion and Action: Appoint substitute trustee on deed of trust, Raquel Lopez and Gilbert Gomez
No Action

15. Discussion and Action: Item #13

No Action

16. Adjournment: 1:39PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

Roel Villanueva, Member

Tony Garza, Member

Development Corporation of Mercedes, Inc.
& City of Mercedes
Special Called Joint Meeting
Thursday, June 25, 2026 6:00PM

Board Members Present:
Marcos Garcia – President
Lou Huerta – Secretary
Peggy Marie Chavez- Treasurer
Fred Gonzalez- Member

Board Member Absent:
Joe Flores- Vice- President
Tony Garza- Member
Roel Villanueva – Member

EDC Staff Present:
Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator
Anthony Troiani - DCM Attorney

EDC Staff Absent:
Mario Salinas – Marketing Specialist
Mark Sossi-DCM Attorney

City Staff Present:
Alberto Perez-City Manager

City Staff Absent:
Jonas Gonzalez- Assistant City Manager

City Members Present:
Oscar D. Montoya Sr.- Mayor
Dr. Ruben J. Saldana- Mayor Pro-Tem
Joe Martinez- Commissioner
Armando Garcia- Commissioner
Rolando Garcia- Commissioner
Joselynn Castillo- City Secretary

City Members Absent:
Martie Garcia-Vela- City Attorney

1. Call Meeting to order
Marcos Garcia, DCM Board President called the meeting to order at 6:07PM

Oscar D. Montoya Sr., City of Mercedes Mayor called the meeting to order at 6:07PM

2. Establish Quorum
5 members of the City Commission and 4 members of the Development Corporation of Mercedes were present, which constitutes a quorum.

3. Invocation
Fred Gonzalez, Board member said the invocation.

4. Pledge of Allegiance
Marcos Garcia, Board President led the pledge of allegiance.

5. Discussion and Action: Open Forum

- No one signed up for open forum

6. Discussion and Action: HSA
No Action

7. Discussion and Action: Series 2007 Bond Payoff
Joe Martinez, City Commissioner moved to approve the Series 2007 Bond Payoff at a total cost of $528,872.50. Seconded by Armando Garcia. All voted aye.

Joselynn Castillo, City of Mercedes Secretary exited Open Session at 6:24PM

Marcos Garcia, DCM Board President called the meeting into Executive Session at 6:24PM

Oscar D. Montoya Sr., City of Mercedes Mayor called the meeting into Executive Session at 6:25PM

Joe Martinez, City of Mercedes Commissioner moved to call the meeting into Executive Session. Seconded by Armando Garcia, City of Mercedes Commissioner. All voted aye.

8. Executive Session: Section 551.087: Economic development negotiations with Project A. Gonzalez, Project R. Lozano, Project N. Dosser, Project R30, Project Blue, Project J. San Miguel, Project A. Rosas, Project OG, Project Travel Center, Project Anchor, Project America Legion, Project Hinojosa, Project Trevino, 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 551.071(1): consultation with legal counsel regarding pending litigation with TVCF, 551.071(2): to receive legal opinions protected by the attorney client communications privilege, pending legal issues, and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed and 551.072: deliberation regarding real property.

The DCM Board and City Commission went into Open Session at 7:11PM

Joe Martinez, City of Mercedes Commissioner exited Executive Session at 6:25PM

Joe Martinez, City of Mercedes Commissioner entered Executive Session at 6:26PM

9. Discussion and Action: Items discussed in executive session relating to active pending litigation pursuant to Texas Government Code 551.071(1)
Fred Gonzalez, moved to authorize DCM Attorney to file a notice of reversion for the 12.07 acres. Seconded by Lou Huerta, Board Secretary. All voted aye.

Dr. Ruben Saldana, moved to authorize DCM Attorney to file a notice of reversion for the 12.07 acres. Seconded by Armando Garcia. All voted aye.

10. Discussion and Action: Items discussed in executive session pursuant to Texas Government Code 551.072 regarding assertion of city interest in real property and regarding clearing title to real property owned by the City of Mercedes and/or The Development Corporation of Mercedes
Fred Gonzalez, moved to authorize DCM Attorney to file a notice of reversion for the 12.07 acres. Seconded by Lou Huerta. All voted aye.

11. Discussion and Action: Item #8
Fred Gonzalez moved to approve the incentive assignment to DPE Holdings, LLC. Seconded by Lou Huerta. All voted aye.

Dr. Ruben Saldana moved to approve the incentive assignment to DPE Holdings, LLC.

Seconded by Joe Martinez. All voted aye.

12. Adjournment: 7:17PM

Marcos Garcia, President	Joe Flores, Jr., Vice-President
Lou Huerta, Secretary	Peggy Marie Chavez, Treasurer
Fred Gonzalez, Member	Roel Villanueva, Member
Tony Garza, Member	