

**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.

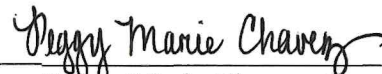
12. Adjournment: 7:17PM

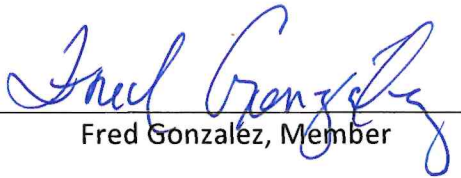


Marcos Garcia, President

Joe Flores, Jr., Vice-President



Lou Huerta, Secretary

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

Roel Villanueva, Member

Tony Garza, Member