

**Development Corporation of Mercedes, Inc.**  
**Special Called Meeting**  
**Wednesday, May 27, 2026 11:30AM**

**Board Members Present:**

Lou Huerta – Secretary  
Peggy Marie Chavez- Treasurer  
Fred Gonzalez- Member  
Roel Villanueva – Member  
Tony Garza- Member

**Board Member Absent:**

Marcos Garcia – President  
Joe Flores- Vice- President

**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  
Armando Villela- Parks & Recs Director

**Others Present:**

Rudy Salinas-SAS CPA  
Daniela Zuniga-Angels of Love  
Gregory Thornburn- Project OG- Virtually

**1. Call Meeting to order**

Lou Huerta called the meeting to order at 11:32AM

**2. Discussion and Action: April 15, 2026 Minutes**

Roel Villanueva moved to approve the April 15, 2026 minutes as presented. Seconded by Peggy Marie Chavez. All voted aye.

### **3. Discussion and Action: April 2026 Financials**

Tony Garza moved to approve the April 2026 Financials as presented. Seconded by Peggy Marie Chavez. All voted aye.

### **4. Discussion and Action: Angels of Love Sponsorship**

Fred Gonzalez moved to approve a \$500.00 sponsorship for the Angels of Love Summer Youth Program 2026. Seconded by Roel Villanueva. All voted aye.

*Mario Salinas, Marketing Specialist exited Open Session at 11:50AM*

*Mario Salinas, Marketing Specialist entered Open Session at 11:53PM*

### **5. Discussion and Action: Texas National Bank Interest Buy Down Program**

Tony Garza moved to approve allocating \$45,000 for the summer Texas National Bank Interest Buy Down Program. Seconded by Fred Gonzalez. All voted aye.

### **6. Discussion and Action: Marketing-Boots**

Fred Gonzalez moved to approve Marketing-Boots on a case-by-case basis. Seconded by Tony Garza. All voted aye.

### **7. Discussion and Action: Mural**

Roel Villanueva moved to approve the 1<sup>st</sup> rendering of the Mural with a light pink background inclusive of a red heart concha. Seconded by Fred Gonzalez. All voted aye.

### **8. Discussion and Action: 4<sup>th</sup> of July Event Sponsorship**

Tony moved to cost share the 4<sup>th</sup> of July Event Sponsorship for up to \$16,000.00. Seconded by Fred Gonzalez. Lou Huerta, Peggy Marie Chavez, Fred Gonzalez, Tony Garza voted aye. Roel Villanueva abstained from voting. Motion Passes.

### **9. Discussion and Action: Tabled Items- Election of Officers**

No Action

*Fred Gonzalez, Board member exited Open Session at 12:10PM*

*Fred Gonzalez, Board member entered Open Session at 12:12PM*

**10. 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 551.072:**

**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 12:13PM*

*The Board went into Open Session at 1:21PM*

**9. Discussion and Action: item 8**

Tony Garza moved to deny Project R. Lozano. Seconded by Roel Villanueva. All voted aye.

Tony Garza moved to proceed with Project OG and approve an incentive of up to \$500,000.00 at C.O. Seconded by Fred Gonzalez. All voted aye.

Tony Garza moved to proceed with real estate appraisal of 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 A NET at a total cost of up to \$2,200.00. Seconded by Fred Gonzalez. All voted aye.

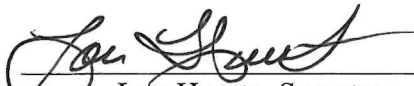
**10. Adjournment: 1:22PM**

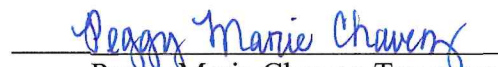
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Marcos Garcia, President

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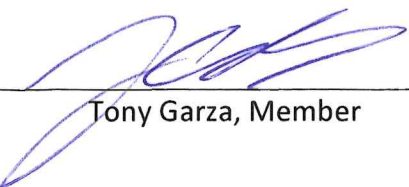
Joe Flores, Jr., Vice-President

  
Lou Huerta, Secretary

  
Peggy Marie Chavez, Treasurer

  
Fred Gonzalez, Member

  
Roel Villanueva, Member



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Tony Garza, Member