Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, July 15, 2026 12:30PM

Board Members Present:
Marcos Garcia – President
Joe Flores- Vice- President
Lou Huerta – Secretary
Peggy Marie Chavez- Treasurer

Board Member Absent:
Tony Garza- Member
Roel Villanueva – Member
Fred Gonzalez- 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 12:40PM

2. Discussion and Action: June 17, 2026 Minutes & June 25, 2026 Minutes
Joe Flores moved to approve the June 17, 2026 minutes & June 25, 2026 minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: June 2026 Financials
Joe Flores moved to approve the June 2026 Financials as presented. Seconded by Lou Huerta. All voted aye.

4. Discussion and Action: FY26-27 Budget
Peggy Marie Chavez moved to approve the FY26-27 Budget as presented. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: Crexi Platform
No Action

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

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, 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 12:59PM

Peggy Marie Chavez, Board Treasurer exited Executive Session at 1:20PM

Peggy Marie Chavez, Board Treasurer entered Executive Session at 1:28PM

The Board went into Open Session at 1:33PM

8. Discussion and Action: Item #7
Joe Flores moved to approve Project C.A. Hinojosa for the Texas National Bank Interest Buy Down Program. Seconded by Lou Huerta. All voted aye.

Peggy Marie Chavez moved to approve marketing expenditures up to $30,000.00 for Project Blue. Seconded by Joe Flores. All voted aye.

Joe Flores moved to remind Jason Martinez of Project J. Martinez that the DCM has a UCC filing on gym equipment. Seconded by Lou Huerta. All voted aye.

Peggy Marie Chavez moved to authorize DCM Executive Director to bid during foreclosure proceeding as discussed in Executive Session for MD International. Seconded by Lou Huerta. All voted aye.

9. Adjournment: 1:35PM

Marcos Garcia, President

Joe Flores, Jr., Vice-President

Lou Huerta, Secretary

Peggy Marie Chavez

Peggy Marie Chavez, Treasurer

Fred Gonzalez, Member

Roel Villanueva, Member

Tony Garza, Member