

4. Discussion and Action: TXCLASS Quarterly Report

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 9/16/2026
Re: Texas Class Quarterly Report

Recommendation: Approve Texas Class Quarterly Report



Summary Statement

August 31, 2026

Page 1 of 4

Investor ID: TX-01-0607

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Development Corporation of Mercedes Inc.
320 S Ohio
Mercedes, TX 78570

Texas CLASS

Texas CLASS

Average Monthly Yield: 3.8344%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	200,871.23	800,000.00	0.00	1,666.77	6,035.20	511,121.86	1,002,538.00
TX-01-0607-0002	EDC 2006 RESERVE	0.00	0.00	0.00	0.00	5,067.61	0.00	0.00
TX-01-0607-0003	EDC RBEG FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	82,798.38	0.00	0.00	270.08	2,070.80	82,940.62	83,068.46
TOTAL		283,669.61	800,000.00	0.00	1,936.85	13,173.61	594,062.48	1,085,606.46

Texas CLASS Portfolio as of September 7, 2026

Daily Yield (%)	3.8593
YTD Yield (%)	3.7941
7-Day Yield (%)	3.8591
30-Day Yield (%)	3.8425
Weighted Average Maturity (To Reset)	48
Weighted Average Maturity (To Final)	81
Daily Dividend	0.0001057330
Net Asset Value (NAV)	0.99986949

Texas CLASS Government Portfolio as of September 7, 2026

Daily Yield (%)	3.5958
YTD Yield (%)	3.5551
7-Day Yield (%)	3.5952
30-Day Yield (%)	3.5831
Weighted Average Maturity (To Reset)	17
Weighted Average Maturity (To Final)	79
Daily Dividend	0.0000985140
Net Asset Value (NAV)	0.99995384



Type of Class: Texas Class

Maturity Date: None

Interest Rate Variable Average August: 3.83%

Presented Before Board: September 16, 2026

Signature: _____ Date: _____

5.Discussion and Action: Revised Budget Amendment #2

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 9/16/2026
Re: Revised Budget Amendment #2

Budget Amendment #2 was presented at the Regular Called Meeting held on August 19, 2026. While the Excel Spreadsheet was accurate the Budget Amendment Document was not. Changes have been identified on the Budget Amendment Document to reflect the Excel Spreadsheet. Interest-TXCLASS was not previously identified on the Budget Amendment Document. Office Equipment-Lease was omitted in the budget; for a total of \$4,500. The Projects Account was adjusted to include expenditures amounting to \$68,870.53 for a total budget of \$1,429,300.93.

Recommendation: Approve

Development Corporation of Mercedes

BUDGET AMENDMENT

FUND: 25 BUDGET AMENDMENT# 2

DEPARTMENT: EDC
DATE POSTED: 9/16/2026

[illegible]

Zefra Mascorro, Administrative Coordinator

Approved: _____
Melissa Ramirez, Executive Director

Marcos Garcia, Board President

DEVELOPMENT CORPORATION OF MERCEDES
BUDGET FY25-26

SOURCES OF CASH		FY 25-26	FY 25-26	FY 25-26
		BUDGET	BUDGET AMENDMENT 1	BUDGET AMENDMENT 2
TAXES				
25-40040	SALES TAX	\$ 2,314,440.29	\$ 2,314,440.29	\$ 2,429,390.28
TOTAL TAXES		\$ 2,314,440.29	\$ 2,314,440.29	\$ 2,429,390.28
MISCELLANEOUS				
25-44020	INTEREST- TXCLASS	\$ 2,000.00	\$ 8,500.00	\$ 14,500.00
25-44026	INTEREST-L&G CONCRETE			
25-44027	INTEREST-MD INT'L (ORBIT)			
25-44041	LOAN PRINCIPAL PAYMENTS			
25-44097	CARRY OVER FUNDS	\$ 260,665.39	\$ 260,665.39	\$ 260,665.39
	TXCLASS	\$ 189,873.20	\$ 189,873.20	\$ 189,873.20
25-44011	Texas Class-Reserve		\$	\$ 280,075.54
	INTEREST- ELIAS GONZALEZ			
	REAL ESTATE SALES			
	OTHER INCOME- CITY REIMBURSEMENTS			
	OTHER INCOME- CITY PMT MKTG	\$ -		
	OTHER INCOME- CITY PMT VTX	\$ 93,749.00	\$ 93,749.00	\$ 93,749.00
TOTAL MISCELLANEOUS		\$ 546,287.59	\$ 552,787.59	\$ 838,863.13
TOTAL REVENUE		\$ 2,860,727.88	\$ 2,867,227.88	\$ 3,268,253.41

USES OF CASH		FY 25-26		FY 25-26		FY 25-26	
		BUDGET	BUDGET AMENDMENT 1	BUDGET AMENDMENT 2	BUDGET AMENDMENT 2		
PERSONNEL COSTS							
25-510-1010	SALARIES	\$ 226,800.00	\$	226,800.00	\$		226,800.00
25-510-1015	AUTOMOBILE ALLOWANCE						
25-510-1100	TMRS CONTRIBUTION	\$ 42,000.00	\$	42,000.00	\$		42,000.00
25-510-1120	SOCIAL SECURITY	\$ 14,300.00	\$	14,300.00	\$		16,300.00
25-510-1140	UNEMPLOYMENT COMP	\$ 2,200.00	\$	2,200.00	\$		2,200.00
25-510-1160	HEALTH/LIFE INSURANCE	\$ 21,460.00	\$	21,460.00	\$		21,460.00
	VISION						
	DENTAL						
25-510-1180	WORKER'S COMP	\$ 430.00	\$	430.00	\$		430.00
25-510-xxxx	CELL PHONE ALLOWANCE	\$ 600.00	\$	600.00	\$		600.00
TOTAL PERSONNEL COSTS		\$ 307,790.00	\$	307,790.00	\$		309,790.00
OTHER SERVICES & CHARGES							
25-510-2020	Audit	\$ 8,000.00	\$	7,000.00	\$		7,000.00
25-510-2012	Automobile Mileage	\$ 2,000.00	\$	2,000.00	\$		2,000.00
25-510-2014	Billboards						
25-510-2134	Bld Lease	\$ 24,000.00	\$	24,000.00	\$		24,000.00
25-510-2340	Chamber	\$ 53,500.00	\$	53,500.00	\$		53,500.00
	Texas Street Festival						
	Dues						
	Annual Banquet						
	Little Nashville						
	Mixers						
25-510-2011	Contract Labor- Writer	\$ 6,000.00	\$	6,000.00	\$		6,000.00
25-510-XXXX	Civic Serve	\$ 12,000.00	\$	12,000.00	\$		12,000.00
25-510-2102	Crime Insurance	\$ 700.00	\$	571.00	\$		571.00
25-510-2036	Downtown Development	\$ 70,000.00	\$	70,000.00	\$		70,000.00

25-510-2165	Electricity	\$	4,700.00	\$	6,200.00	\$	6,200.00
25-510-2142	Janitorial	\$	13,200.00	\$	13,200.00	\$	13,200.00
25-510-2125	Legal	\$	45,000.00	\$	45,000.00	\$	62,260.00
25-510-2021	Loan Fees- EDC	\$	825.00	\$	1,425.00	\$	1,425.00
25-510-xxxx	Leadership Empowerment Group	\$	12,000.00	\$	12,000.00	\$	12,000.00
25-510-xxxx	Real Estate Closing Costs						
25-510-2010	Marketing & Promotion	\$	48,750.00	\$	48,750.00	\$	48,750.00
	GeoTours						
	Social Media						
	Loopnet						
	GeoFence						
	Merchant Campaign						
	Murals						
	Influencers						
	Simple Text						
	Marketing Collateral						
25-510-2095	Meetings	\$	2,600.00	\$	2,600.00	\$	3,500.00
25-510-2130	Membership/Subs	\$	2,000.00	\$	2,000.00	\$	2,000.00
25-510-2133	Miscellaneous	\$	1,500.00	\$	1,500.00	\$	1,500.00
25-510-2080	Office Equipment- Lease	\$	4,500.00	\$	4,500.00	\$	4,500.00
25-510-xxxx	Outlet Mall Oct 2018-Oct 2028	\$	280,000.00	\$	16,633.92	\$	16,633.92
25-510-2320	Professional Fees- Accounting	\$	21,000.00	\$	21,000.00	\$	21,000.00
25-510-xxxx	Project Orchard Grove Apartments	\$	-	\$	-	\$	-
25-510-xxxx	Project RGV Livestock Show Park	\$	25,000.00	\$	25,000.00	\$	25,000.00
25-510-2362	Project Rios of Mercedes	\$	51,400.00	\$	51,400.00	\$	51,400.00
25-510-2365	Project VIDA	\$	15,000.00	\$	15,000.00	\$	15,000.00
25-510-xxxx	Project Travel Center	\$	100,000.00	\$	100,000.00	\$	100,000.00
25-510-2335	Projects	\$	1,195,136.38	\$	1,360,430.40	\$	1,429,300.93
25-510-2144	Receptionist	\$	33,000.00	\$	33,000.00	\$	33,000.00
	Receptionist \$12,000						
	Health						
25-510-2355	Series 2007- Interest	\$	34,807.50	\$	34,807.50	\$	20,702.50
25-510-2356	Series 2007- Principle	\$	225,000.00	\$	225,000.00	\$	520,000.00
25-510-2310	Sponsorships	\$	27,850.00	\$	27,850.00	\$	58,850.00
	Aurora House March						
							\$1,100

	Aurora House Gala	\$2,000			
	Smokin' on the Rio	\$12,500			
	RGV Livestock Show	\$7,000			
	Newpapers in Schools	\$250			
	Birding Classic	\$0			
	RGVLS Fall Fest	\$2,000			
	RGVLS Gala	\$3,000			
25-510-2025	Telephones	\$	5,400.00	\$	5,400.00
25-510-2150	Travel & Training	\$	52,540.00	\$	61,140.00
	ICSC Texas				
	ICSC Las Vegas				
	Retail Live!				
	Other				
25-510-xxxx	VTX Note	\$	93,749.00	\$	187,500.06
25-510-2160	Water Bill	\$	2,000.00	\$	2,000.00
25-510-2131	Website	\$	7,980.00	\$	9,230.00
		\$	2,481,137.88	\$	2,487,637.88
					2,886,663.41
	TOTAL OTHER SERVICES & CHARGES				
	MAINTENANCE				
25-510-2520	OFFICE EQUIPMENT	\$	10,000.00	\$	10,000.00
25-510-2540	MAINTENANCE	\$	57,200.00	\$	57,200.00
		\$	67,200.00	\$	67,200.00
	TOTAL MAINTENANCE				
25-510-3050	OFFICE SUPPLIES	\$	3,000.00	\$	3,000.00
	Adobe Creative Cloud				
		\$	3,000.00	\$	3,000.00
	TOTAL SUPPLIES				
	CAPITAL OUTLAY				
25-510-4005	FURNITURE & FIXTURES	\$	1,600.00	\$	1,600.00
		\$	1,600.00	\$	1,600.00
	TOTAL CAPITAL OUTLAY				
	TOTAL 10-DEVELOPMENT CORP. OF MERC				
	TOTAL EXPENDITURES	\$	2,860,727.88	\$	2,867,227.88
					3,268,253.41

6. Discussion and Action: Murals

Memo

To: DCM Board of Directors

From: Mario A. Salinas, Marketing Specialist

CC: File

Date: 9/11/2026

Re: Tiger Stadium Mercedes Mural - Cost, Location Overview & Renderings

As part of the Development Corporation of Mercedes' ongoing Downtown Mercedes revitalization efforts, the DCM proposes its **fourth public mural project**, centered around a **Mercedes Tiger Mascot theme**. The project will feature coordinated artwork across **four buildings surrounding Tiger Stadium**, creating a unified visual identity that celebrates Mercedes' school spirit, community pride, and local heritage.

The murals are intended to enhance the area surrounding Tiger Stadium, create visually engaging landmarks, encourage community pride, and provide additional opportunities for photography and social media engagement. By incorporating the Mercedes Tiger mascot throughout the four-building project, the artwork will create a distinctive and recognizable gateway surrounding one of the community's most prominent athletic facilities.

The project will once again be completed by **Leo's Murals/ Victoriano Rivera**, who has previously collaborated with the DCM on Downtown Mercedes mural projects and has demonstrated a strong understanding of the community's character, branding, and vision for public art.

Proposed Mural Renderings

Leo's Murals has provided conceptual renderings of the proposed Tiger Stadium murals for the Board's review and consideration. The renderings illustrate the proposed artistic direction, placement, and overall visual concept for the four mural installations. The attached renderings are intended to provide the Board with a visual representation of the project prior to approval and installation.

Project Overview

- **Location:** Four buildings surrounding Tiger Stadium, Mercedes, TX
- **Theme:** Mercedes Tiger Mascot
- **Purpose:** Create a cohesive visual landmark surrounding Tiger Stadium while promoting community pride and enhancing the area's visual appeal
- **Artist:** Leo's Murals - Victoriano Rivera
- **Scope:** Four coordinated mural installations featuring a Mercedes Tiger-themed design
- **Timeline:** Project start date will be dependent upon Board approval

Cost Breakdown

Total Project Cost: \$4,000

- **Mural Artwork & Labor:** \$3,600
- **Materials, paint, tape and brushes:** \$300
- **Sealant:** \$100
- **Number of Buildings:** 4
- **Average Cost Per Building:** \$1,000

The proposed \$4,000 project represents a combined cost for the design, materials, and labor of the four murals.

Recommendation: Approve authorization to proceed, subject to final coordination of locations and project scheduling.



7. Discussion and Action: Inventory

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 9/16/2026
Re: Inventory

Update: A Trade Show Display and two trade show display wheeled cases previously purchased in March of 2010, and a glass top wooden credenza purchased in December of 2010 were deemed unsalvageable.

Description	Cost
Trade Show Display	\$1,277
Two Trade Show Display Wheeled Cases	\$1,277
Furniture/Fixtures	Cost
Glass top Wooden Credenza	

Recommendation: Deem a Trade Show Display, Two Trade Show Display Wheeled Cases, and a Glass Top Wooden Credenza unsalvageable.

Purchase Date	Item Description	Model No	Serial No.	Qty	Color	Cost	P / Fund
Feb-08	Sony Recorder/ Dictation	ICD-MX20	1068498	1	Silver	\$ 139.00	Staples/equip
Apr-09	Airport extreme MB763 II/A			1		\$ 180.00	Visa/equip
May-09	Nikon coolpix camera	S360	38156972	1	Blk	\$ 280.00	Staples/equip
Nov-09	Apple MacBook Pro Laptop		W89407L642	1	Silver	\$ 1,850.00	Visa/equip
Nov-09	Steel Con. Hand Truck Dolly	TRH10W	8215602689	1	Blue	\$ 200.00	Visa/equip
Jul-10	Sandisk 32 Cruzer ULT			1		\$ 150.00	Staples/equip
Feb-11	Honeywell Fire Safe Box chest	H4100	BM380244	1	Blk		Office Depot
Jan 2012	Trade Show Display	Chamber		1	Blue		
June-12	Apple I Pad 32 Gb	A1396	DMPGH2Y2DFI2	1	Blk		Visa/ equip
Nov-12	Nikon Coolpix Camera	S4300	36137398	1	Purple		Staples/ equip
Mar-20	Trade Show Display	1002536		1	Blue	\$ 1,277.00	Post Up Stands
Mar-20	Trade Show Display wheeled cases			2	Black		
May-21	Tru Red Commercial Shredder	TR-NMC100AFA		1	Black	\$ 261.99	Staples/equip
Oct-21	20X20 Plus All Over Print Canopy	#0708R872	2950 0 77 0 INA1	1	Black	\$ 6,576.19	Amazon online
Jan-22	Honeywell Fire Safe Box chest	#3831428	6688258/	2	Black	\$ 116.64	Amazon online
May-22	Bose S1 Pro PA System Bundle	S1 Pro Bundle	112-6042865	1	Black	\$ 972.66	Amazon online
May-22	Bose S1 PA System/Mic Cable/Stand	S1 Pro	1Z12520226AE	1	Black	\$ 823.97	Guitar Center
	HP Intel Desktop Monitor/Keyboard	S83DACF5-6EO08-43088A58-F1E0FE43F506		1	Gry/Blk		
Mar-23	Apple iMAC Monitor/Keyboard	21.5 in	C02GW4J3DHJN	1	Gry/Blk		
April-23	HP-24" Touch-Screen All-In-One-Intel Core i3	24-df1224	8CC3012XJ1	1	White	\$ 649.49	Visa/equip
	Apple Studio D5PLY STNDRD GLAS TILT/ADJ STN	MK2A3LL/A	SW7GYQ53HWK	1	Silver	\$ 1,499.00	Visa/equip
	Apple Magic Keyboard bundle with Mouse	A1657	F0T7185RUCG12HXAQ	1	White	\$ 173.00	Visa/equip
	Apple Magic Mouse	LR00TU6	SCC224330FR917YDAL	1	White		
	LaCie Rugged USB-C	RM210	NL6ATD06	1	Silver	\$ 179.00	Visa/equip
July-23	ReMarkable Marker	RM210		1	Grev	\$ 79.00	AMEX
	ReMarkable Paper tablet	RM110	RM110-332-45134	1	Gry/Silver	\$ 299.00	AMEX
Oct-23	HP-24" Touch-Screen All-In-One-Intel Core i3	24-df1224	8CC3292N8T	1	White	\$ 649.49	AMEX
July-25	Rioddas External DVD/CD Drive	BT638	TY-R6383	1	Black	\$ 16.33	AMEX
Dec-25	Dell 16 Laptop 16.0" 2K Display	P131F		1	Silver	\$ 700.75	AMEX
Jan-26	Newline 98" commercial grade display with mounting equipment 5 year manufacturers warranty			1	Black	\$ 10,167.45	Check #5217
Jan-26	Newline 55" commercial grade display for lobby 5 year manufacturers warranty			1	Black	\$ 10,167.45	Check #5217
Jan-26	Blue-Ray Player			1	Black	\$ 10,167.45	Check #5217
Jan-26	Digital Signage media player and 1 year software			1	Black	\$ 10,167.45	Check #5217
Jan-26	Voice Tracking processor for PZ camera includes (2) cameras			1	White	\$ 8,875.00	Check #5217
Jan-26	Audio Conferencing Soundbar System with microphone array			1	White	\$ 8,875.00	Check #5217
Jan-26	WD Elements Portable HDD			1	Black	\$ 10,167.45	Check #5217
FURNITURE/FIXTURES							
Sep-8	Ionic Pro Air Turbo Purifier	TA-500	1000291-45	1	Blk	\$ 180.00	STAPLES/ OFFICE
Feb-09	4 Drawer Vertical File Cabinet	HON		1	Blk	\$ 170.00	STAPLES/ OFFICE
Dec-09	4 Drawer Vertical File Cabinet			1	Blk	\$ 175.00	STAPLES/ OFFICE
Nov-10	4 Drawer Vertical File Cabinet			2	Blk	\$ 400.00	STAPLES/ OFFICE
Dec-10	Meeting/Conference Chairs			2	White	\$ 200.00	Visa / FF
Apr-11	2 stools	Conrad		2	Ebony	\$ 500.00	Visa / FF
Apr-11	Square Table w/4 Upholstered Chairs	Conrad		1	Enb/beige	\$ 650.00	Visa / FF
2012	Speaker Podium			1	Blk		
	Gracious Living folding table	RAH-1702-1		4	Beige		
	Cosco Padded Folding Chairs	14-885-BCH		22	Mlt. Color		
	Americana Refrigerator	A3316AB	A3316ABSDRWVW	1	White		
	Panisonic Microwave	NN-S5408FWR	6V82190782	1	blk		
Dec-10	L-Shape Office Desk w Cradenza			1	Ebony		Visa/ FF
Dec-10	Three drawer office desk			1	Ebony		Visa/ FF
Dec-10	Two drawer office Desk			1	Ebony		Visa/ FF
Dec-10	Two legal file cradenza			2	Ebony		Visa/ FF
	Glasstop Wooden Cradenza			1	Ebony		
	Ice Cooler on wheels			1	Brown		
Oct-23	Faux Leather Executive Chairs			8	Black	\$ 903.92	AMEX
Oct-23	Coaster Home Furnishings Stanton Rectangular Dining Table	102061	Woo4686209	1	Black	\$ 611.99	AMEX
25-Aug	Valencia Serena Leather Three Seats Sectional Sofa		TBA73982954900	1	Brown	\$ 1,999.99	AMEX
25-Aug	Banner Buzz Adjustable Banner Stand 10W x 8H		BB5RD06-H	1	Black	\$ 160.00	AMEX
25-Aug	Banner Buzz Premium Carry Bag		BBCARRYBAGP3	1	Black	\$ 29.99	AMEX

8. Discussion and Action: Tabled Items- Election of Officers, Crexi Platform

9. Executive Session: Section 551.087: Economic development negotiations with Project A. Rosas, Project A. Gonzalez, Project OG, Project Supply, Project C. A. Hinojosa, Project Blue, Project J .Martinez, Project R. Lozano, Project N. Dosser, Project R30, Project J. San Miguel, 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 551.072: Acquisition of Real Estate 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.

10. Discussion and Action: Item #9

11. Adjournment