4. Discussion and Action: Marketing Committee

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Memo

To: DCM Board of Directors

From: Melissa Ramirez, Executive Director

CC: File

Date: 10/15/2026

Re: Historic City Hall

Negrete and Kolar provided an updated cost estimate on remodeling historic city hall ($4.6 million).

Potential Financial Opportunities			
Texas Preservation Trust Fund	$10K- $50K	$1 to $1 match	Dec 2026
USDA Community Facilities Loan	TBD	40 yrs at 4.625%	Revolving
USDA Community Facilities Grant	35% loan proceeds		Revolving
Congressional Allocation			March

Estimated Monthly Payments	
USDA Community Facilities Loan	$21,299.41
USDA Community Facilities Loan ($3,025,289.90) + Grant	$13,844.61
Allocation ($1 Million) + USDA Community Facilities Loan+ Grant	$10,870.02

Recommendation: Discussion

MERCEDES EDC - HISTORIC CITY HALL AND FIRE STATION PRESERVATION & REHAB
CONCEPT PHASE PROBABLE CONSTRUCTION COST
MERCEDES TEXAS
SEPTEMBER 21, 2026
NEGRETE & KOLAR ARCHITECTS LLP

ITEM	QUANT.	UNITS	UNIT COST	ITEM COST	
SITE IMPROVEMENTS					
DIVISION 2 - SITEWORK					
EXISTING BUILDING ADDITION DEMOLITION	6,000	SF	$ 20.00	$ 120,000.00	
HAZMAT ASSESSMENT & REMDEDIATION	12,000	SF	$ 4.00	$ 48,000.00	
INTERIOR HISTORIC DEMOLITION	6,000	SF	$ 12.00	$ 72,000.00	
INTERIOR SALVAGE / RE-USE	6,000	SF	$ 4.00	$ 24,000.00	
ACESSIBLE RAMPS	5	EA	$ 28,000.00	$ 140,000.00	
PERIMETER MASONRY FENCING	1,000	SF	$ 80.00	$ 80,000.00	
STEELGATES	6	EA	$ 3,200.00	$ 19,200.00	
PAVERS	5,000	SF	$ 18.00	$ 90,000.00	
FLAGPOLE & MONUMENT	1	EA	$ 14,000.00	$ 14,000.00	
LANDSCAPE & IRRIGATION	1,200	SF	$ 14.00	$ 16,800.00	
TRELLIS	810	SF	$ 40.00	$ 32,400.00	
DIVISION TOTAL					**$ 656,400.00**
DIVISION 3 - CONCRETE					
CONCRETE FLOOR INFILL - 1ST FL	1,700	SF	$ 21.00	$ 35,700.00	
CONCRETE CORES - 2ND FL	6	EA	$ 1,000.00	$ 6,000.00	
MISC. CONCRETE REPAIR	3,000	SF	$ 18.00	$ 54,000.00	
DIVISION TOTAL					**$ 95,700.00**
DIVISION 4 - MASONRY					
MASONRY RESTORATION & CLEANING	7,000	SF	$ 44.00	$ 308,000.00	
NEW CAST STONE & BRICK CORRECTION	80	LF	$ 194.00	$ 15,520.00	
DIVISION TOTAL					**$ 323,520.00**
DIVISION 5 - STEEL					
STRUCTURAL STEEL REPAIRS BUDGET	6,000	SF	$ 8.00	$ 48,000.00	
DIVISION TOTAL					**$ 48,000.00**
DIVISION 6 - WOOD AND PLASTICS					
MISC. WOOD BLOCKING	6,000	SF	$ 6.00	$ 36,000.00	
MILLWORK / TRIMWORK	6,000	SF	$ 20.00	$ 120,000.00	
DIVISION TOTAL					**$ 156,000.00**
DIVISION 7 - THERMAL / MOISTURE PROTECTION					
EXISTING ROOF REPAIRS	9,000	SF	$ 20.00	$ 180,000.00	
THERMAL ENVELOPE UPGRADE	3,000	SF	$ 8.00	$ 24,000.00	
MASONRY SEALER	7,200	SF	$ 4.00	$ 28,800.00	
SEALANTS	6,000	SF	$ 2.00	$ 12,000.00	
DIVISION TOTAL					**$ 244,800.00**
DIVISION 8 - DOORS AND WINDOWS					
REPLACEMENT OF STEEL WINDOWS	33	EA.	$ 4,000.00	$ 132,000.00	
REHAB OF SOUTH ENTRY WOOD DOORS	2	EA.	$ 3,200.00	$ 6,400.00	
NEW EAST ENTRANCE DOORS	2	EA.	$ 4,800.00	$ 9,600.00	
NEW COURTYARD EXIT DOORS	2	EA.	$ 3,000.00	$ 6,000.00	
NEW STEEL WINDOWS @ GARAGES	3	EA.	$ 25,500.00	$ 76,500.00	
NEW STEEL FRAME DOOR FOR SF	1	EA.	$ 3,800.00	$ 3,800.00	

	DOOR FRAMES - MTL	3	EA.	$ 650.00	$ 1,950.00		
	NEW DOORS	14	EA.	$ 750.00	$ 10,500.00		
	NEW DOOR FRAMES	14	EA.	$ 580.00	$ 8,120.00		
	DOOR HARDWARE	20	EA.	$ 2,900.00	$ 58,000.00		
	DIVISION TOTAL					**$**	**312,870.00**
DIVISION 9 - FINISHES							
OPEN OPTION	PERIMETER WALL	6,300	SF	$ 13.00	$ 81,900.00		
INTERIOR SPACES	INTERIOR METAL STUD & DRYWALL	7,200	SF	$ 12.00	$ 86,400.00		
	INTERIOR MASONRY PAINTING	7,200	SF	$ 4.50	$ 32,400.00		
	INTERIOR DRYWALL PAINTING	14,400	SF	$ 4.50	$ 64,800.00		
	CEILINGS	4,500	SF	$ 4.50	$ 20,250.00		
	FLOORING	6,000	SF	$ 18.00	$ 108,000.00		
	GYPSUM BOARD CEILINGS	1,000	SF	$ 8.00	$ 8,000.00		
	DIVISION TOTAL					**$**	**401,750.00**
DIVISION 10 - SPECIALTIES							
	BATHROOM ACCESSORIES	3	EA	$ 2,000.00	$ 6,000.00		
	FIRE EXTINGUISHERS	20	EA	$ 700.00	$ 14,000.00		
	DOOR SIGNAGE	115	EA	$ 125.00	$ 14,375.00		
	DIVISION TOTAL					**$**	**34,375.00**
DIVISION 11 - EQUIPMENT							
	NONE	0	EA	$ -	$ -		
	DIVISION TOTAL					**$**	**-**
DIVISION 12 - FURNISHINGS							
	SYSTEM FURNITURE	6,000	SF	$ 14.00	$ 84,000.00		
	MARKER, TACK & PRESENTATION BDS	500	SF	$ 18.00	$ 9,000.00		
	WINDOW BLINDS - WOOD	33	EA	$ 1,200.00	$ 39,600.00		
	DIVISION TOTAL					**$**	**132,600.00**
DIVISION 13 - SPECIAL CONSTRUCION							
	CIRCULAR STAIR REPLACEMENT	1	EA	$ 16,000.00	$ 16,000.00		
	DIVISION TOTAL					**$**	**16,000.00**
DIVISION 14 - CONVEYING SYSTEMS							
	NEW ELEVATOR	1	LS	$ 180,000.00	$ 180,000.00		
	DIVISION TOTAL					**$**	**180,000.00**
DIVISION 15 - MECHANICAL / PLUMBING							
	HVAC EQUIPMENT	6,000	SF	$ 38.00	$ 228,000.00		
	HVAC CONTROLS	6,000	SF	$ 10.00	$ 60,000.00		
	NEW DUCTWORK DISTRIBUTION/DEVICES	6,000	SF	$ 14.00	$ 84,000.00		
	PLUMBING	14	EA.	$ 7,500.00	$ 105,000.00		
	FIRE SPRINKLER	6,000	SF	$ 8.00	$ 48,000.00		
	DIVISION TOTAL					**$**	**525,000.00**
DIVISION 16 - ELECTRICAL SYSTEMS							
	ELECTRICAL POWER DISTRIBUTION/OUTLETS	6,000	SF	$ 18.00	$ 108,000.00		
	NEW FIRE ALARM SYSTEM	6,000	SF	$ 7.00	$ 42,000.00		
	ELECTRICAL LIGHTING	6,000	SF	$ 24.00	$ 144,000.00		
	COMPUTER WIRING /SYSTEMS	6,000	SF	$ 7.00	$ 42,000.00		
	DIVISION TOTAL					**$**	**336,000.00**
TOTAL MATERIALS AND LABOR - BUILDING.					**$ 3,463,015.00**	**$**	**3,463,015.00**
GENERAL CONTRACTOR SUPERVISION				6%		$	207,780.90
GENERAL CONTRACTOR GEN. CONDITIONS				8%		$	277,041.20
GENERAL CONTRACTOR OH/P				6%		$	207,780.90
GRAND TOTAL - BUILDING/IMPROVEMENTS						**$**	**4,155,618.00**
SOFT COSTS/SURVEYS/PERMITS/FEES ETC.				12%		$	498,674.16
RECOMMENDED TOTAL BUDGET						**$**	**4,654,292.16**

6. Discussion and Action: 956 Music Fest

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Memo

To: DCM Board of Directors

From: Melissa Ramirez, Executive Director

CC: File

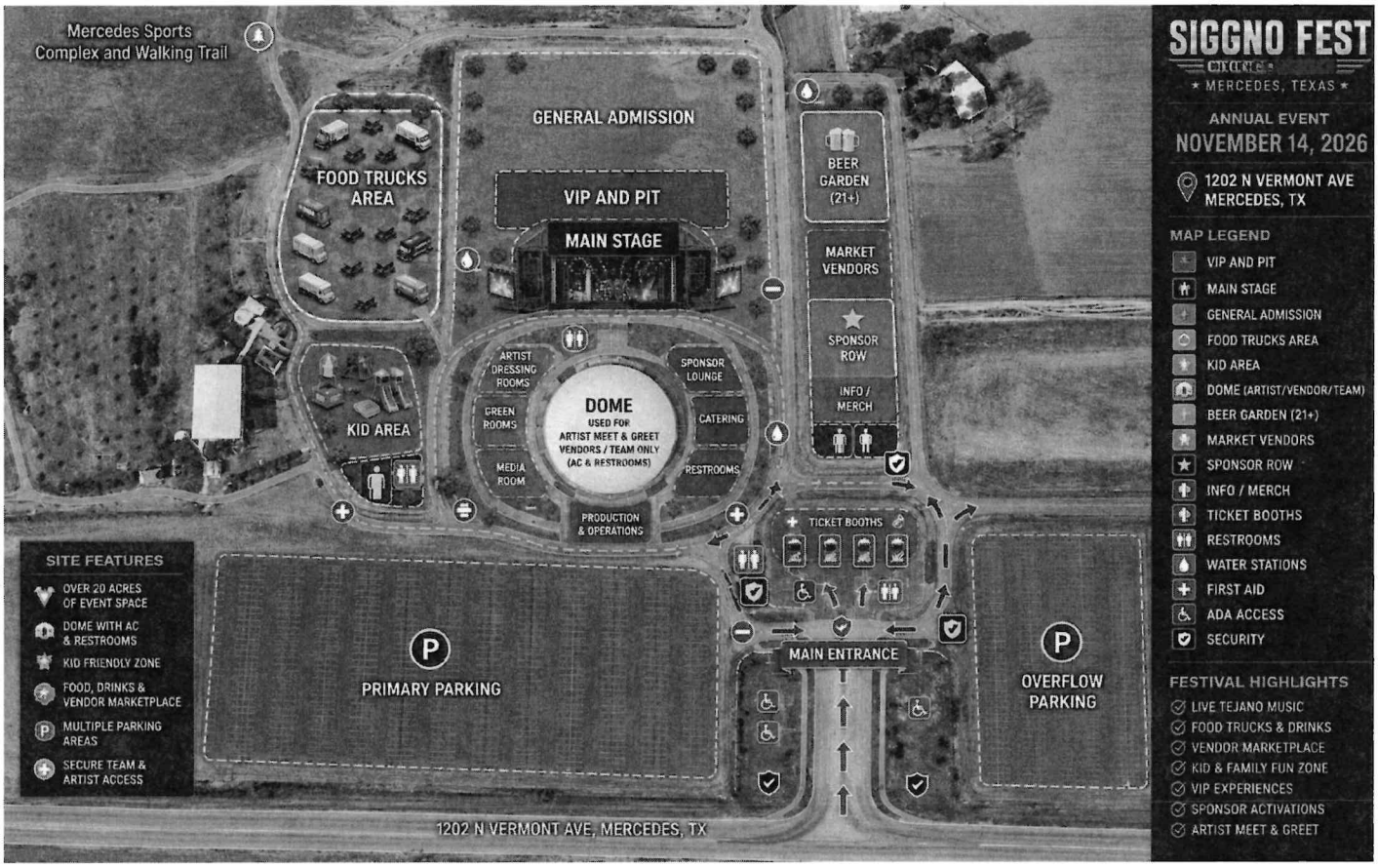
Date: 10/15/2026

Re: 956 Music Festival

The City of Mercedes is hosting 956 Music Fest at the Safe Dome on November 14, 2026. The event organizers will be using DCM property for parking, see attached map. The attorney recommended drafting a facility use agreement to protect the DCM.

The 956 Music Fest is also requesting a sponsorship.

Recommendation: Direct the attorney to draft a facility use agreement for the 956 Music Fest.


Mercedes Sports Complex and Walking Trail
GENERAL ADMISSION
FOOD TRUCKS AREA
VIP AND PIT
MAIN STAGE
BEER GARDEN (21+)
MARKET VENDORS
SPONSOR ROW
INFO / MERCH
KID AREA
ARTIST DRESSING ROOMS
GREEN ROOMS
MEDIA ROOM
DOME
USED FOR ARTIST MEET & GREET VENDORS / TEAM ONLY (AC & RESTROOMS)
SPONSOR LOUNGE
CATERING
RESTROOMS
PRODUCTION & OPERATIONS
TICKET BOOTHS
MAIN ENTRANCE
PRIMARY PARKING
OVERFLOW PARKING
1202 N VERMONT AVE, MERCEDES, TX
SITE FEATURES
OVER 20 ACRES OF EVENT SPACE
DOME WITH AC & RESTROOMS
KID FRIENDLY ZONE
FOOD, DRINKS & VENDOR MARKETPLACE
MULTIPLE PARKING AREAS
SECURE TEAM & ARTIST ACCESS
SIGGNO FEST
★ MERCEDES, TEXAS ★
ANNUAL EVENT
NOVEMBER 14, 2026
1202 N VERMONT AVE
MERCEDES, TX
MAP LEGEND
VIP AND PIT
MAIN STAGE
GENERAL ADMISSION
FOOD TRUCKS AREA
KID AREA
DOME (ARTIST/VENDOR/TEAM)
BEER GARDEN (21+)
MARKET VENDORS
SPONSOR ROW
INFO / MERCH
TICKET BOOTHS
RESTROOMS
WATER STATIONS
FIRST AID
ADA ACCESS
SECURITY
FESTIVAL HIGHLIGHTS
LIVE TEJANO MUSIC
FOOD TRUCKS & DRINKS
VENDOR MARKETPLACE
KID & FAMILY FUN ZONE
VIP EXPERIENCES
SPONSOR ACTIVATIONS
ARTIST MEET & GREET



PLATINUM • $10,000

- 20 VIP + 20 General Admission tickets
- VIP table • Marketing & logo placement
- LED screen • Backstage banner (TBA)
- Large stage banner • Two 10 × 10 booths

GOLD • $7,500

- 10 VIP + 10 General Admission tickets
- VIP table • Marketing & logo placement
- LED screen • Backstage banner (TBA)
- Medium stage banner • One 10 × 20 booth

SILVER • $5,000

- 4 VIP + 8 General Admission tickets
- Marketing & logo placement
- LED screen • Backstage banner (TBA)
- One 10 × 10 booth

BRONZE • $2,500

- Promotional brand mentions
- Logo on signage & digital platforms
- Media & social exposure
- VIP access & hospitality

SATURDAY,

NOVEMBER 14, 2026

MERCEDES SPORTS COMPLEX & WALKING TRAIL
1202 N. Vermont Ave., Mercedes, TX 78570

TME TESORO MUSIC ENTERTAINMENT

BECOME A SPONSOR

210-232-4835 • 210-718-6616
Info@TesoroMusicEnt.com

7. Discussion and Action: Streets

Memo

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To: Mayor and City Commission

From: Melissa Ramirez, Executive Director

CC: File

Date: 10/16/2026

Re: Street

The DCM Board agreed to consider paving two streets: Mile 1W and a new street between Mile 1 1/2E and Mile 2 E. The second street would require feedback from South Texas ISD. Despite many efforts to discuss the project with South Texas ISD, leadership has been unresponsive.

Recommendation: Discussion

8. Discussion and Action: RFP Mercedes Expressway Signage

REQUEST FOR PROPOSALS

Notice to Bidders
DEVELOPMENT CORPORATION OF MERCEDES
MERCEDES, TEXAS
City of Mercedes Signage- Electrical Signage Companies

PUBLIC NOTICE

Notice is hereby given that the Development Corporation of Mercedes is soliciting proposals for electrical signage companies.

Specifications, and instructions to Bidders may be obtained via MercedesEDC.com beginning **October 23, 2026**. A bid package set will also be available for viewing at Development Corporation of Mercedes at 320 S. Ohio, Mercedes, TX.

Sealed bids will be received by the **Development Corporation of Mercedes,** via **email** until **10AM on Monday, November 23, 2026,** and then opened, read, and taken under advisement. Bids will be for an Electrical Signage Company to provide City of Mercedes signage located at the intersections of Texas Street and Interstate 2 Frontage. No bids may be withdrawn after the scheduled opening time. Any bids received after scheduled bid opening time will be returned unopened. Said bid shall be marked:

"**City of Mercedes Signage**"

Should this solicitation fail to contain sufficient information in order for interested firms to obtain a clear understanding of the services required by the DCM, or should it appear that the instructions outlined in the solicitation are not clear or are contradictory, any interested firm may in writing request clarification no later than 1 PM on **Friday, November 20, 2026** via email (zmascorro@mercedesedc.com). Written requests from interested firms and written responses by the Development Corporation of Mercedes will be provided to all Applicants.

Development Corporation of Mercedes Issue for BID

The Development Corporation of Mercedes will be replacing "City of Mercedes" signage located at the intersections of Texas Street and Interstate 2 Frontage. Electrical Signage companies must work within the grantee's budget while meeting all City codes and ordinances.

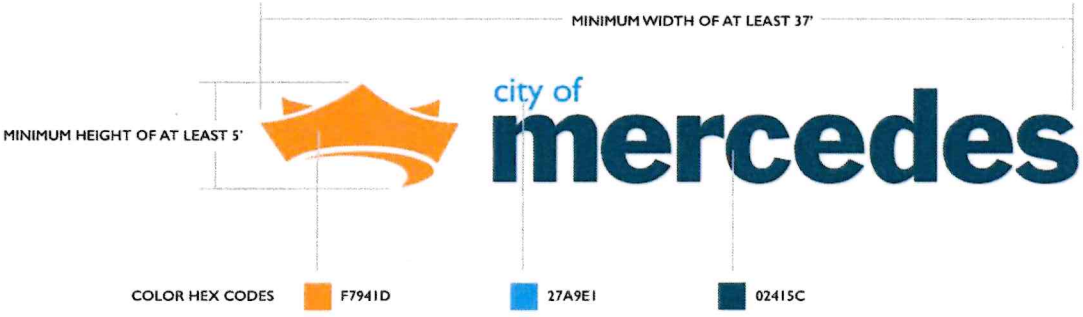
Selections will be based on qualifications, timeframes, cost and warranty as they relate to the following:

Work Details

1. Company must remove and dispose two existing signs located at the intersections of Texas Steet and Interstate 2 Frontage
2. Company must manufacture two sets of letters and logo:
    - The channel letters and logo will be face-lit with custom colors
    - LED lighting for letters and logo
    - Patch previous drilled holes from existing signage
    - Install and mount signage and logo on existing retaining wall
    - Electrical must be installed for signage
3. Proposed signage on the following page

PROPOSED SIGNAGE





EXISTING SIGNAGE





9. Discussion and Action: FY26-27 DCM Signage Improvement Program Bids

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Memo

To: DCM Board of Directors

From: Zefra Mascorro, Administrative Coordinator

CC: File

Date: 10/16/2026

Re: FY26-27 Commercial Signage BIDS

Mr. Edward Zavala of EZ Signs & Electrical Services located at 402 S. Illinois Ave & Mr. Eulogio Sanchez of Industrial Signs & Welding located at 4254 Mile 2 East Rd both located in Mercedes, Texas submitted BID proposals.

Recommendation: Given the limited responses the board should consider to Re-BID.

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

11. Executive Session: Section 551.087: Economic development negotiations with Project R. Morales, 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 551.071: pending legal issues (a.) Consultation with legal counsel pursuant to Texas Government Code 551.071 pending litigation *(City of Mercedes and DCM v. Texas Valley Communities Foundation, Arriola, et al.; Cause No. C-1604-20-G; 370th District Court, Hidalgo County, Texas)*, 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.

12. Discussion and Action: Pending litigation: *City of Mercedes and DCM v. Texas Valley Communities Foundation, Arriola, et al.; Cause No. C-1604-20-G; 370th District Court, Hidalgo County, Texas.* Including approving, rejecting or modifying a proposed settlement agreement with all defendants. It may also include authoring the City Manager and/ or legal counsel to negotiate, execute, and deliver a settlement agreement and all related documents, including deeds, releases, closing documents, and agreements with the United States Department of Agriculture, and to take all other action necessary to carry out the settlement.

13. Discussion and Action: Item #11

14. Adjournment