

Development Corporation of Mercedes, Inc.

Agenda

March 17, 2021 at 11:30AM

320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

March 17, 2021 11:30AM

320 S Ohio

NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **VIRTUAL Special Called Meeting** on **Wednesday, March 17, 2021** at **11:30AM** at **URL: <https://global.gotomeeting.com/join/553840381>** **PHONE: 1 877 309 2073/ ACCESS CODE: 553-840-381** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: February 24, 2021 Board Minutes
3. Discussion and Action: February 2021 Financials
4. Discussion and Action: Texas Class Quarterly Report
5. Discussion and Action: Accounting Services Contract, Givilancz & Martinez, PLLC
6. Discussion and Action: DCM Grant Programs
7. Discussion and Action: Renew building lease
8. Discussion and Action: Placing meetings on Facebook Livestream
9. Discussion and Action: Goals and Objectives of the DCM
10. Discussion and Action: 2017-2021 Incentive Report
11. Executive Session: Section 551.087: Economic development negotiations with Project Travel Center and Project Macaw and Section 551.071: pending legal issues with 956Sports Settlement Agreement, DCM VS. Daniel Longoria, DCM VS. Elias Gonzalez, DCM VS. Leticia Galvan, DCM VS. Nora Martinez, DCM VS. Irma Cadena, DCM VS. Rio Tex, DCM VS. TVCF 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: item #12
13. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071, deliberate the purchase or sale of real property in accordance with Section 551.072, deliberate personnel matters in accordance with Section 551.074, and/or deliberate economic development negotiations in accordance with Section 551.017. This notice is given in accordance with Vernon's Texas Code Annotated, Texas Government Code, Section 551.001 et seq. I hereby certify this Notice of a Meeting of the Development Corporation of Mercedes was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Mercedes, located at 400 S. Ohio Avenue and accessible to the general public during and after working hours. This notice was posted on the 12th day of March, 2021 at 4:00PM and will remain so posted continuously for at least 72 hours preceding the scheduled time of the meeting in accordance with Chapter 551 of the Texas Government Code.

ATTEST:



Melissa Ramirez, Development Corporation of Mercedes

1. Call meeting to order

2. Discussion and Action: February 24, 2021 Board Minutes

Development Corporation of Mercedes, Inc.
Virtual Special Called Meeting
Wednesday, February 24, 2021 11:30AM
globalgotomeetings.com

Board Members Present:

Fred Gonzalez – President
Joe Flores – Vice President
Tony Garza – Treasurer
Roel Villanueva- Member
David Garza – Member
Peggy Marie Chavez – Yanez - Member
Luis Huerta - Member

Board Members Absent:

EDC Staff Present:

Melissa Ramirez – Executive Director
Rose Saenz – Administrative Coordinator

City Staff Present:

Mark Sossi – DCM Attorney

Others Present:

Roberto Carrillo – Givilancz & Martinez PLLC

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 11:30 AM.

2. Discussion and Action: January 20, 2021 Board Minutes

Roel Villanueva motioned to approve the January 20, 2021 Board Minutes as presented. Seconded by Luis Huerta. All voted aye.

3. Discussion and Action: January 2021 Financials

Roel Villanueva motioned to approve the January 2021 Financials as presented. Seconded by David Garza. All voted aye.

4. Discussion and Action: Election of Officers

Roel Villanueva motioned to keep Fred Gonzalez as President, Joe Flores as Vice President & Tony Garza as Treasurer. Seconded by Luis Huerta. All voted aye. Joe Flores motioned to nominate Peggy Marie Chavez – Yanez for Secretary. Peggy Marie Chavez – Yanez accepted the nomination. Seconded by David Garza. All voted aye.

5. Discussion and Action: FY 19-20 Audit Corrective Action

Joe Flores motioned to approve the FY 19-20 Audit Corrective Action. Seconded by David Garza. All voted aye.

6. Discussion and Action: Resolution to Approve Utilizing AMEX points for Christmas Bonus/Gift cards

Tony Garza motioned to approve the Resolution to Approve Utilizing AMEX points for Christmas Bonus/Gift cards. Seconded by Luis Huerta. All voted aye.

7. Discussion and Action: Tree Removal and Clean-up of Mercedes Light Industrial Park, Lots 1, 2, 5, 6, 8 and Ditch

Tony Garza motioned to select the lowest proposal submitted, TLC Lawn Care for the Tree Removal and Clean-up of Mercedes Light Industrial Park, Lots 1, 2, 5, 6, 8 and Ditch in the amount of \$1,793.70. Seconded by David Garza. Fred Gonzalez, Tony Garza, David Garza and Luis Huerta voted aye. Roel Villanueva, Joe Flores and Peggy Marie Chavez – Yanez voted nay.

8. Discussion: Mercedes Light Industrial Park Fencing

Board discussed cleaning up the property prior to building a fence on the North side.

9. Discussion and Action: New Commercial Production Costs

Joe Flores motioned to approve the New Commercial Production Costs of \$2,829.45. Seconded by Luis Huerta. All voted aye.

10. Executive Session: Section 551.071: pending legal issues with 956Sports 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 12:13 PM

The Board went into Open Session at 1:25 PM

11. Discussion and Action: item #10

Joe Flores motioned to proceed with the 956Sports contract as advised by legal counsel in executive session. Seconded by Tony Garza.

12. Adjournment: 12:27PM

Fred Gonzalez, President

Joe Flores, Jr., Vice President

Tony Garza, Treasurer

Peggy Marie Chavez - Yanez, Secretary

Roel Villanueva, Member

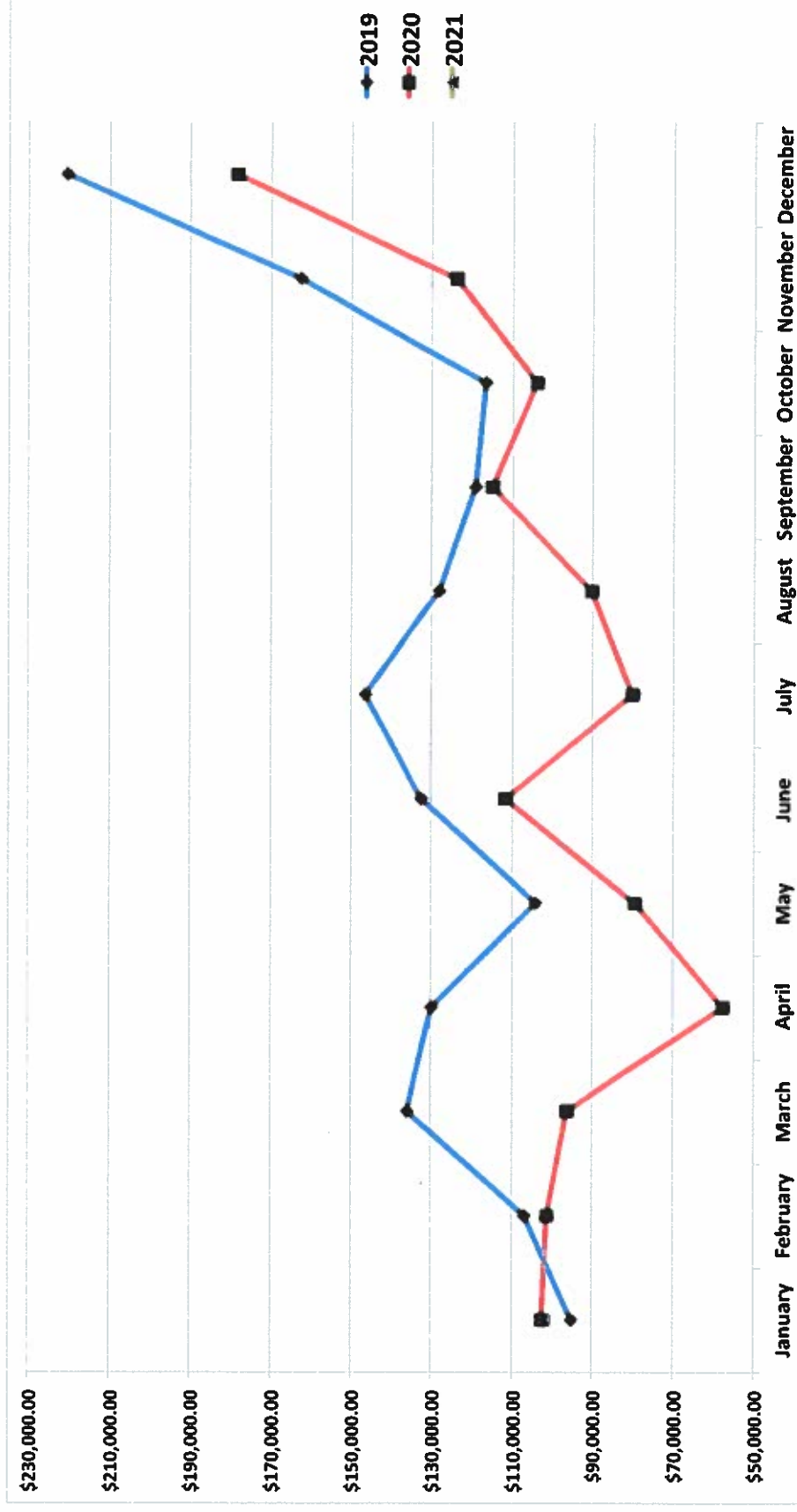
David Garza, Member

Luis Huerta, Member

3. Discussion and Action: February 2021 Financials

Sales Tax Comparison FY 2019 - FY 2021

	January	February	March	April	May	June	July	August	September	October	November	December	Total
2019	\$95,016.15	\$106,886.23	\$135,820.47	\$129,833.92	\$104,197.59	\$132,407.98	\$146,428.88	\$128,012.76	\$119,140.47	\$116,730.39	\$162,727.91	\$220,587.30	\$1,597,790.05
2020	\$102,438.09	\$101,195.21	\$96,158.22	\$57,618.21	\$79,270.24	\$111,688.30	\$79,857.59	\$90,136.93	\$115,012.83	\$103,896.79	\$123,846.01	\$178,334.39	\$1,239,452.81
2021	\$102,538.12												\$102,538.12



January 2021 Sales Tax Allocation

County	City	Rate	Net Payment This Period	Comparable Payment	Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Hidalgo	Alamo	2.00%	\$364,366.19	\$275,057.03		32.46%	\$1,248,829.55	\$1,083,702.02	15.23%
Hidalgo	Alton	2.00%	\$148,387.78	\$94,404.93		57.18%	\$455,195.66	\$338,577.74	34.44%
Hidalgo	Donna	2.00%	\$388,958.37	\$316,490.99		22.89%	\$1,300,582.48	\$1,068,532.55	21.71%
Hidalgo	Edcouch	2.00%	\$30,364.21	\$33,330.68		-8.90%	\$91,741.52	\$82,909.82	10.65%
Hidalgo	Edinburg	2.00%	\$2,215,452.14	\$1,902,238.87		16.46%	\$7,498,346.58	\$6,669,290.93	12.43%
Hidalgo	Elsa	1.50%	\$122,220.63	\$77,517.19		57.66%	\$416,108.00	\$314,584.63	32.27%
Hidalgo	Granjeno	1.00%	\$7,404.49	\$3,219.44		129.99%	\$16,251.78	\$10,158.23	59.98%
Hidalgo	Hidalgo	2.00%	\$288,102.66	\$260,594.31		10.55%	\$954,877.16	\$852,109.13	12.06%
Hidalgo	La Joya	2.00%	\$51,258.52	\$40,159.47		27.63%	\$182,094.27	\$137,095.47	32.82%
Hidalgo	La Villa	1.50%	\$7,485.01	\$6,048.81		23.74%	\$29,074.68	\$25,399.89	14.46%
Hidalgo	McAllen	2.00%	\$5,580,549.88	\$4,995,146.09		11.71%	\$19,814,991.14	\$19,107,025.64	3.70%
Hidalgo	Mercedes	2.00%	\$410,152.48	\$409,752.34		0.09%	\$1,618,874.06	\$1,943,013.16	-16.68%
Hidalgo	Mission	2.00%	\$1,456,645.59	\$1,302,844.94		11.80%	\$4,864,148.67	\$3,788,661.55	28.38%
Hidalgo	Palmhurst	1.50%	\$203,547.10	\$155,457.95		30.93%	\$694,418.16	\$576,446.97	20.46%
Hidalgo	Palmview	1.00%	\$94,211.72	\$81,560.69		15.51%	\$305,934.51	\$262,097.34	16.72%
Hidalgo	Penitas	1.50%	\$99,840.53	\$79,018.21		26.35%	\$320,895.29	\$267,059.65	20.15%
Hidalgo	Pharr	2.00%	\$1,930,670.32	\$1,654,017.12		16.72%	\$6,084,947.87	\$5,347,569.19	13.78%
Hidalgo	Progreso	2.00%	\$19,400.67	\$21,049.46		-7.83%	\$63,157.25	\$63,258.44	-0.15%
Hidalgo	Progreso Lakes	1.50%	\$4,270.27	\$4,810.87		-11.23%	\$17,791.03	\$13,708.81	29.77%
Hidalgo	San Juan	2.00%	\$385,065.85	\$315,521.75		22.04%	\$1,248,557.52	\$1,112,130.79	12.26%
Hidalgo	Sullivan City	1.00%	\$18,218.42	\$17,091.79		6.59%	\$58,397.47	\$67,519.68	-13.51%
Hidalgo	Weslaco	2.00%	\$1,208,668.85	\$976,791.70		23.73%	\$3,956,971.71	\$3,493,757.23	13.25%

\$410,152.48

75%

City

\$307,614.36

\$410,152.48

25%

EDC

\$102,538.12

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of February 28, 2021

	Feb 28, 21	Jan 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Cash - Development Corporation	678,477.88	544,139.77	134,338.11
Development Corp - TXCLASS	127,741.70	127,730.99	10.71
EDC 2006 Reserve - TXCLASS	272,686.67	272,663.83	22.84
VTX Bond 2016	200.00	200.00	0.00
Total Checking/Savings	1,079,106.25	944,734.59	134,371.66
Accounts Receivable			
Sales Tax Receivable	90,136.93	90,136.93	0.00
Total Accounts Receivable	90,136.93	90,136.93	0.00
Total Current Assets	1,169,243.18	1,034,871.52	134,371.66
Fixed Assets			
Accumulated Depreciation	-11,402.00	-11,402.00	0.00
Furniture and Equipment			
2 Televisions 04/13/19	1,309.78	1,309.78	0.00
Total Furniture and Equipment	1,309.78	1,309.78	0.00
Office Furniture	10,575.00	10,575.00	0.00
Redevelopment Asset	3,373,406.27	3,373,406.27	0.00
Total Fixed Assets	3,373,889.05	3,373,889.05	0.00
Other Assets			
Def Outflow - OPEB	3,284.00	3,284.00	0.00
Def Outflow - Pension Plan	41,252.00	41,252.00	0.00
Investment in Assets	-4,529,199.12	-4,529,199.12	0.00
Loan Rec - MD Int'l(Orb-Galvan)	127,951.85	130,937.21	-2,985.36
Note Receivable - City	391,323.56	391,323.56	0.00
Rsrcs To be Prov 07 & EDC Buil	5,869,855.04	5,900,131.77	-30,276.73
Total Other Assets	1,904,467.33	1,937,729.42	-33,262.09
TOTAL ASSETS	6,447,599.56	6,346,489.99	101,109.57
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Accrued Interest Payable	18,506.00	18,506.00	0.00
Def Inflow - Pension Plan	21,119.00	21,119.00	0.00
Payroll Liabilities	2,304.26	2,304.24	0.02
Unavailable Rev/Gain From EDC	127,951.85	130,937.21	-2,985.36
Total Other Current Liabilities	169,881.11	172,866.45	-2,985.34
Total Current Liabilities	169,881.11	172,866.45	-2,985.34
Long Term Liabilities			
Bonds Payable 2007	1,645,000.00	1,645,000.00	0.00
Bonds Payable 2016	1,333,333.76	1,354,167.10	-20,833.34
Def Inflow OPEB	412.00	412.00	0.00
Due to City - Proposed	49,093.34	49,093.34	0.00
Due to City for MIF - Proposed	29,712.11	29,712.11	0.00
Estimated Mail Rebate Liability	2,032,478.34	2,032,478.34	0.00
Net OPEB Liability	10,128.00	10,128.00	0.00
Net Pension Liability	139,538.00	139,538.00	0.00
Texas Leverage Fund Payable	484,676.87	494,120.26	-9,443.39
Total Long Term Liabilities	5,724,372.42	5,754,649.15	-30,276.73
Total Liabilities	5,894,253.53	5,927,515.60	-33,262.07
Equity			

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of February 28, 2021

	Feb 28, 21	Jan 31, 21	\$ Change
Fund Balance - General	295,452.37	295,452.37	0.00
Prior Year Adjustment	91.74	91.74	0.00
Unappropriated FDBL/RETAIN ERN	-4,297,469.71	-4,297,469.71	0.00
Unrestricted Net Assets	4,310,974.03	4,310,974.03	0.00
Net Income	244,297.60	109,925.96	134,371.64
Total Equity	553,346.03	418,974.39	134,371.64
TOTAL LIABILITIES & EQUITY	6,447,599.56	6,346,489.99	101,109.57

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending February 28, 2021

	Oct '20 - Feb 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Miscellaneous				
Interest - MD Int'l(Orb Galvan)	899.92	0.00	899.92	100.0%
Interest - TX Class	234.42	2,352.00	-2,117.58	10.0%
Loan Principal Payments - EDC	2,985.36	0.00	2,985.36	100.0%
Other Financing Sources-Reserve	0.00	469,842.29	-469,842.29	0.0%
Other Income-City Pmt VTX	20,833.34	95,000.00	-74,166.66	21.9%
Texas Class Transfer	0.00	127,519.63	-127,519.63	0.0%
Total Miscellaneous	24,953.04	694,713.92	-669,760.88	3.6%
Taxes				
Sales Tax	611,226.93	1,141,427.56	-530,200.63	53.5%
Total Taxes	611,226.93	1,141,427.56	-530,200.63	53.5%
Total Income	636,179.97	1,836,141.48	-1,199,961.51	34.6%
Expense				
Capital Outlay				
Furniture & Fixtures	0.00	1,000.00	-1,000.00	0.0%
Total Capital Outlay	0.00	1,000.00	-1,000.00	0.0%
Maintenance				
Maintenance	697.66	2,000.00	-1,302.34	34.9%
Office Equipment	19.99	3,000.00	-2,980.01	0.7%
Total Maintenance	717.65	5,000.00	-4,282.35	14.4%
Other Services & Charges				
Audit	15,000.00	21,500.00	-6,500.00	69.8%
Automobile Mileage	548.21	5,000.00	-4,451.79	11.0%
Billboards	997.34	3,000.00	-2,002.66	33.2%
Bldg Lease	6,492.50	15,582.00	-9,089.50	41.7%
Chamber	0.00	5,000.00	-5,000.00	0.0%
Contract Labor - Writer	2,000.00	6,000.00	-4,000.00	33.3%
Crime Insurance	0.00	700.00	-700.00	0.0%
Electricity	1,267.48	3,000.00	-1,732.52	42.2%
Janitorial	4,300.00	11,000.00	-6,700.00	39.1%
Legal	9,777.75	45,000.00	-35,222.25	21.7%
Loan Fees - EDC	750.00	750.00	0.00	100.0%
Marketing & Promotion	1,576.00	7,300.00	-5,724.00	21.6%
Meetings	255.89	1,500.00	-1,244.11	17.1%
Membership/Subs	250.10	1,000.00	-749.90	25.0%
Miscellaneous	196.72	500.00	-303.28	39.3%
Office Equipment - Lease	1,292.17	2,342.40	-1,050.23	55.2%
Outlet Mall Oct 18' - Oct 28'	12,698.56	70,000.00	-57,301.44	18.1%
Postage	110.00	300.00	-190.00	36.7%
Professional Fees - Accounting	6,400.00	19,200.00	-12,800.00	33.3%
Project CL Healthcare	59,000.00	59,000.00	0.00	100.0%
Project Cortinos	0.00	58,302.50	-58,302.50	0.0%
Project La Herencia	0.00	66,666.00	-66,666.00	0.0%
Project Orchard Grove Apartment	0.00	100,000.00	-100,000.00	0.0%
Project Raybec	0.00	50,000.00	-50,000.00	0.0%
Project Residency	0.00	75,000.00	-75,000.00	0.0%
Project RGV Livestock Show Park	0.00	25,000.00	-25,000.00	0.0%
Project Rios of Mercedes	50,800.00	50,800.00	0.00	100.0%
Project TRLA	0.00	25,000.00	-25,000.00	0.0%
Projects	40,700.00	251,307.70	-210,607.70	16.2%
Receptionist	6,000.00	0.00	6,000.00	100.0%
Series 2007 - Interest	0.00	83,720.00	-83,720.00	0.0%
Series 2007 - Principal	0.00	195,000.00	-195,000.00	0.0%
Series 2010A- Int & Princ 8/21	0.00	64,856.00	-64,856.00	0.0%
Telephones	1,963.55	5,400.00	-3,436.45	36.4%
TLF Repayment - Interest	6,945.60	33,608.56	-26,662.96	20.7%

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending February 28, 2021

	Oct '20 - Feb 21	Budget	\$ Over Budget	% of Budget
TLF Repayment - Principal	46,962.55	97,897.40	-50,934.85	48.0%
Travel & Training	0.00	1,200.00	-1,200.00	0.0%
VTX Note	41,666.68	190,000.00	-148,333.32	21.9%
Water Bill	572.74	1,200.00	-627.26	47.7%
Web-Site	3,990.00	7,980.00	-3,990.00	50.0%
Total Other Services & Charges	322,513.84	1,660,612.56	-1,338,098.72	19.4%
Personnel Costs				
Cell Phone Allowance	250.00	600.00	-350.00	41.7%
Health/Life Insurance	4,347.70	13,896.00	-9,548.30	31.3%
Salaries	50,344.83	119,000.00	-68,655.17	42.3%
Social Security	3,838.70	9,470.70	-5,632.00	40.5%
TMRS Contribution	8,957.72	23,757.22	-14,799.50	37.7%
Unemployment Comp	0.00	1,500.00	-1,500.00	0.0%
Worker's Comp	0.00	305.00	-305.00	0.0%
Total Personnel Costs	67,738.95	168,528.92	-100,789.97	40.2%
Supplies				
Office Supplies	911.93	1,000.00	-88.07	91.2%
Total Supplies	911.93	1,000.00	-88.07	91.2%
Total Expense	391,882.37	1,836,141.48	-1,444,259.11	21.3%
Net Ordinary Income	244,297.60	0.00	244,297.60	100.0%
Net Income	244,297.60	0.00	244,297.60	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of February 28, 2021

	<u>Feb 28, 21</u>	<u>Jan 31, 21</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Cash - EDC R.B.E.G. Grant	234,898.02	231,736.83	3,161.19
Total Checking/Savings	<u>234,898.02</u>	<u>231,736.83</u>	<u>3,161.19</u>
Total Current Assets	<u>234,898.02</u>	<u>231,736.83</u>	<u>3,161.19</u>
Other Assets			
Allowance - RBEG	-28,326.68	-28,326.68	0.00
EDC RBEG Grant-TXCLASS	41,715.94	41,712.47	3.47
Loan Rec - DeLaGarza Bakery	118,625.72	118,625.72	0.00
Loan Rec - First Nat'l B(Gomez)	25,824.64	25,824.64	0.00
Loan Rec - Jaime Gonzalez	28,750.21	29,523.19	-772.98
Loan Rec - MD International	48,000.00	48,000.00	0.00
Loan Rec - Michael Salinas	52,372.42	52,884.83	-512.41
Loan Rec - Reybotics, LLC (Adv)	148,460.03	148,460.03	0.00
Loan Rec - The Grind	51,346.59	51,346.59	0.00
Loan Rec - Top Gym - San Miguel	57,729.26	58,733.09	-1,003.83
Loan Rec - Werbiski Ashley & H	16,866.83	17,364.29	-497.46
Total Other Assets	<u>561,364.96</u>	<u>564,148.17</u>	<u>-2,783.21</u>
TOTAL ASSETS	<u><u>796,262.98</u></u>	<u><u>795,885.00</u></u>	<u><u>377.98</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Unavailable Revenue	519,649.01	522,435.69	-2,786.68
Total Other Current Liabilities	<u>519,649.01</u>	<u>522,435.69</u>	<u>-2,786.68</u>
Total Current Liabilities	<u>519,649.01</u>	<u>522,435.69</u>	<u>-2,786.68</u>
Total Liabilities	<u>519,649.01</u>	<u>522,435.69</u>	<u>-2,786.68</u>
Equity			
Fund Balance	261,903.39	261,903.39	0.00
Unrestricted Net Assets	-4,684.31	-4,684.31	0.00
Net Income	19,394.89	16,230.23	3,164.66
Total Equity	<u>276,613.97</u>	<u>273,449.31</u>	<u>3,164.66</u>
TOTAL LIABILITIES & EQUITY	<u><u>796,262.98</u></u>	<u><u>795,885.00</u></u>	<u><u>377.98</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of February 28, 2021

	Feb 28, 21	Jan 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Cash - I R P	154,699.09	179,174.12	-24,475.03
Total Checking/Savings	<u>154,699.09</u>	<u>179,174.12</u>	<u>-24,475.03</u>
Total Current Assets	<u>154,699.09</u>	<u>179,174.12</u>	<u>-24,475.03</u>
Other Assets			
Allowance - IRP	-16,111.00	-16,111.00	0.00
IRP Operating Reserv - TXCLASS	68,546.42	68,540.68	5.74
Loan Rec - 956Sports	32,222.19	32,222.19	0.00
Loan Rec - Castaneda Mario & M	88,853.53	89,202.87	-349.34
Loan Rec - First Nat'l (Gomez)	16,134.26	16,134.28	0.00
Loan Rec - MD Int'l (Galvan)	131,435.43	134,502.59	-3,067.16
Loan Rec - Mid Valley Dental	43,696.44	44,762.50	-1,066.06
Loan Rec - Raquel Moreno	9,385.34	9,639.74	-254.40
Rsrcs To Be Provided	554,116.66	579,172.93	-25,056.27
Total Other Assets	<u>928,279.27</u>	<u>958,066.76</u>	<u>-29,787.49</u>
TOTAL ASSETS	<u><u>1,082,978.36</u></u>	<u><u>1,137,240.88</u></u>	<u><u>-54,262.52</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Note Payable - USDA - IRP	554,116.66	579,172.93	-25,056.27
Unavailable Revenue - IRP	305,616.19	310,353.15	-4,736.96
Total Other Current Liabilities	<u>859,732.85</u>	<u>889,526.08</u>	<u>-29,793.23</u>
Total Current Liabilities	<u>859,732.85</u>	<u>889,526.08</u>	<u>-29,793.23</u>
Total Liabilities	<u>859,732.85</u>	<u>889,526.08</u>	<u>-29,793.23</u>
Equity			
Fund Balance - IRP	143,874.41	143,874.41	0.00
Unrestricted Net Assets	60,024.53	60,024.53	0.00
Net Income	19,346.57	43,815.86	-24,469.29
Total Equity	<u>223,245.51</u>	<u>247,714.80</u>	<u>-24,469.29</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,082,978.36</u></u>	<u><u>1,137,240.88</u></u>	<u><u>-54,262.52</u></u>

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 02/14/21 Next Closing Date 03/17/21

Account Ending 5-31009

p. 1/6

Customer Care: 1-800-521-6121

TTY: 1-800-221-9950

Website: americanexpress.com

New Balance \$441.98**Minimum Payment Due** \$35.00**Payment Due Date** 03/11/21[†]

[†] **Late Payment Warning:** If we do not receive your Minimum Payment Due by the Payment Due Date of 03/11/21, you may have to pay a late fee of up to \$39.00 and your APRs may be increased to the Penalty APR of 29.24%.

Membership Rewards[®] Points

Available and Pending as of 01/31/21

4,738For up to date point balance and full program details, visit membershiprewards.com**Account Summary**

Previous Balance	\$265.91
Payments/Credits	-\$285.90
New Charges	+\$461.97
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance \$441.98**Minimum Payment Due** \$35.00

Credit Limit \$13,000.00

Available Credit \$12,558.02

Days in Billing Period: 28

Minimum Payment Warning: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges and each month you pay...	You will pay off the balance shown on this statement in about...	And you will pay an estimated total of...
Only the Minimum Payment Due	14 months	\$478

If you would like information about credit counseling services, call 1-888-733-4139.

See page 2 for Important Information about your account.

 Please refer to the **IMPORTANT NOTICES** section on page 5.

Service alert: Paper mail delivery may be delayed due to the impacts of COVID-19. You can enroll in Paperless delivery of your statements and account communications, and pay your bill online by visiting americanexpress.com or the American Express[®] App.*

* iOS and Android only. See app store listings for operating system info.

↓ Please fold on the perforation below, detach and return with your payment ↓

**Payment Coupon**

Do not staple or use paper clips

**Pay by Computer**americanexpress.com/business**Pay by Phone**

1-800-472-9297

Account Ending 5-31009Enter 15 digit account # on all payments.
Make check payable to American Express.

MB 01 003400 92730 B 17 C

MELISSA RAMIREZ
DEVELOPMENT CORPORATION OF
320 S OHIO AVE
MERCEDES TX 78570-3118

Payment Due Date

03/11/21

New Balance

\$441.98

Minimum Payment Due

\$35.00

See reverse side for instructions on how to update your address, phone number, or email.

AMERICAN EXPRESS
P.O. BOX 650448
DALLAS TX 75265-0448\$ _____
Amount Enclosed

0000349992503945648 000044198000003500 13 H

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 02/14/21

p. 3/6

Account Ending 5-31009



Customer Care & Billing Inquiries
International Collect
Large Print & Braille Statements
Cash Advance at ATMs Inquiries

1-800-521-6121
1-623-492-7719
1-800-521-6121
1-800-CASH-NOW

Hearing Impaired
TTY: 1-800-221-9950
FAX: 1-623-707-4442
In NY: 1-800-522-1897



Website: americanexpress.com

Customer Care
& Billing Inquiries
P.O. BOX 981535
EL PASO, TX
79998-1535

Payments
P.O. BOX 650448
DALLAS TX 75265-
0448

Payments and Credits**Summary**

	Total
Payments	-\$265.91
Credits	-\$19.99
Total Payments and Credits	-\$285.90

Detail *Indicates posting date

Payments	Amount
02/06/21* PAYMENT RECEIVED - THANK YOU	-\$265.91
Credits	Amount
01/29/21 OFFICE DEPOT #2668 000002668 WESLACO TX 8004633768 2YR REPL GEAR 100-249.99	-\$19.99

New Charges**Summary**

	Total
Total New Charges	\$461.97

Detail

MELISSA RAMIREZ
Card Ending 5-31009

				Amount
01/17/21	LOOPNET COMMERCIAL P	888-567-7442	DC	Marketing + Promotion \$69.00
01/24/21	LOGMEIN*GOTOMEETING ONLINE SVCS	LOGMEIN.COM	MA	Meetings \$51.06
01/29/21	VIRTUALLEAR 8773370673	8773370673	TX	Travel + Training \$250.00
02/10/21	JASONS DELI 016 000000001 9565207042	WESLACO	TX	Meetings \$91.91

Fees

	Amount
Total Fees for this Period	\$0.00

Continued on reverse

P.O. Box 4650, Edinburg, Texas 78540
Return Service Requested

00008446 TT212S02272102071300 01 000000000 0008446 005

DEVELOPMENT CORPORATION OF MERCEDES INC
320 S OHIO AVE
MERCEDES TX 78570-3118

Customer Service Information



24/7 Banking: 1-888-862-1862

Customer Support: 1-855-862-1920

Your Bank associates are available to assist you
Monday through Friday from 8:00AM to 5:00PM



Written Inquiries:

P.O. Box 4650, Edinburg, Texas 78540



Visit us Online: www.texasnational.com



Email Inquiries: customerservice@texasnational.com



Join us on Facebook!

PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX1873

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 02/01/2021	\$548,026.98
+ Deposits and Credits (3)	\$182,219.66
- Withdrawals and Debits (22)	\$46,118.26
Ending Balance as of 02/28/2021	\$684,128.38
Service Charges for Period	\$0.00
Average Balance for Period	\$590,917.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Feb 16	REF 2UKIYZJ FROM *1899 MD INTERNATIONAL	1,449.40
Feb 18	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO <i>Sales Tax</i>	178,334.38
Feb 26	REF 38O55WH FROM *1899 MD INTERNATIONAL	2,435.88

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Feb 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	800.00
Feb 01	BENE:TEXAS LEVERAGE FUND TRN:P202102010018124 <i>VTX</i>	10,781.63
Feb 05	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	3,486.56
Feb 16	IRS/USATAXPYMT *****4713954461 DEVELOPMENT CORPORATIO	2,304.24
Feb 19	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	3,436.57
Feb 24	REF 35RX6GG TO *0691 INTERFUND TRANSFER	10,416.67

Sanitorial

VTX

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Feb 08	3673	222.47	Feb 11	3679	323.33	Feb 25	3684	665.00
Feb 23	<i>TMRS</i> 3674	2,191.38	Feb 02	3680	894.23	Feb 08	<i>Legal</i> *3686	2,500.00
Feb 08	3675	265.91	Feb 02	<i>Chamber</i> 3681	1,298.50	Feb 16	3687	50.00
Feb 02	3676	116.38	Feb 11	<i>CRI</i> 3682	4,100.00	Feb 25	*3691	116.38
Feb 09	3677	150.00	Feb 09	<i>Accounting</i> 3683	1,600.00	Feb 26	3692	124.20
Feb 09	3678	274.81						

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Feb 01	536,445.35	Feb 11	521,213.16	Feb 23	693,014.75
Feb 02	534,136.24	Feb 16	520,308.32	Feb 24	682,598.08
Feb 05	530,649.68	Feb 18	698,642.70	Feb 25	681,816.70
Feb 08	527,661.30	Feb 19	695,206.13	Feb 26	684,128.38
Feb 09	525,636.49				



CHECK IMAGES

[illegible]

02/08/2021	Check 3673	\$222.47
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EMPLOYMENT COMMISSION OF WISCONSIN
App & Only
Morgantown, TN 37401
Check Cash
\$ 100.00
Pay to the order of
Very Respectful One
James Morgan Earl
James Morgan Earl
P.O. Box 1040
Austin, TX 78714-0100
James Earl Ray
PO BOX 3614
MEMPHIS TN 38106

02/23/2021	Check 3674	\$2,191.38
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[illegible]

02/08/2021	Check 3675	\$265.91
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[illegible]

02/02/2021	Check 3676	\$116.38
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[illegible]

02/09/2021 Check 3677 \$150.00

2074 (MAYNARD) CORPORATION OF BRANSCOMBE, INC.
330 S. Oak
Metairie, LA 70002

Write on Reverse Side
MAYNARD
BRANSCOMBE
INC.

Check No. 10000091

Pay to the order of: Branch Credit Pay 6671

Payable on: 6 70.00 00

Ten - Hundred Twenty Four and 00/100

Branch Credit Pay 6671
PO Box 7000
Metairie, LA 70002-0004

0001 12 3 382 153
47030000 34 76 444 17 3 481 3 3 500 14 9 13

Michael Ray

02/09/2021	Check 3678	\$274.81
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DEPARTMENT OF COMMERCE OF MISSISSIPPI, INC.
225 N. Gable
Birmingham 18 35203

Transfer of title from
all other titles
all other titles

Check No. 1/25/32/1

Pay to the order of _____ \$ 100.00

Five Hundred Twenty-five and 00/100

Miss Elinor J. Pender
PO Box 18140
Birmingham 18 35203

Elinor J. Pender

and subject to delivery

MO00000018178 C144711180 C1530018178

02/11/2021	Check 3679	\$323.33
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DEVELOPMENT CORPORATION OF MEMPHIS, INC.
201 S. CHU
Memphis, TN 38102

MEMPHIS POLICE DEPT
1000 JACKSON BLVD
MEMPHIS, TN 38103

CHARGE: BURGLARY

3640

Pay to the
order of: City of Memphis \$ 754.00

EXPIRY: 90 days from date of arrest

City of Memphis
400 S. CHU BL
MEMPHIS, TN 38103

Robert J. [Signature]
McIntosh [Signature]

Followed by: [Signature] [Signature]

000000016600 01445500 578C 01 000000 000000

02/02/2021	Check 3680	\$894.23
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NEW YORK COUNTY OFFICE OF HUMAN RIGHTS, INC.
200 E. 42nd
New York, NY 10017

State of New York, County of New York
Supreme Court
Southern District
New York, New York

2001

Case No. 01CV00107

Page 1 of 1

Warranted by the Office of the District Attorney
of New York County

One Plaintiff Tony Danahy vs. One Defendant Dr. N. Danahy

Hearings held in absence of Defendant
Dr. N. Danahy

Hearings held in absence of Defendant
Dr. N. Danahy

Michael Ray

February 21, 2002

000002 156 W 41144021.00: 0:500016 W

02/02/2021	Check 3681	\$1,298.50
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[illegible]

02/11/2021	Check 3682	\$4,100.00
------------	------------	------------

[illegible]

02/09/2021	Check 3683	\$1,600.00
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DEVELOPMENT CORPORATION OF MINNESOTA, INC.
300 S. 7TH
MINNEAPOLIS, MN 55402

RECEIVED AND OPENED BY
DATE 11/14/84
BY [Signature]

Original Order 11/14/84

Pay to the order of MFC Financial Int. "MFC" (U)
\$ 9

On the above date Pay to the order of MFC
MFC Financial Int.
250 S. 7TH STREET, SUITE 400
MINNEAPOLIS, MN 55402

PAID TO THE ORDER OF
#00000000 11/14/84 41111 001818 0150000 1011

02/25/2021	Check 3684	\$665.00
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Summary Statement

February 28, 2021

Page 1 of 6

Investor ID: TX-01-0607

00004#9-0005781 PDF1 9/0068

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

Texas CLASS

Texas CLASS

Average Monthly Yield: 0.1090%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	127,730.99	0.00	0.00	10.71	24.99	127,736.89	127,741.70
TX-01-0607-0002	EDC 2006 RESERVE	272,663.83	0.00	0.00	22.84	53.27	272,676.39	272,686.67
TX-01-0607-0003	EDC RBEG FUND	41,712.47	0.00	0.00	3.47	8.10	41,714.38	41,715.94
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	68,540.68	0.00	0.00	5.74	13.35	68,543.63	68,546.42
TOTAL		510,647.97	0.00	0.00	42.76	99.71	510,671.49	510,690.73

Tel: (800) 707-6242

<https://www.texasclass.com/>

**Security Holder
Remittance Report for
2/24/2021**

Start Date:	2/11/2021	12:00:00A
End Date:	2/24/2021	11:59:00P
Print Date:	02/24/2021	
Print Time:	4:46:02 pm	

Security Holder **Development Corporation of Mercedes**

Investor Number		Investor Name									
01-985-002		Development Corp of Mercedes RBEG									
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Rcvr'd Fee</u>	<u>Net Remit</u>	
										<u>Am</u>	
98550038	Salinas	Regular Pymnt	02/11/2021	680.48	512.41	168.07	18.00	0.00	0.00	662.48	
98564204	Werbiski	Regular Pymnt	02/11/2021	545.75	497.46	48.29	18.00	0.00	0.00	527.75	
98567980	San Miguel	Regular Pymnt	02/11/2021	1,167.96	1,003.83	164.13	18.00	0.00	0.00	1,149.96	
98557444	Gonzalez	Regular Pymnt	02/12/2021	839.00	772.98	66.02	18.00	0.00	0.00	821.00	
Investor/Bank/Group Total				3,233.19	2,786.68	446.51	72.00	0.00	0.00	3,161.19	

Investor Number		Investor Name									
01-985-003		Development Corporation of Mercedes									
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Rcvr'd Fee</u>	<u>Net Remit</u>	
										<u>Am</u>	
98569300	MD Internatio	Regular Pymnt	02/19/2021	3,085.43	2,750.36	188.14	18.00	0.00	0.00	2,920.50	
98569300	MD Internatio	Regular Pymnt	02/19/2021	2,000.00	2,000.00	0.00	18.00	0.00	0.00	1,982.00	
98560836	Castaneda	Regular Pymnt	02/23/2021	1,113.50	349.34	711.15	18.00	0.00	0.00	1,042.49	
Investor/Bank/Group Total				6,198.93	5,099.70	899.29	54.00	0.00	0.00	5,944.99	

Total Security Holder				9,432.12	7,886.38	1,345.80	126.00	199.94	0.00	9,106.18	
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Delinquency Report

As Of February 24, 2021

Data Date: 02/24/2021
Data Time: 4:48:24 pm
Print Date: 02/24/2021
Print Time: 4:48:24 pm

Security Holder Development Corporation of Mercedes

Investor Number: 01-985-002 Investor Name: Development Corp of Mercedes RBEG

<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98563684	150,400.00	148,460.03	2015.98	100.80	09/18/2020	4,132.76	01/24/2021	09/18/2020	31	2

REYBOTIC;

Investor Number: 01-985-003 Investor Name: Development Corporation of Mercedes

<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98552764	75,000.00	32,222.19	1421.24	426.36	10/17/2016	32,222.19	10/15/2016	11/18/2016	1593	54
Sports2Niaf,		325 West Second St.								
98560836	107,362.25	88,853.53	1060.13	106.02	02/23/2021	6,570.64	09/01/2020	02/23/2021	176	6
Castaneda , Mario		1201 S. Rio Rico Rd.								

\$ 42,925.59

Mortgage Servicer System
Investor Trial Balance For Development Corp of Mercedes RBEG

Bl	/	Grp	Inv	Loan #	Loan #	Loan Name	Due Date	Int Rate	P&I	Prin Bal	Net Prin Bal	T&I Bal	Unapplied	Subsidy
01	985	002	98550030	98550030	De La Garza, Al	06/01/21	5.00000	1,976.98	118,625.72	118,625.72	0.00	0.00	0.00	
01	985	002	98550038	98550038	Salinas, Michael	03/10/21	4.00000	680.48	52,372.42	52,372.42	0.00	0.00	0.00	
01	985	002	98554876	98554876	Jom Investments	04/15/21	4.00000	999.24	51,346.59	51,346.59	0.00	0.00	0.00	
01	985	002	98557444	98557444	Gonzalez, Jaime	03/01/21	3.50000	838.59	28,750.21	28,750.21	0.00	0.00	0.00	
01	985	002	98563684	98563684	REYBOTICS, LLC	01/24/21	3.50000	2,015.98	148,460.03	148,460.03	0.00	0.00	0.00	
01	985	002	98564204	98564204	Werbiski, Ashley	03/03/21	3.50000	545.75	16,866.83	16,866.83	0.00	0.00	0.00	
01	985	002	98567980	98567980	San Miguel, Juan	03/05/21	3.00000	1,167.96	57,729.26	57,729.26	0.00	0.00	0.00	
Total :								8,224.98		474,151.06		0.00		
									474,151.06		0.00		0.00	

Item Count = 7

Mortgage Servicer System
Investor Trial Balance For Development Corporation of Mercedes IRP

B.	Grp	Inv	Loan #	Loan #	Loan Name	Due Date	Int Rate	P&I	Prin Bal	Net Prin Bal	T&I Bal	Unapplied	Subsidy
01	985	003	98550182	98550182	Gomez, Roy G.	05/06/21	3.00000	690.58	41,958.91	41,958.91	0.00	0.00	0.00
01	985	003	98552764	98552764	Sports2Night, I	10/15/16	5.00000	1,421.24	32,222.19	32,222.19	0.00	0.00	0.00
01	985	003	98553940	98553940	Mid Valley Den	03/01/21	3.50000	1,186.24	43,696.44	43,696.44	0.00	0.00	0.00
01	985	003	98560836	98560836	Castaneda, Ma	09/01/20	3.50000	1,060.13	88,853.53	88,853.53	0.00	0.00	0.00
01	985	003	98564988	98564988	Hinojosa, Raqu	03/23/21	3.50000	282.52	9,385.34	9,385.34	0.00	0.00	0.00
01	985	003	98569300	98569300	MD Internatio	02/18/21	1.00000	2,938.50	307,387.28	307,387.28	0.00	0.00	0.00
Total :								7,579.21		523,503.69		0.00	
									523,503.69		0.00		0.00

Item Count = 6

Security Holder Remittance Report for 2/10/2021

Start Date	1/26/2021 12:00:00A
End Date	2/10/2021 11:59:00P
Print Date	02/10/2021
Print Time	5:08:29 pm

Security Holder **Development Corporation of Mercedes**

Investor Number <u>01-985-003</u>			Investor Name <u>Development Corporation of Mercedes</u>							
<u>Loan No</u>	<u>Borrower</u>	<u>Trans Desc</u>	<u>*Paid Dt</u>	<u>Pmt Amt</u>	<u>Principal</u>	<u>Interest</u>	<u>Ser Fee</u>	<u>Lt Chrg</u>	<u>Rcvr'd Fee</u>	<u>Net Remit</u>
										<u>Am</u>
98569300	MD Internatio	Regular Pymnt	01/28/2021	2,938.50	1,302.16	1,636.34	18.00	0.00	0.00	2,920.50
98569300	MD Internatio	Late Charge	01/28/2021	146.93	0.00	0.00	0.00	0.00	0.00	0.00
98553940	Mid Valley Der	Regular Pymnt	02/01/2021	1,186.24	1,066.06	120.18	18.00	0.00	0.00	1,168.24
98550182	Gomez	Late Charge	02/03/2021	34.53	0.00	0.00	0.00	0.00	0.00	0.00
98550182	Gomez	Late Charge	02/03/2021	34.53	0.00	0.00	0.00	0.00	0.00	0.00
98550182	Gomez	Late Charge	02/03/2021	69.06	0.00	0.00	0.00	0.00	0.00	0.00
98564988	Hinojosa	Regular Pymnt	02/08/2021	282.52	254.40	28.12	18.00	0.00	0.00	264.52
Investor/Bank/Group Total				4,692.31	2,622.62	1,784.64	54.00	0.00	0.00	4,353.26
Total Security Holder				4,692.31	2,622.62	1,784.64	54.00	285.05	0.00	4,353.26

Delinquency Report

As Of February 10, 2021

Data Date: 02/10/2021
Data Time: 5:07:38 pm
Print Date: 02/10/2021
Print Time: 5:07:38 pm

Security Holder Development Corporation of Mercedes

Investor Number: <u>01-985-003</u>		Investor Name: <u>Development Corporation of Mercedes</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98552764	75,000.00	32,222.19	1421.24	426.36	10/17/2016	32,222.19	10/15/2016	11/18/2016	1579	53
Sports2Nigt, 325 West Second St.										
98560836	107,362.25	89,202.87	1060.13	106.02	12/03/2020	7,684.14	08/01/2020	12/03/2020	193	7
Castaneda , Mario 1201 S. Rio Rico Rd.										

\$ 39,906.33

Mortgage Servicer System
Investor Trial Balance For Development Corp of Mercedes RBEG

Bk	Grp	Inv	Loan #	Loan #	Loan Name	Due Date	Int Rate	P&I	Prin Bal	Net Prin Bal	T&I Bal	Unapplied	Subsidy
01	985	002	98550030	98550030	De La Garza, Al	06/01/21	5.00000	1,976.98	118,625.72	118,625.72	0.00	0.00	0.00
01	985	002	98550038	98550038	Salinas, Michael	02/10/21	4.00000	680.48	52,884.83	52,884.83	0.00	0.00	0.00
01	985	002	98554876	98554876	Jorn Investmen	04/15/21	4.00000	999.24	51,346.59	51,346.59	0.00	0.00	0.00
01	985	002	98557444	98557444	Gonzalez, Jaim	02/01/21	3.50000	838.59	29,523.19	29,523.19	0.00	0.00	0.00
01	985	002	98563684	98563684	REYBOTICS, LL	01/24/21	3.50000	2,015.98	148,460.03	148,460.03	0.00	0.00	0.00
01	985	002	98564204	98564204	Werbiski, Ashle	02/03/21	3.50000	545.75	17,364.29	17,364.29	0.00	0.00	0.00
01	985	002	98567980	98567980	San Miguel, Jui	02/05/21	3.00000	1,167.96	58,733.09	58,733.09	0.00	0.00	0.00
Total :								8,224.98	476,937.74	0.00			
									476,937.74	0.00		0.00	

Item Count = 7

Mortgage Servicer System
Investor Trial Balance For Development Corporation of Mercedes IRP

Bk	✓	Grp	Inv	Loan #	Loan #	Loan Name	Due Date	Int Rate	P&I	Prin Bal	Net Prin Bal	T&I Bal	Unapplied	Subsidy
01	985	003	98550182	98550182	Gomez, Roy G.	05/06/21	3.00000		690.58	41,958.91	41,958.91	0.00	0.00	0.00
01	985	003	98552764	98552764	Sports2Night, I	10/15/16	5.00000		1,421.24	32,222.19	32,222.19	0.00	0.00	0.00
01	985	003	98553940	98553940	Mid Valley Den	03/01/21	3.50000		1,186.24	43,696.44	43,696.44	0.00	0.00	0.00
01	985	003	98560836	98560836	Castaneda, Ma	08/01/20	3.50000		1,060.13	89,202.87	89,202.87	0.00	0.00	0.00
01	985	003	98564988	98564988	Hinojosa, Raqu	03/23/21	3.50000		282.52	9,385.34	9,385.34	0.00	0.00	0.00
01	985	003	98569300	98569300	MD Internation	01/18/21	1.00000		2,938.50	312,137.64	312,137.64	0.00	0.00	0.00
Total :									<u>7,579.21</u>	<u>528,603.39</u>		<u>0.00</u>		
									<u>528,603.39</u>			<u>0.00</u>		<u>0.00</u>

Item Count = 6

4. Discussion and Action: Texas Class Quarterly Report

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 3/12/21
Re: Texas Class Quarterly Report

Recommendation: Approve Texas Class Quarterly Report



Summary Statement

February 28, 2021

Page 1 of 6

Investor ID: TX-01-0607

0000443-0001761 PDF 975089

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

Texas CLASS

Texas CLASS

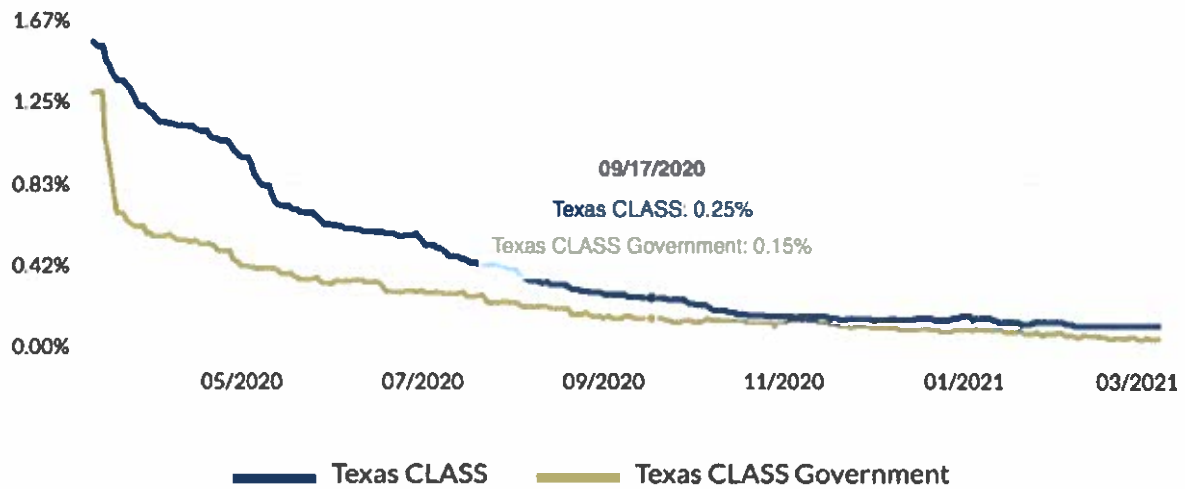
Average Monthly Yield: 0.1090%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX 01 0607 0001	DEVELOPMENT CORPORATION OF MERCEDES	127,730.99	0.00	0.00	10.71	24.99	127,738.89	127,741.70
TX 01 0607 0002	EDC 2006 RESERVE	272,683.83	0.00	0.00	22.84	53.27	272,676.39	272,686.67
TX 01 0607 0003	EDC RBEG FUND	41,712.47	0.00	0.00	3.47	8.10	41,714.38	41,715.94
TX 01 0607 0004	IRP FUND OPERATING RESERVE	68,540.68	0.00	0.00	5.74	13.35	68,543.83	68,546.42
TOTAL		510,647.97	0.00	0.00	42.76	99.71	510,671.49	510,680.73

Rates as of March 9, 2021

	Texas CLASS	Texas CLASS Government
Daily Yield (%)	0.1051	0.0431
YTD Yield (%)	0.1188	0.0617
7-Day Yield (%)	0.1051	0.0399
30-Day Yield (%)	0.1051	0.0457
Weighted Average Maturity (To Reset)	54	18
Weighted Average Maturity (To Final)	84	67
Daily Dividend	0.000002879452	0.000001179580
Net Asset Value (NAV)	1.00007000	1.00007850

Texas CLASS Daily Yields



Type of Account: Texas CLASS

Maturity Date: NONE

Interest Rate: Variable/ Average Feb rate .1090%

Presented before the Board: March 17, 2021

Affirm: _____

Date: _____

5. Discussion and Action: Accounting Services Contract, Givilancz & Martinez, PLLC

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 3/12/21
Re: Financial and Accounting Services

EDC Checks

1. Submit documentation to process a check including receipts and check request (DCM)
2. Document the expense for accounting purposes (FINANCE)
3. Print out check (FINANCE)
4. Get checks signed (DCM)
5. Mail out checks (DCM)

****Approximately 20-25 checks are written per month**

Loan Portfolio

1. Submit documentation to process a loan disbursement (DCM)
2. Document loan for accounting purposes (FINANCE)
3. Submit documentation to process a check to the loan servicing company (DCM)
4. Document expense for accounting purposes (FINANCE)
5. Print out check (FINANCE)
6. Get checks signed (DCM)
7. Mail out checks (DCM)
8. Reconcile bimonthly remittance reports from loan servicing company (DCM & FINANCE)
9. Ensure debt service reserve standards are met (DCM & FINANCE)

****There are currently 13 notes**

Payroll

1. Wire money to each employee's appropriate bank account - there are two employees (FINANCE)
2. Wire money for payroll taxes (FINANCE)
3. Print out a check for retirement, health insurance, dental and vision insurance companies (FINANCE)
4. Get checks signed (DCM)
5. Mail out checks (DCM)
6. Document all expenses for accounting purposes (FINANCE)
7. Account for all paid time off (FINANCE)

Wires

1. USDA IRP – Generate paperwork to fulfill annual payment (DCM)
2. USDA IRP – Wire money and document the transaction for accounting purposes (FINANCE)
3. TLF – Generate paperwork to fulfill monthly payment (DCM)
4. TLF – Wire money and document the transaction for accounting purposes (FINANCE)
5. VTX – Wire money and document the transaction for accounting purposes (FINANCE)

Other

1. Ensure debt service is maintained for two sales tax bonds (DCM & FINANCE)
2. Ensure outlet annual commitment is fulfilled (DCM & FINANCE)
3. Generate monthly financial reports for Board meeting (FINANCE)



**CIVILANZ
& MARTINEZ**
CPAs + Advisors

Melissa Ramirez
Executive Director
Development Corporation of Mercedes
Mercedes, Texas 78570

We appreciate the opportunity to propose our services to the Development Corporation of Mercedes. This letter presents the general terms and objectives of the engagement.

We propose to perform the following services as referenced in more detail in the attached Memo which designates the relevant finance related activities:

1. **EDC Check** – We will provide check writing and bookkeeping services on a monthly basis which includes classification of revenues and expenses, reconciliation of bank accounts and production of monthly "compiled" financial statements for Board Meetings.
2. **Loan Portfolio** – We will account for and document all loan portfolio activity.
3. **Payroll** – We will provide a complete payroll processing service including quarterly reporting to the IRS and W-2's as well as required electronic payment of taxes.
4. **Wires** – We will execute wires as needed and directed.
5. **Other** – We will ensure that Outlet commitment and bond debt service payments are made as required.

Our monthly fee for the above enumerated services will be \$1,600.00.

The fee estimate is based on anticipated cooperation from your personnel, and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Any additional services requested which are not described above will be billed at our standard hourly rates unless otherwise arranged.

“Seeing beyond the numbers”

2300 W. Pike Blvd. Suite 201. Weslaco, TX 78596. Tel: 956-968-2108. Fax: 956-968-9231



@gncpasrgv



@gncpas



gnc-cpas.com



customer.service@gnc-cpas.com

Development Corporation of Mercedes
March 2, 2021
Page 2

Our bills are due when you receive them. A finance charge of 1.5% per month will be assessed on any unpaid balance after deduction of current payments, credits and allowances made within 30 days of date of billing. This is an Annual Percentage Rate of 18%.

We shall be pleased to discuss this letter with you at any time.

If the foregoing is in accordance with your understanding and meets with your agreement, please sign a copy of this letter in the space provided and return it to us. Please keep a copy for your records.

Sincerely,
Givilancz & Martinez, PLLC

Givilancz & Martinez, PLLC

Acknowledged:

Development Corporation of Mercedes

By: _____

Title: _____

Date: _____



**GIVILANCZ
& MARTINEZ**
CPAs + Advisors

6. Discussion and Action: DCM Grant Programs

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 3/11/2021
Re: DCM Grant Program

The Mercedes 100 and Mercedes Façade and Improvement Policy were suspended in 2017 due to financial constraints. The City Commission is requesting the DCM consider renewing the program.

Recommendation: Continue to suspend the program due to financial constraints.

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Interim Executive Director
CC: File
Date: 12/5/2017
Re: BMC Financial Review- Corrective Action Plan

1. DCM Board will review and update the procurement policy to ensure adequate safe guards and internal controls over assets while maintaining operating efficiency.
2. Procurement Policy will include the following: The Executive Director nor any DCM Board member will approve their own check.
3. Procurement Policy will include the following: The City of Mercedes Procurement Policy in relation to securing bids for expenses greater than \$1,000 will be followed. The DCM Board of Directors will have the authority to audit this process.
4. The DCM received the Travel Policy on September 27, 2017. It will be reviewed and updated.
5. The grant program has been suspended. If renewed, the grant program will be reviewed in consideration with the findings.
6. All wire transfers will be approved by the Executive Director and a DCM Board Member.
7. This item has been forwarded to the appropriate agency.

4. No Travel Policy.

The Corporation does not have an employee travel reimbursement policy. Our review of travel reimbursements indicated an inconsistent application of per diem from \$50 or \$100 depending on the trip. We recommend that a consistent application of travel reimbursement policy be applied.

5. Reimbursement Basis/Cost Share Grants/Incentives.

The Development Corporation provides cost sharing grants/incentives to local businesses to improve businesses in and around Mercedes.

Basis of Eligibility. We were unable to determine the basis of eligibility of grant recipients other than a letter of request for assistance. In most cases, the grantee applicant submitted a letter requesting assistance. In cases involving capital improvements, project bids were also submitted to the Board for approval. The Board of Directors would approve these grants based on the merits of the project usually a 50/50 cost sharing and would pay upon completion of the project.

Finalization of Project Costs. Projects award are granted and approved on an "up to" actual amount basis. In all cases, the award was paid out at the fullest granted without regard to actual costs. We found no evidence such as final receipts that were provided to the Development Corporation at completion to show the true cost of the project.

6. ACH Wire Transfers.

There is a weakness in internal control for processing ACH wire transfers. An ACH request form is completed and signed only by the Executive Director and submitted to the contractor accountant who then forwards the ACH request to the Bank for processing. We noted no evidence of any secondary signature approval on any of ACH wire requests tested. In addition, the contractor accountant, who has complete access to the accounting ledger, should not have authority to execute wire transfers on behalf of the Corporation. We recommend that all wire transfers are setup by one staff person and approved by a board member who reviews the supporting documentation and required approvals for the expenditure.

7. Conflict of Interest

We observed that 29 monthly checks in the amount of \$2,000 each were paid to a construction company from March 2015 through July 2017 totaling \$58,000. Invoice details state "maintenance services of litter pick-up and mowing provided on old 83 going west all the way to Alicia's Restaurant." The Corporation was unable to provide evidence that the board of directors considered and approved this contractual relationship. Further, we noted that the president of the board appears to have a family relationship with a director of the construction company. The Corporation was unable to provide evidence of recusal or conflict of interest statements from the board president.

Development Corporation of Mercedes Grants 2009 - 2017

4/9/09	Petra Rodriguez	\$540	
4/9/09	Ruben Hinojosa	\$15,000	3 businesses
11/19/09	Mario Dominguez	\$1,131	Downtown Storefront Grant 3 sign holders
1/14/10	Papa Joe's Café	\$679.50	Storefront Grant sign
4/8/10	De La Garza Bakery	\$2,029.69	Downtown Grant 6ft hood & fire suppression system
7/27/10	Coaches Pharmacy	\$4,950	Downtown Storefront Grant renovations
9/19/11	Richard Galvan Orbit Broadband	\$5,000	cement parking lot
9/19/11	Law Office of Michael Salinas	\$5,000	Roof repair
1/11/12	De La Garza Bakery	10,000	Roof repair
1/11/12	De La Garza Bakery	\$5,000	Hood
3/21/12	Juan 8 Garza	\$5,000	building renovations
4/11/12	Texas National Bank	65,000	building renovations
8/15/12	Bertha Cantu Formacio Pizza	\$3,750	building renovations
9/12/12	Richard Galvan Orbit Broadband	\$10,000	Metal Roof
9/12/12	Bertha Cantu Formacio Pizza	\$275	Electrical
9/12/12	High Tec Productions	\$8,750	Roof repair
10/10/12	Celia Cadena	\$4,142.50	Roof repair
11/14/12	High Tec Productions	\$850	parking lot paving
11/14/12	Salinas Meat Market	\$1,500	Signage
9/18/13	Petra Rodriguez	\$1,583.33	Roof repair
10/17/13	Bill Bunton Auto Supply	\$11,250	Storefront and roof repair
11/20/13	Su De Esperanza Childhood program	\$2,000	new location
5/28/14	H Rojas Glass Business	\$3,600	Rent Subsidy
5/28/14	Manuela Garza Sakks Flower Shop	\$4,000	Roof repair
5/28/14	Carol Schwarz to open private school	\$13,540	building renovations
9/17/14	Air Serv	\$9,000	Rent Subsidy
9/17/14	Amstar	\$9,000	Rent Subsidy
11/19/14	America Institutes of Architects	\$2,400	Rent Subsidy
1/21/15	Valley Bakery	\$4,056.42	building renovations
3/25/15	Ofelia Rodriguez	\$4,800	Façade & improvements
3/25/15	Jose Guzman Mercedes East Plaza	\$17,899.65	Signage
4/29/15	Juan Vargas	\$30,000	Façade Improvements & Mercedes 100 Grant
5/27/15	Santos Barbosa	\$15,000	Sprinkler system
5/27/15	John Gonzales Green Financial Group	\$9,000	Rent Subsidy
10/21/15	Edna Salas Edna's Boutique	\$3,300	Rent Subsidy
10/21/15	Thomas Northcross Produce Place USA	\$3,750	Rent Subsidy- left early did not receive whole amount
10/21/15	Manuela Garza Sakks Flower Shop	\$3,900	Rent Subsidy
10/21/15	Irma Castaneda	\$7,758.95	Façade Improvements & Mercedes 100 Grant
11/18/15	Hector Sosa Stop N GO	\$11,068.47	Façade Improvements & Mercedes 100 Grant
11/18/15	Claudia Ramirez	\$14,837	Façade Improvements & Mercedes 100 Grant / Rent Subsidy
11/18/15	Ashley Werbiski Ashely Nicole Photography	\$3,000	Rent Subsidy
12/16/15	Eugenio & Norma Saenz	\$15,200	Façade Improvements & Mercedes 100 Grant
2/17/16	Kingsman Cutting Co.	\$4,438.89	Signage / Rent Subsidy
3/16/16	Rosalinda Martinez Rosy's Bazaar	\$3,600	Rent Subsidy
3/16/16	Myriam Espinoza Dego Design Innovations	\$323	Signage
4/20/16	C Hinojosa "The Acker House"	\$38,080	Façade Improvements & Mercedes 100 Grant
11/2/16	Samuel Navarro Machanic Shop	\$3,000	Rent Subsidy
11/2/16	Cortino's	\$9,452.80	Façade Improvements & Mercedes 100 Grant- parking lot
11/2/16	Vahalla Comics	\$364.42	Signage
11/2/16	Garcia Martial Arts	\$3,600	Rent Subsidy
12/21/16	Eddie Howell Howell Insurance	\$6,148	Façade Improvements & Mercedes 100 Grant
12/21/16	Jesus & Martha Hernandez Mel's Picture Frames	\$3,900	Rent Subsidy
1/18/17	Rafael Mendez Driver's Ed School	\$3,000	Rent Subsidy
2/15/17	Joseph Duenas Crossfit	\$9,000	Rent Subsidy
2/15/17	Justin Cadena Photography	\$3,000	Rent Subsidy
3/15/17	Jaime Escandon Restaurant	\$8,400	Rent Subsidy

3/15/17 Mario Cano Cano's Quick Stop	\$9,000	Rent Subsidy
3/15/17 Rolando Garza	\$15,650	Roof Repair
4/19/17 Eizabeth Quiroga YQ Helth Club	\$6,000	Rent Subsidy
4/19/17 Lawrence Serna JJ's Concession Stand	\$4,480	Façade Improvements & Mercedes 100 Grant
4/19/17 Ivan Aguilar Tattoo Shop	\$9,222	Rent Subsidy / Signage
4/19/17 T Mobile	\$15,000	Improvements to Mercedes Plaza
5/17/17 Jose Duran Restaurant	\$4,300.86	Hood
5/17/17 Reymundo Chavez Rey's Vehicle Inspection	\$5,400	Rent Subsidy
	\$508,501	

Mercedes 100 Policy Renewal Block by Block

A. Goal

To have one hundred percent (100%) occupancy of all the commercial buildings in the Commercial Corridor.

To maintain a viable and attractive Main street for commercial, office and loft apartments by focusing resources on a block by block strategy. For the purposes of this policy, a two-story building will be considered to be two buildings.

B. Targeted Area

Commercial Corridor, defined as south from the Expressway 83 frontage on Texas to Sixth Street and from the floodway east of US Business 83 to Rio Rico Road (FM 491).

C. Elements

- a. Assist with grants on a cost sharing basis, of up to a maximum of twenty five thousand per floor, to bring a building up to code to include life and safety code, electrical and plumbing systems, mechanical systems, roof, ceiling and demolition and grease traps.
- b. Provide an incentive of up to fifty per cent (50%) rent subsidy up to \$750 per month reimbursement for twelve months to promising and experienced entrepreneurs to rent or lease commercial property for business use in the Commercial Corridor. The lease or rental must be for one year and the business must be open for business.
- c. Recruit and invite business owners to locate on Main Street.
- d. The Mercedes 100 policy can be used in conjunction to the Façade policy.
- e. Maintain the streetscape attractive and free of debris and expand as necessary to the expressway frontage.

D. Grant Requirements

- a. Requests for the Mercedes grants need to be submitted for Board approval prior to commencement of the work. Work in progress will not be considered.
- b. All improvements must be completed within ninety (90) days of the Boards approval.
- c. All work must meet or exceed City of Mercedes requirements.
- d. The maximum grant per building on a 50:50 match is \$25,000.
- e. Payment will be issued upon City of Mercedes approval as evidenced with a Certificate of Completion or Certificate of Occupancy and proof of payment in full to the contractor.
- f. Rent subsidy requires a written agreement by the landlord and tenant of no less than a 12 month period.

REVISED: March 12, 2014

Façade Renovation and Improvement Policy

A. Purpose

The purpose of the Façade Renovation and Improvement Policy is to maintain Texas Street and the Central Business District attractive to retail, office, and commercial operations by encouraging restoration and improvement of commercial property through financial incentives,

B. Targeted Area

The targeted area encompasses the boundaries covered by "Texas Street and the Central Business District defined as: East on US Business 83 from Mile 2 W to Rio Rico Road and Expressway frontage On Texas to Sixth Street.

C. Objective

Funds will be made available for the enhancement of, or improvements to: the exterior or facade of a building-improvements may include enhancement to the facade, signage, and display area. Such improvements may include window and door repair, glass replacement, faced addition and repair, brick and mortar repair, awnings, trim repair or replacement, paint, parking and landscaping.

D. Grant Amount Amounts

The amount of each grant is limited to Five Thousand (\$5,000) per lot on a fifty-fifty (50-50) match, to be determined on a case-by-case basis. In all cases, the maximum amount of a façade Grant is limited to fifteen thousand dollars (\$ 15,000). Grants will be funded as a reimbursement upon completion of the project and documentation of the expenditure for the improvement.

E. Grant Limitation

All facade improvements must be complete within (90) days of the Board's approval. Failure to complete the improvements within ninety (90) days makes the project ineligible for a facade grant, terminates the grant and the grant will not be funded.

F. Requirements

Improvements are to be preapproved by the DCM Board. Grants are to be used solely for labor and materials to improve the exterior of the building. No funds are available for interior improvements, inventory, or working capital. Requests for façade grants need to be submitted prior to starting the work. Works in progress will not be considered.

7. Discussion and Action: Renew building lease

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 3/12/21
Re: Renew building lease

Recommendation: Approve building lease renewal

Lease Agreement

This Lease Agreement (this "Agreement") is made this 01 day of April, 2021 by and between MERCEDES AREA CHAMBER OF COMMERCE (Landlord) and DEVELOPMENT CORPORATION OF MERCEDES ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties".

1. **Premises.** The premises leased is office building located at 320 South Ohio in Mercedes, Texas 78570 (the "Premises"). Parking is not included with the Premises. There are three offices (rooms) and a lobby, break room and a meeting room.

2. **Agreement to lease.** Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and condition set forth herein the Premises.

3. **Term.** This Agreement will be for a term beginning on April 01, 2021 and ending March 31, 2023 (the "Term").

4. **Rent.** Tenant will pay Landlord a monthly rent of \$1298.50 for the Term. Rent will be payable due on the 1st day of each month during the Term. The first rent payment is payable to the Landlord when Tenant signs this Agreement. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or on person by one of the following methods: (cash, check or direct bank deposit) and will be payable in U.S. Dollars.

5. **Additional Rent:** There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights as Tenant has the same obligation with respect to additional rent as they do with rent.

6. **Utilities:** Tenant is responsible for payment of all utilities and other services for the Premises.

7. **Use of Premises:** The Premises will be occupied by Tenant and the Mercedes Area Chamber of Commerce and use only for business purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the premises less fit to do business in, will cause dangerous, hazardous or unsanitary conditions or will interfere with rights of others to enjoy the property. Tenants will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guest or invitees.

8. Maintenance and Repairs: Tenant will maintain the Premises, including the grounds and all appliances and fixtures, in clean, sanitary and good condition and repair. Tenant will not remove Landlord's appliances and/or fixtures from the Premises for any purpose. If repairs, other than general maintenance are required, Tenant will notify Landlord of such repairs. In event of default by Tenant, Tenant will reimburse Landlord for the cost of any repairs or replacements.

9. Compliance: Tenant agrees to comply with all applicable laws, ordinances, requirements and

10. Mechanic's Lien: Tenant understands and agrees that Tenant and anyone acting in Tenant's behalf do not have the right to file for mechanic's lien or any other kind of lien on the Premises. Tenant agrees to give actual advance notice to contractors, subcontractors or suppliers of goods, labor or services such liens are invalid. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result from construction completed by or for Tenant.

11. Alterations: Tenants will not make any alterations, additions or improvements to the Premises without first obtaining Landlord's written consent. Any and all alterations, additions or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises, unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration, addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

12. Smoking: Smoking of any kind is strictly prohibited on any part of the Premises. This prohibition applies to Tenant and any visitors, guests or other occupants on the Premises.

13. Pets: Tenant is not allowed to have or keep any pets, even temporarily, on any part of the Premises. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the cost of fumigation, deodorizing and/or shampooing all or any portion of the Premises, if a pet has been on the Premises at any time during the Term (whether with or without consent of Landlord).

14. Fire and Casualty: If the Premises are damaged by fire or other disaster or accident and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent up to the day of such fire, disaster or accident. If the Premises are only partially damaged or inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

15. Liability: Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of Landlord.

16. Renter's Insurance: Tenant is required to obtain, and maintain at all times during the Term a renter's insurance policy with a minimum of \$100,000 personal liability coverage. Tenant will name Landlord as an interested party or additional insured. Tenant will provide Landlord with a certificate of proof of insurance upon request.

17. Assignment and Subletting: Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

18. Insurance Requirements: Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy or insurance covering the Premises. If the premium for such policy increases due to a breach of Tenant's obligation under the Agreement. Tenant will pay the additional amount of premium as additional rent under the Agreement.

19. Right of Entry: Landlord or its agents may enter the Premises at reasonable time to inspect the Premises, to make any alternations, improvements or repairs or to show the Premises to a prospective tenant, buyer or lender. In the event of an emergency, Landlord may enter Premises at any time.

20. Surrender: Tenant will deliver and surrender to Landlord possession of the Premises immediately upon expiration of the Term or the termination of this Agreement, clean and in as good a condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

21. Default: In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a thirty (30) day written notice to Tenant. After termination of this Agreement, Tenant remains liable for any rent, additional late costs including costs to remedy any defaults and damages under this Agreement.

22. Remedies: If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

23. Subordination: This Agreement and Tenant's rights under it shall be subject and subordinate to the lien, operation and effect of each existing or future mortgage, deed of trust, ground lease and/or any other similar instrument of encumbrance covering any or all of the Premises, if any, and each renewal, modification, consolidation, replacement or extension thereof.

24. Condemnation: If all or substantially all of the Premises are covered by a condemnation including the exercise of any power or eminent domain by a governmental authority, this Agreement shall terminate on the date possession of the Premises is taken by the condemning authority, and all rent under the Agreement shall be prorated and paid to such date. Landlord is entitled to collect from the condemning authority the entire amount of any award made in any proceeding. Tenant waives any right, title or interest which Tenant may have to any such award and agrees to not make any claim for the Term of this Agreement.

25. Hazardous Materials: Tenant shall not keep on the Premises any kind of dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

26. Lead Disclosure: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlord must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

27. Notices: All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified mail or Registered mail to the following address (or to another address that either Party may designate upon reasonable notice to the other Party).

320 South Ohio

Mercedes, Texas 78570

28. Governing Law: The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by the construed in accordance with the laws of the State of Texas, without regard to its conflicts of law provisions.

29. Amendments: This Agreement may be amended or modified only by a written agreement signed by the Parties.

30. Disputes: Any disputes arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of American Arbitration Association.

31. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed the Agreement as of the Effective Date.

_____ **DATE:**_____

Fred Gonzalez, Mercedes Area Chamber of Commerce Board President
Landlord (Mercedes Area Chamber of Commerce)

_____ **DATE:**_____

Melissa Ramirez, Development Corporation of Mercedes Executive Director
Tenant (Development Corporation of Mercedes)

8. Discussion and Action: Placing meetings on Facebook Livestream

From the Office of
David Garza

2190 W. U.S. Highway 83
Mercedes, TX 78570
956-565-3711

JuansWelding@peoplepc.com

February 9, 2021

Development Corporation of Mercedes
Melissa Ramirez
Mercedes, TX 78570

We would like to place the following items on next meeting agenda.

- a. Discussion and possible action on placing our meetings on Facebook "live stream"
- b. Discussion and possible action, either regular or executive session, "goals and objectives of the DCM".
- c. Executive: Consultation with legal counsel pursuant to Texas Government Code 351.071 for purpose of receiving privileged attorney client communications pursuant to Texas Government Code 551.071 regarding pending and anticipated litigation. Property at Vermont St and Frontage, north side.
- d. Executive : Consultation with legal counsel pursuant to Texas Government Code 351.071 for purpose of receiving privileged attorney client communications pursuant to Texas Government Code 551.071 regarding pending and anticipated litigation Ref: information or recovery of \$150,000.00 on March 4 2016 Special Meeting.
- e. Discussion and possible action on the incentives, loans and grants on the DCM web page

Thank You



David Garza



Lou Huerta

Meetings

quorum or presiding member is present and that at any time that the meeting is no longer visible and audible to the public, the meeting must be recessed until the problem is resolved.²¹⁹ The meeting must be adjourned if the problem is not resolved in six hours.²²⁰ The Act tasks the Department of Information Resources to specify minimum standards for the audio and video signals required at a videoconference meeting and the quality of the signals at each location of the meeting must meet or exceed those standards.²²¹

Generally speaking, a remote participant “shall be counted as present at the meeting for all purposes.”²²² However, if the audio or video communication is lost for any portion of the meeting, the remote participant is considered absent during that time.²²³ Should this occur, the governmental body may continue the meeting only as follows: (1) If the meeting is being held by a statewide body or one that extends into three or more counties, there must continue to be a quorum participating in the meeting. (2) If the meeting is held by another governmental body, a full quorum must remain physically present at the meeting location.²²⁴

Section 551.127 also requires the governmental body to “make at least an audio recording of the meeting” and to make the recording available to the public.²²⁵ And section 551.127 expressly permits a governmental body to allow a member of the public to testify at a meeting from a remote location by videoconference call.²²⁶

3. Meetings Broadcast over the Internet

Section 551.128 of the Act provides that with certain exceptions a governmental body has discretion to broadcast an open meeting over the Internet and sets out the requirements for a broadcast.²²⁷ The exceptions referred to in section 551.128(b-1) make the broadcast of open meetings over the Internet mandatory for a transit authority or department, an elected school district board of trustees for a school district with a student enrollment of 10,000 or more, an elected governing body of a home-rule municipality that has a population of 50,000 or more, and a county commissioners court in a county with a population of 125,000 or more.²²⁸

A governmental body required to broadcast its open meetings over the Internet under section 551.128(b-1) must make a video and audio recording of “each regularly scheduled open meeting that is not a work session or a special called meeting” and must make the recording available not later than seven days after the date of the meeting.²²⁹ And the governmental body must maintain

²¹⁹ See *id.* § 551.127(f).

²²⁰ *Id.*

²²¹ *Id.* § 551.127(i); see 1 TEX. ADMIN. CODE §§ 209.1–.33 (Tex. Dept. of Info. Res., Minimum Standards for Meetings Held by Videoconference). The Department of Information Resources has published guidelines at <https://pubext.dir.texas.gov/portal/internal/resources/DocumentLibrary/Videoconferencing%20Guidelines.pdf>.

²²² See TEX. GOV'T CODE § 551.127(a-2).

²²³ See *id.* § 551.127(a-3).

²²⁴ See *id.*

²²⁵ *Id.* § 551.127(g).

²²⁶ See *id.* § 551.127(k).

²²⁷ TEX. GOV'T CODE § 551.128(b).

²²⁸ *Id.* § 551.128(b-1).

²²⁹ *Id.* § 551.128(b-1)(1), (b-4)(1).

Meetings

an archived recording of the meeting on the Internet “for not less than two years after the date the recording was first made available.”²³⁰ Subsection 551.128(b-1) further requires an elected school district board of trustees of a school district with an enrollment of 10,000 or more to make an audio or video recording of any work session or special called meeting at which the board of trustees “votes on any matter or allows public comment or testimony.”²³¹ Subsection 551.128(b-2) provides that a governmental body is not required to establish a separate Internet site but may make the archived recording available “on an existing Internet site, including a publicly accessible video-sharing or social networking site.”²³² Similarly, section 472.036 of the Transportation Code requires a metropolitan planning organization that serves one or more counties with a population of 350,000 to broadcast over the Internet each open meeting held by the policy board of the metropolitan planning organization.²³³

Certain junior college districts and general academic teaching institutions are required under sections 551.1281 and 551.1282 to broadcast their open meetings in the manner provided by section 551.128.²³⁴ An Internet broadcast does not substitute for conducting an in-person meeting but provides an additional way of disseminating the meeting.

Outside of the Act, certain entities may have specific provisions imposing broadcasting requirements.²³⁵

²³⁰ *Id.* § 551.128(b-4)(2).

²³¹ *See id.* § 551.128(b-1)(B).

²³² *See id.* § 551.128(b-2).

²³³ *See* TEX. TRANSP. CODE § 472.036.

²³⁴ *See* TEX. GOV'T CODE §§ 551.1281–.1282.

²³⁵ *See id.* § 531.0165 (imposing broadcasting and recording requirements on the Health and Human Services Commission and related entities).

9. Discussion and Action: Goals and Objectives of the DCM

From the Office of
David Garza

2190 W. U.S. Highway 83
Mercedes, TX 78570
956-565-3711

JuansWelding@peoplepc.com

February 9, 2021

Development Corporation of Mercedes
Melissa Ramirez
Mercedes, TX 78570

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- a. Discussion and possible action on placing our meetings on Facebook "live stream"
- b. Discussion and possible action, either regular or executive session, "goals and objectives of the DCM".
- c. Executive: Consultation with legal counsel pursuant to Texas Government Code 351.071 for purpose of receiving privileged attorney client communications pursuant to Texas Government Code 551.071 regarding pending and anticipated litigation. Property at Vermont St and Frontage, north side.
- d. Executive : Consultation with legal counsel pursuant to Texas Government Code 351.071 for purpose of receiving privileged attorney client communications pursuant to Texas Government Code 551.071 regarding pending and anticipated litigation Ref: information or recovery of \$150,000.00 on March 4 2016 Special Meeting.
- e. Discussion and possible action on the incentives, loans and grants on the DCM web page

Thank You



David Garza



Lou Huerta

DCM Mission Statement: To continuously energize the business climate that brings customers to existing business, encourages and supports new business and embraces homebuyers and developers to invest with us in Mercedes.

Strategy: Get Mercedes to be ***Noticed, Considered*** and ***Commitment***

A. *Noticed*

1. Fresh, attract
2. Radio and television campaigns in Mexico and USA
3. Botas De Mercedes
4. Electronic message center
5. Strategic Ads Rio Grande Valley Premium Outlets and Mercedes
6. Community Marketing: Movies In the Park/ Little Nashville
7. Foster a positive relationship with Media
8. Strategic Sponsorship to market community resource partners such as the Livestock Show, Smokin' on the Rio, Estero Llano Grande and Texas Street Festival

B. *Considered:*

1. Renew interest in Schwartz Holdings east of RGVPO
2. Market available DCM property
3. Projects in the pipeline-see DCM Projects update for more info

C. *Commitment:*

1. Fast food retail chain in Mercedes
2. Housing development in Mercedes
3. Sell property located in the Mercedes Light Industrial Park

10. Discussion and Action: 2017-2021 Incentive Report

From the Office of
David Garza

2190 W. U.S. Highway 83
Mercedes, TX 78570
956-565-3711

JuansWelding@peoplepc.com

February 9, 2021

Development Corporation of Mercedes
Melissa Ramirez
Mercedes, TX 78570

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Thank You



David Garza



Lou Huerta

Development Corporation of Mercedes, Inc.
Virtual Special Called Meeting
Thursday, August 27, 2020 4:00PM
globalgotomeetings.com

Board Members Present:

Fred Gonzalez – President
Joe Flores – Vice President
Jaime Gonzales – Secretary
Roel Villanueva- Member
David Garza – Member
Peggy Marie Chavez – Yanez - Member

Board Members Absent:

Tony Garza – Treasurer

EDC Staff Present:

Melissa Ramirez – Executive Director
Rose Saenz – Administrative Coordinator

City Staff Present:

Mark Sossi – DCM Interim Attorney

Others Present:

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 4:00 PM.

2. Discussion and Action: Minutes for July 23, 2020 and August 20, 2020

Jamie Gonzales motioned to approve the July 23, 2020 and August 20, 2020 Minutes as presented.
Seconded by Roel Villanueva. All voted aye.

3. Discussion and Action: Bank Signature Cards

Roel Villanueva motioned to update all the DCM Bank accounts as presented. Seconded by Jaime Gonzales. All voted aye.

4. Discussion and Action: Incentives on Website

Joe motioned to publish a working list of award recipients on the EDC Website within the bounds of the Statutes of Limitations and working towards releasing more information as it becomes available. Seconded by Roel Villanueva. Joe modified the motion to publish a working list of award recipients for the past four years on our website within the bounds of confidentiality and working towards

releasing more information as it becomes available. Seconded by Roel Villanueva. Fred Gonzalez, Joe Flores, Jaime Gonzales, Roel Villanueva & Peggy Marie Chavez - Yanez voted aye. David Garza voted nay.

5. Discusion and Action: DCM Budget

Jaime Gonzales motioned to move the presented five accounts Leticia Galvan, Elias Gonzalez, Nora Martinez, Daniel Longoria and Irma Cadena to uncollectable / Bad Debt to appease our Audit recommendations. Seconded by Joe Flores. Fred Gonzalez, Joe Flores, Jaime Gonzales, Roel Villanueva & Peggy Marie Chavez - Yanez voted aye. David Garza voted nay.

6. Discusion and Action: Mercedes Small Business Recovery Grant – Alicia Vasquez

Roel Villanueva motioned to approve Mercedes Small Business Recovery Assistance Grant application in the amount of \$5,000 for Alica Vasquez – DBA Alicia’s Restaurant. Seconded by David Garza. All voted aye.

7. Discusion and Action: Mercedes Small Business Recovery Grant – Martha Carrillo

Joe Flores motioned to approve Mercedes Small Business Recovery Assistance Grant application in the amount of \$3,000 for Martha Carrillo – DBA Martha’s Beauty Parlor. Seconded by David Garza. All voted aye.

8. Discusion and Action: Mercedes Small Business Recovery Grant – Ramiro Ramirez

David Garza motioned to table Mercedes Small Business Recovery Assistance Grant application for Ramiro Ramirez. Seconded by Joe Flores. All voted aye.

9. Discusion and Action: Mercedes Small Business Recovery Grant – Patricia E. Barrera

Jaime Gonzales motioned to approve Mercedes Small Business Recovery Assistance Grant application in the amount of \$5,000 for Patricia E. Barrera – DBA Rocky Mountain Chocolate Factory. Seconded by Roel Villanueva. All voted aye.

6. Adjournment: 5:02 PM

Fred Gonzalez, President

Joe Flores, Jr., Vice President

Tony Garza, Treasurer

Jaime Gonzales, Secretary

Roel Villanueva, Member

David Garza, Member

Peggy Marie Chavez - Yanez, Member

Melissa Ramirez

From: Melissa Ramirez <mramirez@mercedesedc.com>
Sent: Tuesday, February 23, 2021 2:14 PM
To: juanswelding@peoplepc.com
Cc: marksossi@hotmail.com
Subject: Incentives
Attachments: Minutes-8-27-20.docx

David,

At the August 27, 2020 Board meeting, the DCM Board of Directors approved publishing a list of incentives on the website. Please see attached minutes to review the directive in its entirety. On November 24, 2020, the link was sent to all Board members via the Friday memo. The link continues to remain active. To access the link manually, scroll over the about us section and select "Incentives 2016-current". If you require assistance navigating the website, please contact staff.



[Home](#) [Live in Mercedes](#) [Start a Bu](#)



Regards,
Melissa Ramirez
Mercedes EDC
956.565.2230

From: Rose Saenz [<mailto:rsaenz@mercedesedc.com>]

Sent: Tuesday, November 24, 2020 11:21 AM

To: Jose Gonzalez; Joe Flores; Juan Garza; Jaime Gonzales; Roel Villanueva; David; Peggy Estrada

Cc: Sergio Zavala; Melissa Ramirez

Subject: FW: Friday Memo

Friday Memo

1. Westgate Meat Market: Mr. Guerra paid off the remaining balance of \$30,985.44 in full. This was deposited in the IRP fund.
2. Distribution Center: I met with Frank and David from Lovett Commercial yesterday. They are interested in the property behind the La Quinta and the property on the SE Corner of Mile 2 E and Frontage 83. They inquired about a traffic light on the North and South Side of Mile 2 E and the Expressway as well. They also inquired about an inventory tax abatement and a TIRZ incentive. There is a lot of work to be done. They also met with other communities: McAllen, Donna, Weslaco, Harlingen and San Benito.
3. Past and Present Incentives Report: The report is live: <https://mercedesedc.com/about-us/incentives-2016-current/>
4. Mercedes Corner: New on the blog: <https://mercedesedc.com/mercedes-corner/covid-19-dims-lights-of-mercedes-based-carnival-companies/>
5. Marketing Update: The Mercedes Area Chamber of Commerce has initiated a "I love Mercedes". Marketing collateral consists of a billboard and bumper stickers. The goal is to promote a positive image for the community to spur investment and opportunity. The billboard will be up in about a week. Additionally, the Mercedes Enterprise ran the ad below to highlight the City's and DCM's contribution to the business community. The ad will also run next week.



Thank you to the City of Mercedes Mayor and Commission, as well as DCM Board of Directors for continuously advocating for the small business community.
Together, the City and DCM disbursed \$227,898.



Mayor
Henry Muniz



Mayor Pro Tem
Leo Villarreal



Commissioner
Ismael Benavides



Commissioner
Cristóbal De León



Commissioner
José M. Gómez

DCM Board of Directors

- Fred Gonzalez, President - Joe Flores, Jr., Vice President
- Tony Garza, Treasurer - Jaime Gonzales, Secretary - Roel Villanueva
- David Garza - Peggy Chavez Yanez

- BELLA GARCIA BAKERY
- THE CONDO
- WELMER DRIVE IN
- ROCK MUSIC THERAPY AND WELLNESS CENTER
- KMS'AD ADULT DAY CARE
- ALIJA ANDINA S. TILLES STATE FARM
- THE SHOES N DAY
- FANCY NAILS SALON
- SOUTH TEXAS AUTOMART
- SALINAS MELT MARKET
- ELSYS JEWELRY
- LIDESMA SOS
- ELINOS RESTAURANT
- MYRTNA'S BEAUTY PARLOR
- ROCKY MOUNTAIN CHOCOLATE FACTORY
- HARRISAN GROUP LLC
- CREATIVE FLO DAYCARE CENTER
- UNITAX SERVICE LLC
- WRIGHT CELLPHONES
- COACHES PHARMACY
- VALLEYWOOD
- VALLEY GOLF TREE
- K&W B&W 222 ENTERPRISES
- SOUTH TEXAS TOWNSHIP CO
- MID VALLEY PHARMACY LLP
- REPROBOTS
- RAGUELS DAYCARE
- EULIARIS DAYCARE
- J BELLA ELECTRIC
- DOM BOTOS RESTAURANT
- PLANTOS RESTAURANT
- FELIPE MALLADO
- LE MERCADO BAKERY
- BABY & HERBY'S BOUTIQUE
- G. G. S. HAIR SALON
- JOES TIRE SHOP
- TEXAS HYDRO ELECTRICS
- ELUCONDO BOOTHKEEPING
- R&L GLASS
- BOOST HOBBLE
- TIGER & SHE CREAM
- MELIKAH ADVERTISING
- JOSE C. GILBERTO COURTYARD
- SALLIES PARTY SUPPLIES & GIFTS
- SS AUTO BODY SOLUTIONS
- LEADERSHIP EMPOWERMENT GROUP
- LYES JEWELRY BOX
- HARRIS' BUS
- MIAMI ENTERPRISES
- PIER HEALTH CARE LLC
- WIDE SERVICES
- LOS COMALES RESTAURANT
- YASOR FITNESS LOOK STUFF
- TACO PIONEER
- BOLING NC CATERING LLC

Subject: FW: Friday Memo

Date: Tuesday, November 24, 2020 at 11:35:59 AM Central Standard Time

From: Rose Saenz

To: David

From: Hernan Gonzalez <RSaenz@mercedesedc.com>

Date: Tuesday, November 24, 2020 at 11:21 AM

To: Jose Gonzalez <fredgo883@gmail.com>, Joe Flores <joe.flores@aguaworkspipe.com>, Juan Garza <Tony@pfstaxservice.com>, Jaime Gonzales <jaime_78570@yahoo.com>, Roel Villanueva <lamoscacharters@msn.com>, David <juanswelding@peoplepc.com>, Peggy Estrada <alymarie.pe@gmail.com>

Cc: Sergio Zavala <szavala@cityofmercedes.com>, Melissa Ramirez <mramirez@mercedesedc.com>

Subject: FW: Friday Memo

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- David Garza - Peggy Chavez Yanez

- DE LA GARZA BAKERY
- THE GRIND
- WES MER DRIVE IN
- ROCK MUSIC THERAPY AND WELLNESS CENTER
- AMISTAD ADULT DAY CARE
- ALEJANDRINA'S TELLES STATE FARM
- THE SMOKIN' OAK
- FANCY NAILS & SALON
- SOUTH TEXAS AUTOWARE
- SALINAS HEAD MARKET
- ELLY'S JEWELRY
- EDESSA SOS
- ASKEAS RESTAURANT
- MARTIN'S BEAUTY PARLOR
- ROCKY MOUNTAIN CHOCOLATE FACTORY
- HART-SAN GROUP LLC
- CREATIVE FIDS DAYCARE CENTER
- AN TAX SERVICE, LLC
- WRIGHT CLEANERS
- COUCHES PHARMACY
- VALLEY WOOD
- VALLEY OAK TREE
- PAMPAHUBBZ ENTERPRISES
- SOUTH TEXAS SUNFLOWER CO.
- MID VALLEY PHARMACY, LLP
- RETROTICS
- RAQUEL'S DAYCARE
- LULUBY'S DAYCARE
- J. DE LA O ELECTRIC
- DON BETO'S RESTAURANT
- JUANITO'S RESTAURANT
- FELIPE MAYILA MD
- EL MERCO BAKERY
- BAKER AMBER'S BOUTIQUE
- GIG'S HAIR SALON
- JOE'S TIRE SHOP
- TEXAS METRO UTILITIES
- ELIZONDO BOOKKEEPING
- RAL GLASS
- BOOST HOBRE
- YIA YIA ICE CREAM
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- RIVER HEALTH CARE LLC
- SOON SERVICES
- LOS COMALES RESTAURANT
- TALON FITNESS LOOL STUFF
- TACO MADRE
- BOUNCING CATERING LLC

DCM PAST AND PRESENT INCENTIVES REPORT
MARCH 2021

COMPANIES	INCENTIVES PER AGREEMENT		DATE	INCENTIVES		TYPE OF PROJECT	PURPOSE
				PAID/OPEN			
American Legion	\$	4,765.00	2017	PAID	IRP	Loan	
Ashley Werbiski	\$	30,000.00	2018	PAID	RBEG	Loan	
Cortino's Restaurant	\$	9,452.80	2016	PAID	Mercedes 100 & Façade	Façade and parking lot improvements	
Eddie Howell Insurance	\$	6,148.00	2016	PAID	Mercedes 100 & Façade	Code compliance and façade improvements	
Elias Gonzalez	\$	4,900.00	2017	PAID	EDC	Loan	
Elizabeth Quiroga YQ Health Club	\$	6,000.00	2017	PAID	Mercedes 100	Rental subsidy	
Garcia Martial Arts	\$	3,600.00	2016	PAID	Mercedes 100	Rental subsidy	
Heriberto Reynoso	\$	150,000.00	2018	PAID	RBEG	Loan	
Ivan Aguilar Tatoo Shop	\$	9,222.00	2017	PAID	Mercedes 100 & Façade	Rental subsidy amd signage	
Jaime Escandon Restaurant	\$	8,400.00	2017	PAID	Mercedes 100	Rental subsidy	
Jesus & Martha Hernandez- Meli's Picture Frames	\$	3,900.00	2016	PAID	Mercedes 100	Rental subsidy	
Jose Duran Restaurant	\$	6,300.86	2017	PAID	Mercedes 100	Code compliance-hood	
Joseph Duenas Crossfit	\$	9,000.00	2017	PAID	Mercedes 100	Rental subsidy	
Juan San Miguel	\$	65,000.00	2018	PAID	RBEG	Loan	
Justin Cadena Photography	\$	3,000.00	2017	PAID	Mercedes 100	Rental subsidy	
JWTC Homes	\$	75,000.00	2016	PAID	Performance Agreement	Home development	
Knapp Medical Center	\$	750,000.00	2016	OPEN	Performance Agreement	Recruitment of residency clinic	
La Herencia	\$	200,000.00	2017	OPEN	Performance Agreement	Creation of affordable housing	
Lawrence Serna JJ's Concession Stand	\$	4,480.00	2017	PAID	Mercedes 100 & Façade	Rent and façade Improvements	
Leadership Empowerment Group	\$	5,000.00	2018	PAID	Mercedes 100	Mobile Workforce Training Center	
Leticia Galvan	\$	8,075.00	2018	PAID	RBEG	Loan	
Llano Grande Mobile Park	\$	250,000.00	2016	PAID	Performance Agreement	Waterline reimbursement	
Mario Cano Cano's QuickStop	\$	9,000.00	2017	PAID	Mercedes 100	Rental subsidy	
Marth Castaneda	\$	38,953.64	2017	PAID	IRP	Loan	
Martha Carrillo	\$	35,000.00	2016	PAID	RBEG	Loan	
Martha Castaneda	\$	70,391.74	2016	PAID	IRP	Loan	
MD International	\$	48,000.00	2019	PAID	RBEG	Loan	
Mercedes Plaza	\$	15,000.00	2017	PAID	Mercedes 100	Improvements to Mercedes Plaza for T-Mobile	
Mercedes Plaza	\$	40,000.00	2021	PAID	Performance Agreement	Improvements to Mercedes Plaza for Dollar Tree	
Nora Martinez	\$	6,816.80	2017	PAID	RBEG	Loan	
OA Mercedes Health Realty	\$	590,000.00	2016	OPEN	Performance Agreement	Recruitment of skilled nursing facility	
Orchard Grove Apartments	\$	450,000.00	2018	OPEN	Performance Agreement	Creation of affordable housing	
Protech	\$	75,000.00	2016	PAID	Mercedes 100	Headquarters of IT company	
Rafael Mendez Driver's Ed School	\$	3,000.00	2017	PAID	Mercedes 100	Rental subsidy	

Raquel Hinojosa	\$	4,967.14	2018	PAID	IRP	Loan
Raquel Hinojosa	\$	9,000.00	2018	PAID	IRP	Loan
Raybec Ohio Street, LLC	\$	200,000.00	2016	OPEN	Performance Agreement	Creation of affordable housing
Reymundo Chavez Rey's Vehicle Inspection	\$	5,400.00	2017	PAID	Mercedes 100	Rental subsidy
Rio Grande Premium Outlets	\$	2,195,882.02	2018	OPEN	Performance Agreement	Outlet mall incentive
Rio Grande Valley Livestock Show	\$	300,000.00	2016	OPEN	Performance Agreement	Parking lot
Rios of Mercedes	\$	254,000.00	2016	PAID	Performance Agreement	Construction of distribution center
Rolando Garza	\$	15,650.00	2017	PAID	Mercedes Façade	Roof Repair
Samuel Navarro Mechanic Shop	\$	3,000.00	2016	PAID	Mercedes 100	Rental subsidy
SS Body Solutions	\$	9,000.00	2017	PAID	Mercedes 100	Rental Subsidy
Texas Rio Grande Legal Aid	\$	330,000.00	2016	PAID	Performance Agreement	Recruitment of headquarters
Texas Valley Communities Foundation	\$	143,943.00	2016	PAID	Performance Agreement	Demolition for the expansion of business enterprise
Vahalla Comics	\$	364.42	2016	PAID	Signage	Signage

11. Executive Session: Section 551.071: Economic development negotiations with Project Travel Center and Project Macaw and Section 551.071: pending legal issues with 956Sports Settlement Agreement, DCM VS. Daniel Longoria, DCM VS. Elias Gonzalez, DCM VS. Leticia Galvan, DCM VS. Nora Martinez, DCM VS. Irma Cadena, DCM VS. Rio Tex, DCM VS. TVCF 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: item #10

13. Adjournment