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**Development Corporation of Mercedes, Inc.**  
**Regular Called Meeting**  
**Wednesday, December 15, 2021 11:30AM**

**Board Members Present:**

Fred Gonzalez - President  
Joe Flores – Vice President  
Peggy Marie Chavez – Yanez - Secretary  
Marcos Garcia - Member

**Board Members Absent:**

Tony Garza – Treasurer  
Roel Villanueva- Member  
Luis Huerta – Member

**EDC Staff Present:**

Melissa Ramirez – Executive Director  
Norma Saenz – Sr. Admin. Coordinator

**City Staff Present:**

Mark Sossi – DCM Attorney

**Others Present:**

Roberto Carillo – CPA, MSA Givilancz & Martinez

**1. Call Meeting to order**

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

**2. Discussion and Action: November 10, 2021 Board Minutes.**

Motion to approve November 10, 2021 minutes by Marcos Garcia. Seconded by Joe Flores.  
Unanimous.

**3. Discussion and Action: November 2021 and December 2021 Financials**

Motion to approve October 2021 and November 2021 financials by Marcos Garcia. Seconded by Joe Flores. Unanimous.

**4. Discussion and Action: TX Class Report**

Motion to approve discussion and review of report by Marcos Garcia. Seconded by Joe Flores.  
Unanimous.

*Assistant City Manager Javier Ramirez joined meeting at 11:58 AM*

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**5. Discussion and Action: Grant for Small Business**

Motion to table item for further discussion by Joe Flores. Seconded by Marcos Garcia. Unanimous.

**6. Discussion and Action: National Professional Bull Riders Sponsorship**

No action.

**7. Discussion and Action: ICSC – Dallas, February 1-3**

Motion to approve 2 participants, Melissa Ramirez and 1 other individual to attend ICSC-Dallas and to include hotel accommodations if required by Joe Flores. Seconded by Marcos Garcia. Unanimous.

**8. Discussion and Action: ICSC – Las Vegas Marketing Analytics**

Motion to approve current Geofencing through Facebook and Spectrum by Joe Flores. Seconded by Marcos Garcia. Unanimous.

**9. Executive Session: Section 551.087: Economic development negotiations with Project Travel Center and Project H. Reynoso and Project MD and Section 551.071: pending legal issues with delinquent notes 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 12:34 PM*

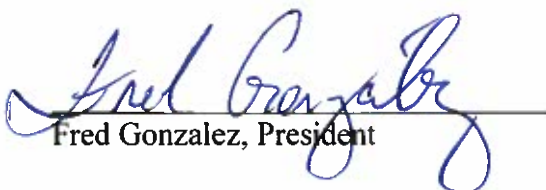
*The Board went into Open Session at 1:03 PM*

**10. Discussion and Action: item #9**

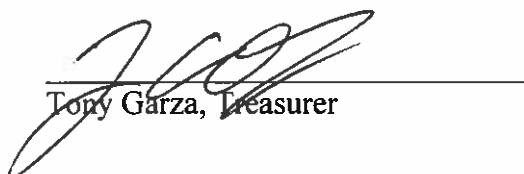
Project H. Reynoso – Joe Flores motioned to allow Mr. Reynoso’s account to be discussed at a later meeting; allowing Mr. Reynoso to plead his case at the January meeting. Seconded by Marcos Garcia. Unanimous.

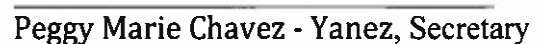
Project MD – Motion to move forward to initiate negotiations with the 2 owners by Joe Flores. Seconded by Marcos Garcia. Unanimous.

**10. Adjournment: 1:05 PM**

  
Fred Gonzalez, President

  
Joe Flores, Jr., Vice President

  
Tony Garza, Treasurer

  
Peggy Marie Chavez - Yanez, Secretary

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Roel Villanueva, Member



Marcos Garcia, Member

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Luis Huerta, Member