

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, February 16, 2022 11:30AM

Board Members Present:

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

Board Members Absent:

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
Ryan Vaughan – Rios of Mercedes
Jose Guerra and Alex Velasco – Fork to Fit Owners (Virtual)
Tony Karam – General Contractor (Virtual)

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 11:31 AM.

2. Discussion and Action: January 19, 2022 and January 26, 2022 Board Minutes.

Motion to approve January 19, 2022 minutes by Marcos Garcia. Seconded by Joe Flores. Unanimous.
Motion to approve January 26, 2022 minutes as amended to include current and acquired equipment verbiage to item #4 of minutes by Marcos Garcia. Seconded by Tony Garza. Unanimous.

3. Discussion and Action: January 2022 Financials

Motion to approve January 2022 financials by Roel Villanueva. Seconded by Tony Garza. Unanimous.

4. Discussion and Action: Election of Officers

Motion to approve keeping current officers in their same positions; Fred Gonzalez-President, Joe Flores-Vice President, Tony Garza-Treasurer and Peggy Marie Chavez-Yanez-Secretary by Joe

Flores. Seconded by Marcos Garcia. Unanimous.

Mark Sossi, DCM Attorney joined meeting at 11:50 AM

5. Discussion and Action: Downtown Clean Up

Motion to obtain 3 bids for the contract labor position to clean up downtown by Tony Garza.

Seconded by Marcos Garcia. Unanimous.

6. Discussion and Action: Signage Grant Program

Motion to table signage of grant program by Tony Garza. Seconded by Roel Villanueva. Unanimous.

7. Discussion and Action: KRGV Merchant Campaign

Motion to renew program as is but allow an additional \$1200 to allocate for additional merchants rather than place them on a waitlist approved by Tony Garza. Seconded by Roel Villanueva.

Unanimous.

8. Discussion and Action: RGVLS Sponsorship

Motion to approve the \$5000 yearly sponsorship by Tony Garza. Seconded by Marcos Garcia.

Unanimous.

9. Executive Session: Section 551.087: Economic development negotiations with Project Rios of Mercedes, Project F2F, Project G. Schwarz; Section 551.072 Real Estate: Mercedes Original Townsite S 25' of LT 11, BLK 46; Section 551.074; to deliberate personnel matters; Section 551.071: pending legal issues with G. Gomez and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed

The Board went into Executive Session at 11:52 AM

Luis Huerta, Board member left meeting at 12:54 PM

The Board went into Open Session at 1:46 PM

10. Discussion and Action: item #9

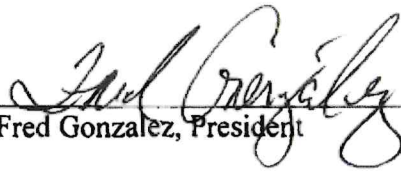
Project Rios of Mercedes – Motion to approve \$257,000.00 incentive spread over 5 years as discussed in Executive Session by Marcos Garcia. Seconded by Tony Garza. Unanimous.


Project FTF – Motion to request additional information from owners Jose Guerra and Alex Velasco as their presentation was very broad; DCM would consider selling the land by Tony Garza. Seconded by Marcos Garcia. Unanimous.


Project G. Schwarz – Motion to file an addendum to contract extending groundbreaking 4-8 weeks by Tony Garza. Seconded by Joe Flores. Unanimous.

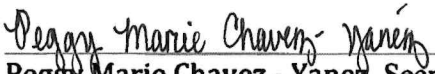
Project Real Estate for Mercedes Original Townsites S25' of LT 11 BLK 46 – Motion to approve the purchase of the property for \$118,000.00 by Tony Garza. Seconded by Joe Flores. Unanimous.

10. Adjournment: 1:49 PM


Fred Gonzalez, President


Joe Flores, Jr., Vice President


Tony Garza, Treasurer


Peggy Marie Chavez - Yanez, Secretary


Roel Villanueva, Member


Luis Huerta, Member


Marcos Garcia, Member