

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
March 15, 2023 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

March 15, 2023 11:30AM

320 S Ohio

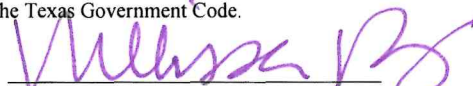
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, March 15, 2023 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: February 15, 2023 Minutes
3. Discussion and Action: February 2023 Financials
4. Discussion and Action: TX Class Report
5. Discussion and Action: Chamber Billboard
6. Discussion and Action: Signage Grant
7. Executive Session: Section 551.087: Economic development negotiations with Project Entertainment, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project MD, Project M2, Project M30, Project Carwash and Project UT, Section 551.072 Real Estate: Purchase of Mercedes Original Townsite Lot 14 BLK 50 and Section 551.071: pending legal issues with delinquent loans, G. Gomez, and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.
8. Discussion and Action: item #7
9. 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 551.087. 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, visible and accessible to the general public during and after working hours. This notice was posted on the 10th day of March 2023 at 11:30AM and will remain so posted continuously for at least 72-hours proceeding the scheduled time of this 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: Meetings for February 15, 2023

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, February 15, 2023 11:30AM

Board Members Present:

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

Board Members Absent:

EDC Staff Present:

Melissa Ramirez – Executive Director
Rose Saenz – Administrative Coordinator
Mark Sossi – DCM Attorney

City Staff Present:

Alberto Perez – City Manager

Others Present:

Rudy Salinas – SAS, CPA
Adrian Webb – CPA

1. Call Meeting to order

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

2. Discussion and Action: January 25, 2023 Board Minutes

Marcos Garcia motioned to approve the January 25, 2023 Board Minutes as presented. Seconded by Joe Flores. All voted aye.

3. Discussion and Action: January 2023 Financials

Roel Villanueva motioned to approve the January 2023 Financials as presented. Seconded by Marcos Garcia. All voted aye.

4. Discussion and Action: FY 21-22 Audit

Joe Flores motioned to approve the FY 21-22 Audit as presented. Seconded by Marcos Garcia. All voted aye.

5. Discussion and Action: Election of Officers

Joe Flores motioned to nominate Tony Garza for President, nomination accepted, no second; motion dies. Marcos Garcia motioned to keep Fred Gonzalez as President, nomination accepted. Seconded by Roel Villanueva. All voted aye. Roel Villanueva motioned to nominate Tony Garza for Vice President, nomination declined, motion dies. Tony Garza motioned to nominate Marcos Garcia for Vice President, nomination accepted. Seconded by Lou Huerta. All voted aye. Tony Garza motioned to nominate Peggy Marie Chavez – Yanez for Treasurer, nomination accepted. Seconded by Marcos Garcia. All voted aye. Tony Garza motioned to nominate Luis Huerta for Secretary, nomination accepted. Seconded by Marcos Garcia. All voted aye.

6. Discussion and Action: ICSC – Las Vegas

Tony Garza motioned not to attend ICSC – Las Vegas. Seconded by Lou Huerta. Lou Huerta, Tony Garza and Peggy Marie Chavez – Yanez voted aye. Joe Flores, Marcos Garcia, Roel Villanueva, and Fred Gonzalez voted nay. Roel Villanueva motioned to attend ICSC – Las Vegas with only 2 board members. Seconded by Marcos Garcia. Fred Gonzalez, Marcos Garcia, Peggy Marie Chavez – Yanez and Roel Villanueva vote aye. Lou Huerta, Tony Garza and Joe Flores voted nay. Marcos Garcia motioned to approve a large 10'x20' booth at ICSC – Las Vegas contingent upon approved cost share with the City of Mercedes or a regular 10'x10' booth with no cost share approval. Seconded by Roel Villanueva. Fred Gonzalez, Joe Flores, Roel Villanueva, Peggy Marie Chavez – Yanez and Marcos Garcia vote aye. Lou Huerta and Tony Garza voted nay.

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: Travel Policy

Tony Garza motioned to approve lodging at the conference hotel and increase the per diem up to 1.5 times the GSA Rate. Seconded by Marcos Garcia. All voted aye.

8. Discussion: 357 N Virginia Lease

Tony Garza motioned to decline the Queen City Food Park's lease request at the DCM's recently acquired property 357 N Virginia. Seconded by Marcos Garcia. All voted aye.

9. Executive Session: Section 551.087: relating to economic incentives for Project Shepard and Project G. Schwarz 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 12:52 PM

The Board went into Open Session at 1:15 PM

10. Discussion and Action: item #9

Project Shepard: No Action

Project Schwarz: No Action

Roel Villanueva motioned to proceed with the delinquent legal issues as advised by legal counsel in executive session. Seconded by Marcos Garcia.

12. Adjournment: 1:17 PM

Fred Gonzalez, President

Joe Flores, Jr., Member

Tony Garza, Member

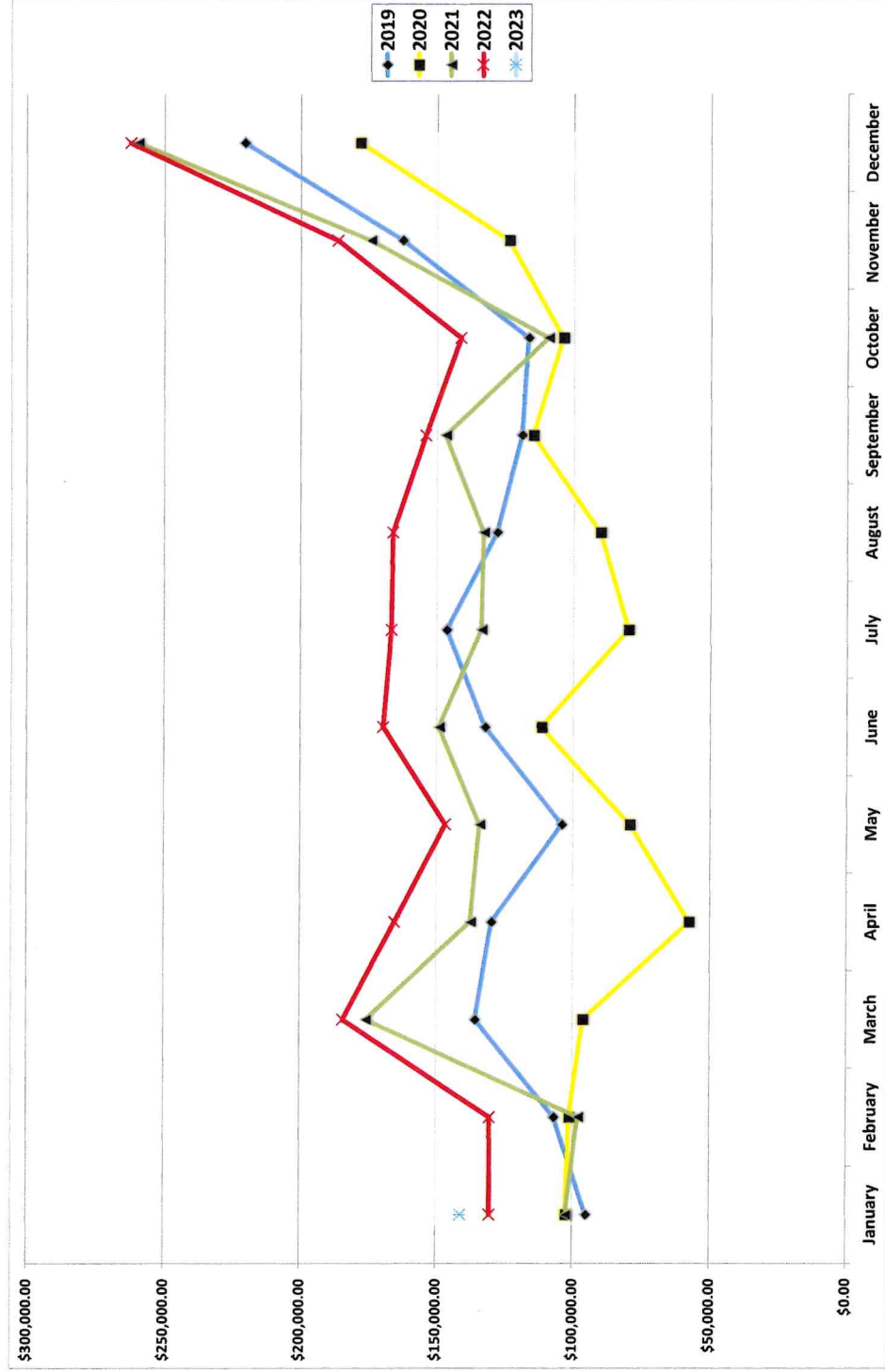
Peggy Marie Chavez - Yanez, Treasurer

Roel Villanueva, Member

Marcos Garcia, Vice President

Luis Huerta, Secretary

3. Discussion and Action: February 2023 Financials

[illegible]

January 2023 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%	\$439,436.50	\$411,161.48	6.87%	\$1,512,557.87	\$1,429,975.20	5.77%
Hidalgo	Alton	2.00%	\$167,052.82	\$136,312.37	22.55%	\$506,675.50	\$471,028.10	7.56%
Hidalgo	Donna	2.00%	\$543,110.88	\$427,402.44	27.07%	\$1,817,548.11	\$1,456,522.32	24.78%
Hidalgo	Edcouch	2.00%	\$34,260.67	\$29,731.92	15.23%	\$101,607.47	\$94,550.54	7.46%
Hidalgo	Edinburg	2.00%	\$2,742,858.84	\$2,405,227.43	14.03%	\$9,206,767.85	\$8,491,825.46	8.41%
Hidalgo	Elsa	1.50%	\$125,925.49	\$129,531.30	-2.78%	\$448,661.83	\$451,477.50	-0.62%
Hidalgo	Granjeno	1.00%	\$4,659.77	\$4,626.44	0.72%	\$15,990.31	\$13,744.79	16.33%
Hidalgo	Hidalgo	2.00%	\$346,324.61	\$305,796.31	13.25%	\$1,255,082.39	\$1,173,557.85	6.94%
Hidalgo	La Joya	2.00%	\$52,256.69	\$47,578.89	9.83%	\$184,143.36	\$173,068.06	6.39%
Hidalgo	La Villa	2.00%	\$11,898.12	\$12,074.52	-1.46%	\$39,840.55	\$40,056.46	-0.53%
Hidalgo	McAllen	2.00%	\$6,672,895.17	\$6,326,487.78	5.47%	\$25,094,576.94	\$23,901,331.99	4.99%
Hidalgo	Mercedes	2.00%	\$564,062.91	\$520,940.96	8.27%	\$2,358,861.02	\$2,257,174.15	4.50%
Hidalgo	Mission	2.00%	\$1,871,790.49	\$2,428,822.77	-22.93%	\$6,328,132.26	\$6,738,254.73	-6.08%
Hidalgo	Palmhurst	1.50%	\$198,363.50	\$206,961.61	-4.15%	\$750,858.20	\$760,784.61	-1.30%
Hidalgo	Palmview	1.50%	\$188,944.45	\$155,049.31	21.86%	\$593,343.39	\$550,174.88	7.84%
Hidalgo	Penitas	1.50%	\$119,969.83	\$109,753.11	9.30%	\$406,251.68	\$368,110.99	10.36%
Hidalgo	Pharr	2.00%	\$2,269,821.61	\$2,107,902.27	7.68%	\$7,238,574.21	\$6,964,168.98	3.94%
Hidalgo	Progreso	2.00%	\$22,657.19	\$22,293.33	1.63%	\$73,132.61	\$77,973.98	-6.20%
Hidalgo	Progreso Lakes	1.50%	\$7,384.11	\$4,782.43	54.40%	\$22,137.74	\$16,502.82	34.14%
Hidalgo	San Juan	2.00%	\$547,216.68	\$390,322.62	40.19%	\$1,589,163.50	\$1,415,854.48	12.24%
Hidalgo	Sullivan City	1.00%	\$20,404.62	\$30,661.74	-33.45%	\$63,810.88	\$77,862.44	-18.04%
Hidalgo	Weslaco	2.00%	\$1,526,637.18	\$1,359,133.45	12.32%	\$5,054,053.49	\$4,710,910.99	7.28%
			\$564,062.91					
			75%					
	City		\$423,047.18					
			564062.91					
			25%					
	EDC		\$141,015.73					

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of February 28, 2023

	Feb 28, 23	Jan 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.4 · Cash - Development Corp_0913	1,148,348.34	1,108,170.94	40,177.40
11011 · VTX Bond 2016	200.00	200.00	0.00
11012 · Development Corp - TXCLASS	130,582.29	130,582.29	0.00
Total 10001 · Cash & Cash Equivalents	1,279,130.63	1,238,953.23	40,177.40
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	278,750.54	278,750.54	0.00
Total 11200 · Restricted Cash & Cash Equiv.	278,750.54	278,750.54	0.00
Total Checking/Savings	1,557,881.17	1,517,703.77	40,177.40
Accounts Receivable			
13019 · Sales Tax Receivable	320,698.06	320,698.06	0.00
Total Accounts Receivable	320,698.06	320,698.06	0.00
Total Current Assets	1,878,579.23	1,838,401.83	40,177.40
Fixed Assets			
11020 · Redevelopment Asset	3,098,506.27	3,098,506.27	0.00
Total Fixed Assets	3,098,506.27	3,098,506.27	0.00
Other Assets			
13078 · Loan Rec - MD Int'l(Orb-Galvan)	116,500.68	116,500.68	0.00
13999 · Note Receivable - City	391,323.56	391,323.56	0.00
Total Other Assets	507,824.24	507,824.24	0.00
TOTAL ASSETS	5,484,909.74	5,444,732.34	40,177.40
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	1,080.00	7,290.23	-6,210.23
Total Accounts Payable	1,080.00	7,290.23	-6,210.23
Other Current Liabilities			
22170 · Insurance Payable	264.80	246.72	18.08
24000 · Payroll Liabilities	1,883.74	2,034.63	-150.89
Total Other Current Liabilities	2,148.54	2,281.35	-132.81
Total Current Liabilities	3,228.54	9,571.58	-6,343.04
Long Term Liabilities			
28004 · Due to City - Proposed	49,093.34	49,093.34	0.00
28005 · Due to City for MIF - Proposed	29,712.11	29,712.11	0.00
Total Long Term Liabilities	78,805.45	78,805.45	0.00
Total Liabilities	82,033.99	88,377.03	-6,343.04
Equity			
32000 · Unassigned Fund Balance	1,593,435.59	1,593,435.59	0.00
37000 · Restricted Fund Balance	395,251.22	395,251.22	0.00
38000 · Nonspendable Fund Balance	3,098,506.27	3,098,506.27	0.00
Net Income	315,682.67	269,162.23	46,520.44
Total Equity	5,402,875.75	5,356,355.31	46,520.44
TOTAL LIABILITIES & EQUITY	5,484,909.74	5,444,732.34	40,177.40

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending February 28, 2023

	Oct '22 - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	910,160.80	1,879,794.93	-969,634.13	48.4%
Total Taxes	910,160.80	1,879,794.93	-969,634.13	48.4%
44000 · Miscellaneous				
44005 · Texas Class Transfer	0.00	128,124.88	-128,124.88	0.0%
44006 · Other Income-City Pmt VTX	52,083.35	125,000.00	-72,916.65	41.7%
44007 · Other Income - Real Estate	20,000.00	0.00	20,000.00	100.0%
44020 · Interest - TX Class	5,472.81	509.00	4,963.81	1,075.2%
44027 · Interest - MD Int'l(Orb Galvan)	0.00	1,933.00	-1,933.00	0.0%
44041 · Loan Principal Payments - EDC	0.00	5,000.00	-5,000.00	0.0%
44097 · Other Financing Sources-Reserve	0.00	816,619.00	-816,619.00	0.0%
Total 44000 · Miscellaneous	77,556.16	1,077,185.88	-999,629.72	7.2%
Total Income	987,916.96	2,956,980.81	-1,969,063.85	33.4%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	44,383.17	129,212.00	-84,828.83	34.3%
5101100 · TMRS Contribution	7,001.33	23,645.80	-16,644.47	29.6%
5101120 · Social Security	3,384.49	8,011.14	-4,626.65	42.2%
5101127 · Cell Phone Allowance	250.00	600.00	-350.00	41.7%
5101140 · Unemployment Comp	0.00	1,500.00	-1,500.00	0.0%
5101160 · Health/Life Insurance	3,546.32	13,896.00	-10,349.68	25.5%
5101180 · Worker's Comp	0.00	305.00	-305.00	0.0%
Total 5100000 · Personnel Costs	58,565.31	177,169.94	-118,604.63	33.1%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	3,120.00	17,400.00	-14,280.00	17.9%
5102011 · Contract Labor - Writer	1,600.00	6,000.00	-4,400.00	26.7%
5102012 · Automobile Mileage	78.50	2,000.00	-1,921.50	3.9%
5102014 · Billboards	0.00	4,800.00	-4,800.00	0.0%
5102020 · Audit	9,000.00	19,000.00	-10,000.00	47.4%
5102021 · Loan Fees - EDC	0.00	750.00	-750.00	0.0%
5102025 · Telephones	2,195.55	5,400.00	-3,204.45	40.7%
5102080 · Office Equipment - Lease	1,573.84	3,500.00	-1,926.16	45.0%
5102095 · Meetings	1,029.70	2,600.00	-1,570.30	39.6%
5102102 · D & O Insurance	0.00	700.00	-700.00	0.0%
5102125 · Legal	11,236.00	45,000.00	-33,764.00	25.0%
5102130 · Membership/Subs	625.00	1,000.00	-375.00	62.5%
5102131 · Web-Site	3,325.00	7,980.00	-4,655.00	41.7%
5102133 · Miscellaneous	135.00	500.00	-365.00	27.0%
5102134 · Bldg Lease	7,791.00	15,582.00	-7,791.00	50.0%
5102138 · Postage	26.95	0.00	26.95	100.0%
5102142 · Janitorial	5,280.00	13,200.00	-7,920.00	40.0%
5102144 · Receptionist	7,000.00	14,000.00	-7,000.00	50.0%
5102150 · Travel & Training	5,675.75	15,000.00	-9,324.25	37.8%
5102160 · Water Bill	787.07	1,700.00	-912.93	46.3%
5102165 · Electricity	1,641.63	3,000.00	-1,358.37	54.7%
5102310 · Sponsorships	20,750.00	31,250.00	-10,500.00	66.4%
5102320 · Professional Fees - Accounting	9,600.00	19,200.00	-9,600.00	50.0%
5102335 · Projects	160,651.83	1,153,984.05	-993,332.22	13.9%
5102340 · Chamber	10,000.00	52,000.00	-42,000.00	19.2%
5102355 · Series 2007 - Interest	27,542.67	55,737.50	-28,194.83	49.4%
5102356 · Series 2007 - Principal	0.00	225,000.00	-225,000.00	0.0%
5102362 · Project Rios of Mercedes	0.00	51,400.00	-51,400.00	0.0%
5102365 · Project VIDA	15,000.00	15,000.00	0.00	100.0%
5102371 · TLF Repayment - Principal	48,954.94	119,829.34	-70,874.40	40.9%
5102372 · TLF Repayment - Interest	7,225.29	13,631.90	-6,406.61	53.0%
5102379 · Project RGV Livestock Show Park	25,000.00	25,000.00	0.00	100.0%
5102382 · Project La Herencia	0.00	66,666.00	-66,666.00	0.0%
5102396 · VTX Note	104,166.70	250,000.08	-145,833.38	41.7%

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending February 28, 2023

	<u>Oct '22 - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5102397 · Project Orchard Grove Apartment	0.00	50,000.00	-50,000.00	0.0%
5102399 · Outlet Mall Oct 18' - Oct 28'	109,719.50	450,000.00	-340,280.50	24.4%
Total 5102000 · Other Services & Charges	600,731.92	2,757,810.87	-2,157,078.95	21.8%
5102500 · Maintenance				
5102520 · Office Equipment	0.00	3,000.00	-3,000.00	0.0%
5102540 · Maintenance	12,000.00	16,000.00	-4,000.00	75.0%
Total 5102500 · Maintenance	12,000.00	19,000.00	-7,000.00	63.2%
5103000 · Supplies				
5103050 · Office Supplies	937.06	2,000.00	-1,062.94	46.9%
Total 5103000 · Supplies	937.06	2,000.00	-1,062.94	46.9%
5104000 · Capital Outlay				
5104005 · Furniture & Fixtures	0.00	1,000.00	-1,000.00	0.0%
Total 5104000 · Capital Outlay	0.00	1,000.00	-1,000.00	0.0%
Total Expense	672,234.29	2,956,980.81	-2,284,746.52	22.7%
Net Ordinary Income	315,682.67	0.00	315,682.67	100.0%
Net Income	<u>315,682.67</u>	<u>0.00</u>	<u>315,682.67</u>	<u>100.0%</u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of February 28, 2023

	Feb 28, 23	Jan 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	260,160.43	254,633.95	5,526.48
11012.1 · EDC RBEG Grant-TXCLASS	42,643.54	42,643.54	0.00
Total 11111.1 · Restricted Cash & Cash Eq.	302,803.97	297,277.49	5,526.48
Total Checking/Savings	302,803.97	297,277.49	5,526.48
Total Current Assets	302,803.97	297,277.49	5,526.48
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	89,366.50	90,969.63	-1,603.13
13078.1 · Loan Rec - MD International	48,000.00	48,000.00	0.00
13079.1 · Loan Rec - First Nat'l B(Gomez)	25,822.45	25,822.45	0.00
13082.1 · Loan Rec - The Grind	36,909.06	37,246.00	-336.94
13092.1 · Loan Rec - Reybotics, LLC (Adv)	146,280.17	146,280.17	0.00
13095.1 · Loan Rec - Werbiski Ashley & H	4,553.18	5,083.33	-530.15
13096.1 · Loan Rec - Top Gym - San Miguel	32,408.70	33,518.81	-1,110.11
13097.1 · Loan Rec - Ashley R Gonzalez	42,761.86	42,906.53	-144.67
13098.1 · N/R - Valor Fitness LLC	45,484.75	45,837.65	-352.90
13098.3 · N/R - NTM Ventures LLC	83,703.93	84,088.68	-384.75
13296.1 · Allowance - RBEG	-28,326.68	-28,326.68	0.00
Total Other Assets	526,963.92	531,426.57	-4,462.65
TOTAL ASSETS	829,767.89	828,704.06	1,063.83
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	27,883.40	27,883.40	0.00
32001.1 · Fund Balance - Auxiliary	-12,921.25	-12,921.25	0.00
37000.1 · Restricted Fund Balance - RBEG	809,908.23	809,908.23	0.00
Net Income	4,897.51	3,833.68	1,063.83
Total Equity	829,767.89	828,704.06	1,063.83
TOTAL LIABILITIES & EQUITY	829,767.89	828,704.06	1,063.83

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending February 28, 2022

	Feb 23	Oct '22 - Feb 23
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	570.16
44026.1 · Interest - DeLaGarza Bakery	373.85	1,934.56
44031.1 · Interest - The Grind	118.37	604.52
44095.1 · Interest - Werbiski Ashley & H	15.60	121.45
44096.1 · Interest - Top Gym - San Miguel	57.85	408.77
44097.1 · Interest - Ashley R Gonzalez	176.33	580.93
44098.1 · Interest - Valor Fitness	233.58	561.19
44296.2 · Interest - NTM Ventures	214.25	841.93
Total 44000 · Miscellaneous	1,189.83	5,623.51
Total Income	1,189.83	5,623.51
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	126.00	726.00
Total 5102000 · Other Services & Charges	126.00	726.00
Total Expense	126.00	726.00
Net Ordinary Income	1,063.83	4,897.51
Net Income	1,063.83	4,897.51

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of February 28, 2023

	<u>Feb 28, 23</u>	<u>Jan 31, 23</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	207,567.81	237,109.16	-29,541.35
Total Checking/Savings	<u>207,567.81</u>	<u>237,109.16</u>	<u>-29,541.35</u>
Total Current Assets	207,567.81	237,109.16	-29,541.35
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	70,070.75	70,070.75	0.00
13078.2 · Loan Rec - MD Int'l (Galvan)	108,108.46	108,108.46	0.00
13079.2 · Loan Rec - First Nat'l (Gomez)	16,132.80	16,132.80	0.00
13090.2 · Loan Rec - Castaneda Mario & M	62,241.69	63,129.97	-888.28
13295.2 · Loan Rec - Raquel Moreno	3,051.96	3,324.78	-272.82
Total Other Assets	<u>259,605.66</u>	<u>260,766.76</u>	<u>-1,161.10</u>
TOTAL ASSETS	<u>467,173.47</u>	<u>497,875.92</u>	<u>-30,702.45</u>
LIABILITIES & EQUITY			
Equity			
32000 · Unassigned Fund Balance	-2,177.01	-2,177.01	0.00
32001.2 · Fund Balance - Auxiliary IRP	-20,217.39	-20,217.39	0.00
37000.2 · Restricted Fund Balance - IRP	516,282.99	516,282.99	0.00
Net Income	<u>-26,715.12</u>	<u>3,987.33</u>	<u>-30,702.45</u>
Total Equity	<u>467,173.47</u>	<u>497,875.92</u>	<u>-30,702.45</u>
TOTAL LIABILITIES & EQUITY	<u>467,173.47</u>	<u>497,875.92</u>	<u>-30,702.45</u>

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending February 28, 2023

	Feb 23	Oct '22 - Feb 23
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	0.00	936.87
44027.2 · Interest - MD Int'l (Galvan)	0.00	2,514.04
44090.2 · Interest - Castaneda Mario & M	171.85	841.57
44295.2 · Interest - Raquel Moreno	9.70	56.40
Total 44000 · Miscellaneous	181.55	4,348.88
Total Income	181.55	4,348.88
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	36.00	216.00
52114.2 · IRP Note - Principal	25,559.90	25,559.90
52115.2 · IRP Note - Interest	5,288.10	5,288.10
Total 5102000 · Other Services & Charges	30,884.00	31,064.00
Total Expense	30,884.00	31,064.00
Net Ordinary Income	-30,702.45	-26,715.12
Net Income	-30,702.45	-26,715.12

Economic Development Corporation of Mercedes, Texas (EDC)			
Debt Summary			
As of February 28 ,2023			
Debt Description	Feb. 28, 2023	Jan. 31, 2023	\$ Change
USDA - IRP Note Payable	503,249.93	528,809.83	(25,559.90)
Bonds Payable 2007	1,225,000.00	1,225,000.00	-
Bonds Payable 2016 - VTX	854,166.94	875,000.28	(20,833.34)
Estimated Mall Rebate Liability	1,420,135.45	1,529,854.95	(109,719.50)
Texas Leverage Fund Payable	263,275.83	272,947.78	(9,671.95)
Economic Development Corporation of Mercedes, Texas (EDC)			
Accounts Payable			
As February 28, 2023			
Vendor Description	Feb. 28, 2023	Jan. 31, 2023	
Trans Union, LLC - Membership	\$ -	\$ -	
Elizabeth Rodriguez	\$ 1,080.00	\$ 960.00	
RGV - CEP AGNR	-	5,175.00	
City of Mercedes	-	886.58	
Hudson Energy	-	466.44	
	-	-	
	\$ 1,080.00	\$ 7,488.02	

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 02/14/23 Next Closing Date 03/17/23

Account Ending 5-31009



p. 1/7

Customer Care: 1-800-521-6121

TTY: Use Relay 711

Website: americanexpress.com

New Balance **\$343.99****Minimum Payment Due** **\$35.00****Payment Due Date** **03/11/23**

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 03/11/23, you may have to pay a late fee of up to \$39.00 and your APRs may be increased to the Penalty APR of 29.99%.

Membership Rewards[®] Points

Available and Pending as of 01/31/23

17,410For up to date point balance and full program details, visit membershiprewards.com**Account Summary**

Previous Balance	\$4,019.16
Payments/Credits	-\$4,268.76
New Charges	+\$593.59
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance	\$343.99
Minimum Payment Due	\$35.00

Credit Limit	\$13,000.00
Available Credit	\$12,656.01

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	11 months	\$374

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 7.

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 02/14/23

p. 3/7

Account Ending 5-31009

**Customer Care & Billing Inquiries**

International Collect

Cash Advance at ATMs Inquiries

Large Print & Braille Statements

1-800-521-6121

1-623-492-7719

1-800-CASH-NOW

1-800-521-6121



Website: americanexpress.com

**Customer Care
& Billing Inquiries**

P.O. BOX 981535

EL PASO, TX

79998-1535

Payments

PO BOX 6031

CAROL STREAM IL

60197-6031

Hearing Impaired

Online chat at americanexpress.com or use Relay dial 711 and 1-800-521-6121**Payments and Credits****Summary**

	Total
Payments	-\$4,019.16
Credits	-\$249.60
Total Payments and Credits	-\$4,268.76

Detail *Indicates posting date

Payments	Amount
01/30/23* PAYMENT RECEIVED - THANK YOU	-\$4,019.16
Credits	Amount
02/04/23 GLOBAL EXPERIENCE SPECIALISTS (800)475-2098 NV EXPOSITIONS	-\$249.60 ✓

New Charges**Summary**

	Total
Total New Charges	\$593.59 ✓

Detail

MELISSA RAMIREZ

Card Ending 5-31009

				Amount
01/17/23	LOOPNET COMMERCIAL P	888-567-7442	DC	Marketing & Promotion \$79.00 ✓
01/17/23	EASIRENT.COM-DAL 056220000060004 TIM.KOEHLER@EASIRENT.COM	DALLAS	TX	Travel & Training ICSC \$52.35 -
01/18/23	TARGET 008755 09100008755 612-3044357	DALLAS	TX	Travel & Training ICSC \$40.13 ✓
01/18/23	ACE PARKING LOT 619-233-6624	DALLAS	TX	Travel & Training ICSC \$15.00 ✓
01/19/23	GLOBAL EXPERIENCE SPECIALISTS 5213846 78570	(800)475-2098	NV	Travel & Training ICSC \$151.20 ✓
01/19/23	PLAT PARKING LOT 160 000000001 2148716061	DALLAS	TX	Travel & Training ICSC \$20.00 ✓
01/20/23	NYLO HOTEL SOUTH SIDE Arrival Date 01/17/23 00000000 LODGING	DALLAS	TX	Travel & Training ICSC \$67.80 -
	Departure Date 01/20/23			

Continued on reverse

Detail Continued

						Amount
01/20/23	NYLO HOTEL SOUTH SIDE Arrival Date 01/18/23 00000000 LODGING	Departure Date 01/20/23	DALLAS	TX	Travel & Training ICSC	\$0.01 ✓
01/20/23	NYLO HOTEL SOUTH SIDE Arrival Date 01/18/23 00000000 LODGING	Departure Date 01/20/23	DALLAS	TX	Travel & Training ICSC	\$0.01 ✓
01/20/23	SELF PARK OMNI 2147446664		DALLAS	TX	Travel & Training ICSC	\$17.32 ✓
01/20/23	8390 N STEMMONS FWY 57543425607 2146344100		DALLAS	TX	Travel & Training ICSC	\$17.75 ✓
01/24/23	GOTOCOM*GOTOMEETING ONLINE SVCS		GOTO.COM	MA	Meetings	\$51.06 ✓
02/10/23	WALMART.COM 800-966-6546		WALMART.COM	AR	Office Supplies	\$47.61 ✓
02/10/23	USPS PO 4858200081 001372731 8002758777		MERCEDES	TX	Office Supplies	\$13.45 ✓
02/13/23	USPS PO 4858200081 001372731 8002758777		MERCEDES	TX	Office Supplies	\$20.90 ✓

Fees

	Amount
Total Fees for this Period	\$0.00

Interest Charged

	Amount
Total Interest Charged for this Period	\$0.00

About Trailing Interest

You may see interest on your next statement even if you pay the new balance in full and on time and make no new charges. This is called "trailing interest". Trailing interest is the interest charged when, for example, you didn't pay your previous balance in full. When that happens, we charge interest from the first day of the billing period until we receive your payment in full. You can avoid paying interest on purchases by paying your balance in full and on time each month. Please see the "When we charge interest" sub-section in your Cardmember Agreement for details.

2023 Fees and Interest Totals Year-to-Date

	Amount
Total Fees in 2023	\$0.00
Total Interest in 2023	\$0.00

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



00007437 TT212S03012302071800 01 000000000 0007437 005

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

Account Number
Statement Date
Statement Thru Date
Check/Items Enclosed
Page

XXXXXX0913
02/28/2023
02/28/2023
24
1

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



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PUBLIC FUNDS ANALYSIS

Account Number: XXXXXX0913

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 02/01/2023	\$1,121,704.38
+ Deposits and Credits (2)	\$262,489.27
- Withdrawals and Debits (29)	\$228,382.71
Ending Balance as of 02/28/2023	\$1,155,810.94
Service Charges for Period	\$0.00
Average Balance for Period	\$1,122,701.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Feb 02	DEPOSIT	200.00
Feb 21	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	262,289.27

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Feb 01	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00
Feb 02	BENE:TEXAS LEVERAGE FUND TRN:P202302020014358	11,313.47



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DEBITS AND OTHER WITHDRAWALS (Continued)

Date	Description	Withdrawals
Feb 03	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	2,491.00
Feb 15	IRS/USATAXPYMT *****4612959901 DEVELOPMENT CORPORATIO	2,034.63
Feb 17	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	2,648.80
Feb 23	REF 345PNCL TO *0691	10,416.67

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Feb 13	4146	250.00	Feb 10	4161	1,298.50	Feb 13	4170	1,200.00
Feb 01 <i>Legal</i>	*4148	11,236.00	Feb 09	4162	1,875.00	Feb 13	4171	189.97
Feb 01	4149	50.00	Feb 22	4163	5,175.00	Feb 22 <i>bond</i>	4172	27,542.67
Feb 06	4150	83.94	Feb 14	4164	1,600.00	Feb 10	4173	6,750.00
Feb 08	*4156	197.79	Feb 15	*4166	1,768.83	Feb 22	*4175	50.10
Feb 01	4157	146.88	Feb 23 <i>Simon</i>	4167	109,719.50	Feb 27	4176	439.11
Feb 07	*4159	886.58	Feb 15	4168	400.00	Feb 28 <i>RGVLS</i>	*4180	25,000.00
Feb 07	4160	466.44	Feb 22	4169	2,191.83			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Feb 01	1,109,311.50	Feb 09	1,092,197.28	Feb 21	1,336,345.82
Feb 02	1,098,198.03	Feb 10	1,084,148.78	Feb 22	1,301,386.22
Feb 03	1,095,707.03	Feb 13	1,082,508.81	Feb 23	1,181,250.05
Feb 06	1,095,623.09	Feb 14	1,080,908.81	Feb 27	1,180,810.94
Feb 07	1,094,270.07	Feb 15	1,076,705.35	Feb 28	1,155,810.94
Feb 08	1,094,072.28	Feb 17	1,074,056.55		



CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/14/23

Pay to the order of: SAS OPA LLC
One Thousand Six Hundred and 00/100

SAS OPA LLC
P.O. Box 1009
Wichita, TX 78570

Assuming Service for January 2023

#0000004164# 61149101284 1001030913#

02/14/2023 Check 4164 \$1,600.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/15/23

Pay to the order of: City of Mercedes
One Thousand Seven Hundred and 80/100 and 00/100

City of Mercedes
P.O. Box 9972
Mercedes, TX 78570

TBMC Payment - January 2023

#0000004165# 61149101284 1001030913#

02/15/2023 Check 4166 \$1,768.83

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/23/23

Pay to the order of: Sam Property Group, LP
One Hundred Thousand Seven Hundred Ninety and 00/100

Sam Property Group, LP
1000 RPT, P.O. Box 708
1000 RPT, Lubbock, TX 79407

Outstanding for 2018 - On 12/18

#0000004167# 61149101284 1001030913#

02/23/2023 Check 4167 \$109,719.50

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/15/23

Pay to the order of: Ricardo D. Geronzi
Four Hundred and 00/100

Ricardo D. Geronzi
2222 West 4th St
Houston, TX 77006

January 2023 Contract

#0000004168# 61149101284 1001030913#

02/15/2023 Check 4168 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/22/23

Pay to the order of: Pablo Pineda Villalobos, J. POC
Two Thousand One Hundred Ninety and 83/100

Pablo Pineda Villalobos, J. POC
P.O. Box 118
Edinburg, TX 78540

Property Taxes

#0000004169# 61149101284 1001030913#

02/22/2023 Check 4169 \$2,191.83

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/13/23

Pay to the order of: Lisa S. Garcia Escobar
One Thousand Two Hundred and 00/100

Lisa S. Garcia Escobar
1206 S. Main
Mercedes, TX 78570

Contract Balance Due to Client

#0000004170# 61149101284 1001030913#

02/13/2023 Check 4170 \$1,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/13/23

Pay to the order of: Melissa Reynolds
One Hundred Eighty Nine and 00/100

Melissa Reynolds
3400 Guage Avenue
Odessa, TX 79761

Rebates due

#0000004171# 61149101284 1001030913#

02/13/2023 Check 4171 \$189.97

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/22/23

Pay to the order of: Bank of America
Two Thousand Seven Hundred and 67/100

Bank of America
PO Box 4138
Dallas, TX 75240-4138

#0000004172# 61149101284 1001030913#

02/22/2023 Check 4172 \$27,542.67

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/10/23

Pay to the order of: Adair West CPA
Six Thousand Seven Hundred Fifty and 00/100

Adair West CPA
8520 N. Main Ave
McAllen, TX 78501

PV212 Audit

#0000004173# 61149101284 1001030913#

02/10/2023 Check 4173 \$6,750.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/22/23

Pay to the order of: Trans Unit, LLC
Fifty and 00/100

Trans Unit, LLC
PO Box 10000
Chicago, IL 60680-9000

Electronic Data

#0000004175# 61149101284 1001030913#

02/22/2023 Check 4175 \$50.10

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/27/23

Pay to the order of: Lisa Wilson, Cash
Four Hundred Twenty Nine and 00/100

Lisa Wilson, Cash
1700 South 27th
Chicago, IL 60617-6207

Assuming Service for January 2023

#0000004176# 61149101284 1001030913#

02/27/2023 Check 4176 \$439.11

DEVELOPMENT CORPORATION OF MERCEDES, INC. TEXAS NATIONAL BANK
302 E. Ohio, Mercedes, TX 78570
Check date: 02/28/23

Pay to the order of: Rio Grande Valley Livestock Show, Inc.
Twenty Thousand and 00/100

Rio Grande Valley Livestock Show, Inc.
1800 West 1st
Mercedes, TX 78570

Proceeds RV Livestock Show Parking (2023 Payment)

#0000004180# 61149101284 1001030913#

02/28/2023 Check 4180 \$25,000.00





0000470-0006959 PDF 506946

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

Summary Statement

February 28, 2023

Page 1 of 6

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Average Monthly Yield: 4.7575%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	130,582.29	0.00	477.40	983.65	130,837.68	131,059.69
TX-01-0607-0002	EDC 2006 RESERVE	278,750.54	0.00	1,019.05	2,099.71	279,295.70	279,769.59
TX-01-0607-0003	EDC RBEG FUND	42,643.54	0.00	155.90	321.23	42,726.94	42,799.44
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	70,070.75	0.00	256.18	527.83	70,207.80	70,326.93
TOTAL		522,047.12	0.00	1,908.53	3,932.42	523,068.12	523,955.65

Tel: (800) 707-6242

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

Security Holder Remittance Report for 3/9/2023

Start Date: 2/24/2023 12:00:00A
End Date: 3/9/2023 11:59:00PM
Print Date: 03/09/2023
Print Time: 3:28:56 pm

Security Holder Development Corporation of Mercedes

Investor Number <u>01-985-002</u>			Investor Name <u>Development Corp of Mercedes RBEG</u>							Rcvr'd	Net Remit
<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>Fee</u>		<u>Am</u>
98563684	REYBOTICS,	Regular Pymnt	02/27/2023	426.65	0.00	426.65	18.00	0.00	0.00	0.00	408.65
98575284	NTM Ventures	Regular Pymnt	02/27/2023	588.79	396.16	192.63	18.00	0.00	0.00	0.00	570.79
98575284	NTM Ventures	Prin Reduction	02/27/2023	11.21	11.21	0.00	0.00	0.00	0.00	0.00	11.21
98567980	San Miguel	Regular Pymnt	03/01/2023	1,167.96	1,093.38	74.58	18.00	0.00	0.00	0.00	1,149.96
98572140	Gonzalez	Regular Pymnt	03/01/2023	320.94	296.34	24.60	18.00	0.00	0.00	0.00	302.94
98572140	Gonzalez	Prin Reduction	03/01/2023	29.06	29.06	0.00	0.00	0.00	0.00	0.00	29.06
Investor/Bank/Group Total				2,544.61	1,826.15	718.46	72.00	0.00	0.00	0.00	2,472.61

Investor Number <u>01-985-003</u>			Investor Name <u>Development Corporation of Mercedes</u>							Rcvr'd	Net Remit
<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>Fee</u>		<u>Am</u>
98560836	Castaneda	Regular Pymnt	03/06/2023	1,060.13	872.54	187.59	18.00	0.00	0.00	0.00	1,042.13
Investor/Bank/Group Total				1,060.13	872.54	187.59	18.00	0.00	0.00	0.00	1,042.13

Total Security Holder	3,604.74	2,698.69	906.05	90.00	0.00	0.00	3,514.74
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Delinquency Report As Of March 09, 2023

Data Date: 03/09/2023
Data Time: 4:02:34 pm
Print Date: 03/09/2023
Print Time: 4:02:34 pm

Security Holder Development Corporation of Mercedes

<u>Investor Number: 01-985-002</u>		<u>Investor Name: Development Corp of Mercedes RBEG</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>
98554876	98,691.90	36,909.06	455.31	45.54	02/15/2023	933.39	01/15/2023	02/15/2023	53	2
Jom Investn, 7013 E. Expressway 83 Suite E.										
98573148	50,000.00	45,484.75	586.48	0.00	02/07/2023	1,172.96	02/01/2023	02/07/2023	36	2
Valor Fitnes,										

<u>Investor Number: 01-985-003</u>		<u>Investor Name: 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>
98550182	100,000.00	41,955.26	104.89	5.24		1,646.71	01/06/2022	11/29/2021	427	15
Gomez , Roy 334 South Texas Blvd.										
98569300	315,629.17	272,609.14	2938.50	386.09	12/27/2022	20,061.94	08/18/2022	12/27/2022	203	7
MD Internati, 311 D. Vogel Drive										

\$ 23,815.00

Mortgage Servicer System

Loan #	Loan Name	Inv Loan #	Due Date	Bk	Inv	Grp	Int Rate	Payment Amt	Prin Bal	T&I Bal	Loss Draft Bal	Unapplied Bal	Subsidy Bal
98550030	De La Garza, Albaro d	98550030	03/01/23	01	985	002	5.00000	1,976.98	89,366.50	.00	.00	.00	.00
98554876	Jom Investments, LLC	98554876	01/15/23	01	985	002	4.00000	455.31	36,909.06	.00	.00	.00	.00
98563684	REYBOTICS, LLC	98563684	03/24/23	01	985	002	3.50000	426.65	146,280.17	.00	.00	.00	.00
98564204	Werbiski, Ashley	98564204	03/03/23	01	985	002	3.50000	545.75	4,553.18	.00	.00	.00	.00
98567980	San Miguel, Juan A.	98567980	04/05/23	01	985	002	3.00000	1,167.96	31,315.32	.00	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	04/01/23	01	985	002	3.00000	320.94	42,436.46	.00	.00	.00	.00
98573148	Valor Fitness, LLC.	98573148	02/01/23	01	985	002	3.00000	586.48	45,484.75	.00	.00	.00	.00
98575284	NTM Ventures, LLC	98575284	04/01/23	01	985	002	3.00000	588.79	83,296.56	.00	.00	.00	.00
Group Totals:								6,068.86		.00		.00	
								479,642.00		.00			.00
Item Count = 8													
98550182	Gomez, Roy G.	98550182	01/06/22	01	985	003	3.00000	104.89	41,955.26	.00	.00	.00	.00
98560836	Castaneda, Mario	98560836	04/01/23	01	985	003	3.50000	1,060.13	61,369.15	.00	.00	.00	.00
98564988	Hinojosa, Raquel dba	98564988	03/23/23	01	985	003	3.50000	282.52	3,051.96	.00	.00	.00	.00
98569300	MD International, LLC	98569300	08/18/22	01	985	003	3.00000	2,938.50	272,609.14	.00	.00	.00	.00
Group Totals:								4,386.04		.00		.00	
								378,985.51		.00			.00
Item Count = 4													
Investor Totals:								10,454.90		.00		.00	
								858,627.51		.00			.00
Item Count = 12													
Bank Totals:								10,454.90		.00		.00	
								858,627.51		.00			.00
Item Count = 12													
Grand Totals:								10,454.90		.00		.00	
								858,627.51		.00			.00
Item Count = 12													

4. Discussion and Action: TX Class Report

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 3/8/2023
Re: Texas Class Quarterly Report

Recommendation: Approve Texas Class Quarterly Report



0000470-0006059 PDF T 506946

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

Summary Statement

February 28, 2023

Page 1 of 6

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

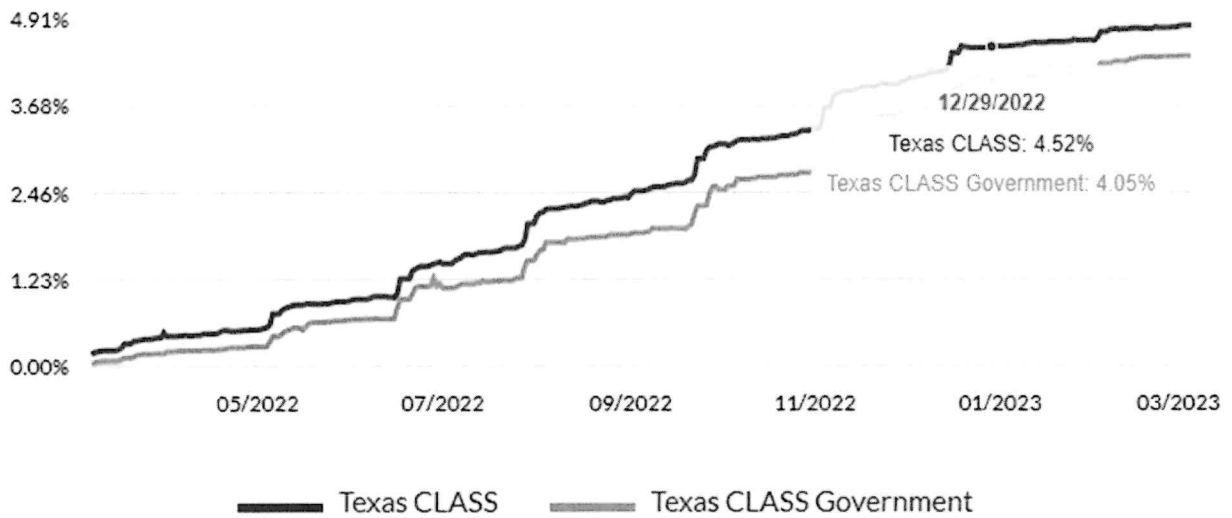
Average Monthly Yield: 4.7575%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	130,582.29	0.00	0.00	477.40	983.65	130,837.68	131,059.69
TX-01-0607-0002	EDC 2006 RESERVE	276,750.54	0.00	0.00	1,019.05	2,099.71	279,295.70	279,769.59
TX-01-0607-0003	EDC RBEG FUND	42,643.54	0.00	0.00	155.90	321.23	42,726.94	42,799.44
TX-01-0607-0004	IRP FUND OPERATING RESERVE	70,070.75	0.00	0.00	256.18	527.83	70,207.80	70,326.93
TOTAL		522,047.12	0.00	0.00	1,908.53	3,932.42	523,068.12	523,956.65

Rates as of March 5, 2023

	Texas CLASS	Texas CLASS Government
Daily Yield (%)	4.8131	4.3835
YTD Yield (%)	4.6729	4.2265
7-Day Yield (%)	4.8041	4.3800
30-Day Yield (%)	4.7759	4.3480
Weighted Average Maturity (To Reset)	40	16
Weighted Average Maturity (To Final)	68	87
Daily Dividend	0.000131866	0.000120096
Net Asset Value (NAV)	0.99998658	0.99992540

Texas CLASS Daily Yields



Type of Class: Texas Class

Maturity Date: None

Interest Rate Variable/Average February: 4.75%

Presented Before Board: March 15, 2023

Signature: _____ Date: _____

5. Discussion and Action: Chamber Billboard

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 3/10/2023
Re: Billboard

The Mercedes Area Chamber of Commerce billboard is in need of repair; estimated cost to repair is \$21K. The budget has \$4,800 allocated towards billboards which has not been utilized.



Recommendation: Approve \$4,800 for the repair of the billboard

PUBLIC NOTICE

NOTICE OF REQUEST FOR BID PROPOSALS FOR BILLBOARD REPAIR

Sealed bids are invited and will be received by the Mercedes Area Chamber of Commerce for the repair and remodel of a Wood Billboard located on the South side Frontage 83 and Mile 2 W. Billboard would consist of a 14X48 wood billboard, 2 expanded metal catwalks top and bottom/welded; a metal ladder; 2 safety cables; 3 metal stringers and a set of metal panels for a 14X48 board.

Bids will be received at the office of the Mercedes Area Chamber of Commerce up until 5 pm Tuesday, February 28, 2023. The envelope containing the Bid must be sealed and plainly marked "Bid for Billboard Repair".

Bids are scheduled to be awarded by the MACC at a Board Meeting March 8, 2023 by 1 pm. MACC reserves the right to reject any or all bids, to waive irregularities and/or informalities in any Bid and to make an award in any manner consistent with law, deemed in the best interest of the MACC.

PO# 502345 Invoice# 739284	Cortes Advertising Services 1212 West View St. San Juan, TX 78589	02/24/22	Page 2
	Mercedes Chamber of Commerce 320 S. Ohio Mercedes,Tx 78570		
QTY	14x48 Wood Billboard Repair Description	Location	Amount
2	Expanded Metal Catwalks Top and Bottom / Welded		
1	Metal Ladder		
2	Safety Cables		
3	Metal Stringers		
1 Set	Metal Panels for a 14x48 Board	Mercedes,Tx	21,000.00
		Total	21,000.00

6. Discussion and Action: Signage Grant

Memo

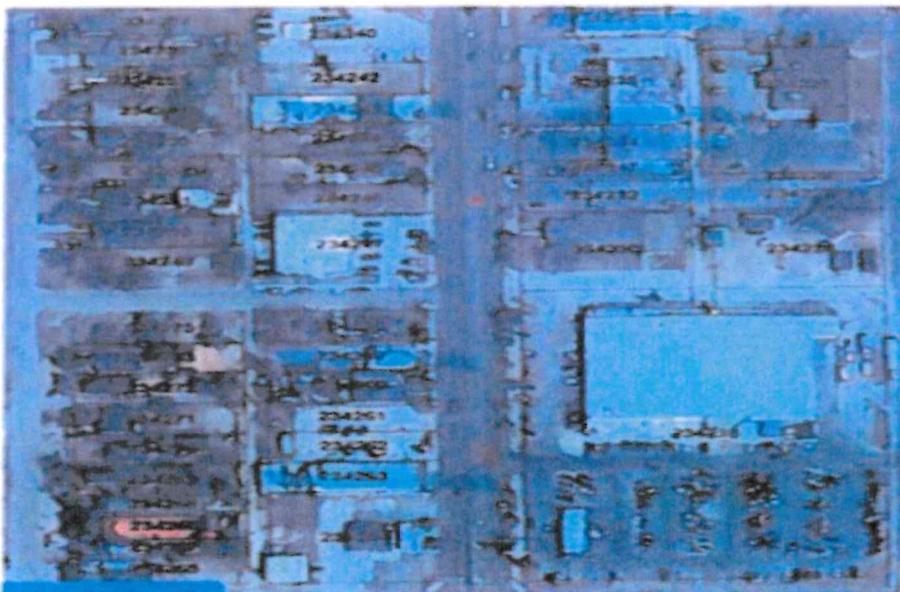
To: DCM Board of Directors
From: Norma Saenz
CC: Melissa Ramirez, Executive Director
Date: 2/11/22
Re: Signage of Grant Program

Update: The board elected to review signage ordinance with Planning and Zoning and Assistant City Manager.

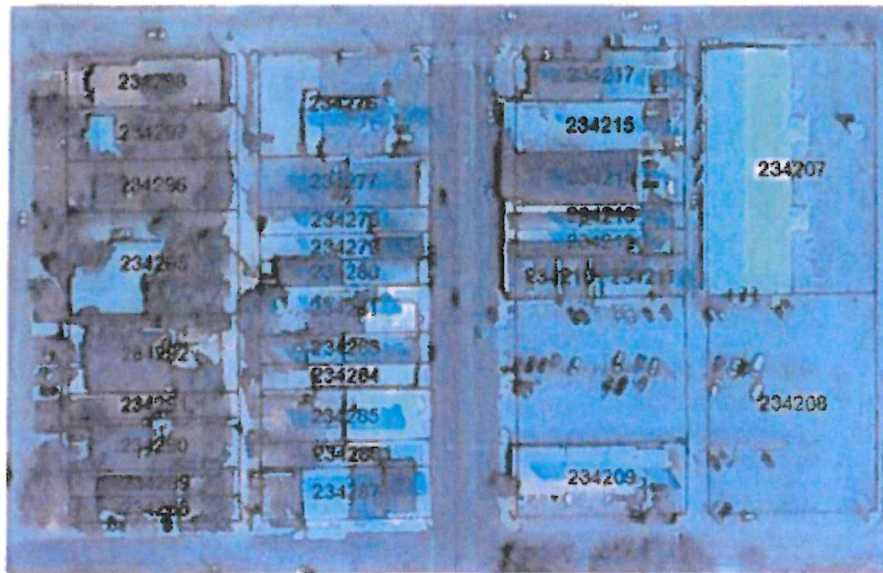
The DCM previously discussed creating a grant program for signage. The Board agreed to provide a grant for:

- A. Illuminated signs: The signage ordinance identifies an illuminated sign as any sign illuminated in any manner by an artificial source (page 3).
- B. Wall Sign: the signage ordinance identifies a wall sign as any painted on or attached to an erected parallel to the face of, of erected and confined within the limites of, the outside wall of any building and supported by such wall or building and which displays only one advertising surface (page8).
- C. Class "A" Business, Class "B" Business and Class "C": The signage ordinance identifies the as (A) business districts, (B) business and (C) heavy commercial. All classifications have been confirmed by P&Z.

Additionally, the Board discussed providing a grant to eligible businesses within downtown. The first target area was businesses located on Texas. On Texas Street, from frontage to Hidalgo Street there are about 7 businesses that do not have illuminated signage.



From Hidalgo Street to First Street there are about 16 businesses that do not have illuminated signs.



Discussion

- A. Identify the eligible grant area.
- B. Will this be open to new businesses, established businesses or both?
- C. Does the business owner or property owner need to apply? Do they both need to sign off on the application?
- D. The ordinance identifies an abandon sign as any sign that is located on property which becomes vacate for a period of three months or more; abandoned signs are prohibited and shall be removed by the owner of the sign, owner of the premises or the City Manager at the expense of the owner (page 10). Any consequences?
- E. Signs must be in compliance with codes and standards- this will be included in the grant.
- F. Does the Board want to bid this out or have the applicant gather three bids and reimburse each other after proof of payment? Bidding process may take a little longer to implement.
- G. Also consider a cutoff date to apply for the program and reimbursement.

Recommendation: Please discuss.

ORDINANCE NO. 2000-03

AN ORDINANCE PROVIDING FOR REGULATIONS GOVERNING ALL SIGNS IN THE CITY OF MERCEDES, AND REQUIRING ALL SIGNS TO CONFORM TO SUCH RULES AND REGULATIONS; PROVIDING FOR DEFINITIONS; PROVIDING FOR ADMINISTRATION AND ENFORCEMENT; PROVIDING FOR REGULATIONS CONCERNING NONCONFORMING USES; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MERCEDES THAT:

ARTICLE I

General

Section I. Purpose.

The purpose of this article is to permit such signs that will not, by reason of their size, location, construction, or manner of display, endanger the public safety of individuals; confuse, mislead, or obstruct the vision necessary for traffic safety; or otherwise endanger public health, safety, and morals; and to permit and regulate signs in such a way as to support and complement the land use objectives set forth in the zoning ordinance.

Section II. Objectives.

(a) *Primary objective.* The primary objective of this article is to ensure that since the Rio Grande Valley area is one of the country's foremost winter resorts, and since the city is a part of this area and wishes to attract and service the winter visitors, that what is seen is inviting and appreciated by both visitors and investors. The city has spent considerable funds in a continuing beautification program and is committed to an overall aesthetic improvement. The visual nuisance presented by an unregulated accumulation of signs within the city limits and its extraterritorial jurisdiction is not conducive to this effort.

(b) *Secondary objective.* This article is designed to eliminate potential safety hazards created by outdoor advertising display devices. For these reasons, the regulations set out in this article are deemed to be imperative.

Section III. Enforcement of article; right of entry

The city manager, or his designated representative, is hereby authorized and directed to administer and enforce all the provisions of this article, and shall have the right to enter any premises for inspection purposes during reasonable hours and after reasonable notice has been given in order to ensure the enforcement of this article. This article, in conjunction with the Standard Building Code and regulations of the state department of highways and public transportation, provides the guidelines and regulations for

any and all signs constructed, erected, altered, installed, relocated or renovated within the corporate limits of the city and its extraterritorial jurisdiction.

Section IV. Sign Definition

A sign is any device designed to inform or attract the attention of persons not on the premises on which the sign is located. The following shall be deemed to be excluded from the definition of "sign" as it applies to the regulations in this article:

- (1) Signs not exceeding two square feet in area and bearing only property numbers, post box numbers, or names of occupants of premises.
- (2) Flags and insignia of any government, except when displayed in connection with a commercial promotion.
- (3) Public signs of a public or noncommercial nature, which shall include community service information signs, public transit service signs (traffic signs), public utility information signs, safety signs, danger signs, trespassing signs, signs indicating scenic or historical points of interest, and all signs erected by a public officer in the performance of a public duty or by a government entity pursuant to State law.
- (4) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.
- (5) Signs which are fully located within the interior of any building or stadium, or within an enclosed lobby or court of any building, and signs located within the inner or outer lobby or court which are intended solely for information relating to the interior operation of the building in which they are located.
- (6) Memorial plaques or tablets, grave markers, statues and other remembrances of persons or events that are noncommercial in nature.

Section V. General Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Advertising sign means a sign, which identifies or promotes any product, commodity, or service.

Agricultural sign means a sign, which identifies the farm or ranch on which it is placed and advertising the products, crops, animals or poultry raised or quartered thereon.

Animated sign means a sign with action or motion, flashing color ranges requiring electrical energy, automatic electronically controlled copy changes, electronic or manufactured sources of supply, but not including wind actuated elements such as flags, banners or special items.

Authorized agent means an architect, builder, developer, engineer or other person empowered to act on behalf of other persons.

Beautification corridors mean the areas along U.S. Expressway and Business 83 from the East City limits to the West City limits.

Board means the Board of Adjustment of the City.

City manager means the city manager or his duly authorized representative, i.e., assistant city manager, director of planning, building inspector.

District means a part, zone, or geographic area within the city within which certain zoning or development regulations apply.

Expressway corridors mean the areas along U.S. Expressway and Business 83 from the East City limits to the West City limits.

Extraterritorial jurisdiction means the area extending one mile beyond the corporate limits of the City.

Gutter flow line means, in lieu of paved curb and gutter, the invisible lines to either side of the paved or used right-of-way of a road at which water will naturally flow parallel to such road.

Home occupation means a commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms; without the installation of machinery or additional equipment other than that customary to normal household operations; without the employment of additional persons; with a non-illuminated sign that is no larger than 18 inches by 24 inches to advertise the occupation, and which does not cause the generation of other than normal noise and pedestrian and vehicular traffic.

Illuminated sign means any sign illuminated in any manner by an artificial light source.

Institutional sign means a sign, which identifies a school, church, hospital, or similar publicly owned building.

Nonconforming sign means any sign which does not conform to the regulations of this article.

Off-premises sign means a sign including the supporting sign structure, which directs the attention of the general public to a business, service, or activity, not conducted or a product not offered or sold upon the premises where such sign is located.

On-premises sign means a sign which directs the attention of the general public to a lawful use of the premises on which it is located, including signs and sign devices indicating the business transacted, services rendered, or goods sold or produced on the premises, name of the business, and name of the person occupying the premises.

Premises or site means any platted or unplatted tract or any combination of contiguous lots held under single ownership.

Sexually oriented sign means any sign, which attracts attention to sexual activities, promotes sex or exposes sexually explicit parts of the body.

Standard Building Code means that code published by Southern Building Code Congress International, Inc., and adopted under Ordinance No. 98-16 and being a set of rules and regulations designed to protect the public's life, health and welfare in the built environment.

Section VI. Restrictions generally.

(a) No more than two permanent signs shall be permitted on one lot, except for those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage. This does not include exempted signs.

(b) No site may utilize more than three different types of signs, excluding temporary and exempted signs.

(c) Signs shall not create a nuisance to the occupancy or use of other properties as a result of their size, height, brightness, movement or location.

(d) No sign shall be allowed within the restricted area described as follows:

(1) All of that portion of land lying within a triangular shaped area on each street corner within the city described by metes and bounds as follows: Beginning at the precise corner of the intersection point of the curbs of each of the two streets forming each corner and extending 12 feet along each such curb line from such curb intersection point, the straight line from the ends of such 12-foot extensions, whether such land be privately owned or unpaved or untraveled street right-of-way.

(2) Where no curbs are in existence at such street intersections, such 12-foot lines shall coincide with the central flow line of the ditches paralleling such uncurbed streets, as shall be determined by the city manager or his duly authorized representative.

No sign of any type shall be placed within the public right-of-way.

(f) Searchlights. Searchlights may be allowed without permit on a temporary basis with the time to be anywhere between 4:00 p.m. and 10:00 p.m. The number of consecutive days when searchlights may be used is limited to three. The applicant must apply to the city manager or his duly authorized representative for permission to operate a searchlight at least three (3) business days before its intended

use and must comply with all other state and federal regulations pertaining to their use.

Section VII. Appeals.

Any person contesting any disapproval, interpretation and/or the application of any rule, standard, regulation, determination, requirement, or necessity set forth in this article shall have the right to appeal the decision of the city manager through the board of adjustment by established procedures. The board shall have the jurisdiction to grant special variances from the provisions of this article where it is found, upon presentation of adequate proof, that compliance with any provisions of this article will result in an arbitrary and unreasonable taking of property or in the practical closing or elimination of any lawful business, or a substantial financial hardship or inequity, in any case without sufficient corresponding benefit or advantage to the city and its citizens in terms of accomplishing the objectives of this article as set forth herein. The board of adjustments may permit such modifications of the requirements of this article as may be found necessary to avoid inconvenience arising because of the location of existing structures or of topography and is hereby authorized to grant such variances in accordance with the following restrictions:

- (1) Setback, effective area (face), and height of detached on-premises signs may be decreased or increased as much as ten percent.
- (2) The number of permanent signs on any premises may be increased by not more than one.
- (3) No variance shall be granted past the termination date established pursuant to that provision which permits the continuance of any nonconformity.

In no case may the board authorize a private sign on or over public property unless specifically authorized by this article.

Section VIII. Interpretation, intent.

In interpreting and applying the provisions of this article, or any amendments thereto, they shall be held to be minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity and general welfare. It is not intended by this article or any amendment thereto to interfere with or abrogate or annul any easements, covenants or other agreements between parties, or any statute, local ordinance or regulations, except that if this article or any amendment thereto imposes a greater restriction, or higher standard, this article or any amendment thereto shall control.

Section IX. Conflicting Provisions.

Whenever the requirements of this article are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

ARTICLE II

Types; Classifications

Section I. Sign types.

The various types of signs regulated by this article are hereby defined as follows:

(a) *Accessory sign* means a sign that is incidental to the effective operation of the enterprise to which it pertains, and is not intended to serve as the primary identification of the premises and does not attract the attention of passersby for the purpose of advertising a product or service available therein.

(b) *Banner sign* means any temporary sign intended to be hung either with or without frames, characters, letters, illustrations or ornamentations applied to paper, plastic, or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any institution or business shall not be considered banners for the purpose of this article.

(c) *Bench sign* means a sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

(d) *Billboard sign* means any flat surface erected on a framework or on any structure, or attached to posts and used for, or designed to be used for, the display of bills, posters, or other advertising material, for the purpose of advertising a business, organization, event, person, place, or thing not located on the same premises as such advertising material, with one or two parallel and directly opposite signs with their faces oriented in opposite directions and spaced not more than ten feet apart (see definition of off-premises signs, section 106-32).

(e) *Canopy sign* means a sign that is hung, affixed, or suspended beneath an awning or canopy and is intended to identify a business, product or service primarily for the benefit of pedestrian traffic. A canopy is defined as being a structure, not including a carport, either attached to or detached from any existing structure, having no side walls, consisting of a roof with support columns or posts and being constructed of noncombustible materials to be used solely for the purpose of providing shade and/or for the purpose of providing protection for gasoline and fuel dispensing equipment. For the sake of this article, this definition shall also include canopies used for the purpose of shade and/or protection over a public right-of-way, and further defined as a structure projecting from, extending beyond, and supported by a building.

(f) *Changeable copy sign* means a sign that is designed so that characters, letters or illustrations can be changed or rearranged without altering the face or the surface of the sign. This does not include those signs having automatic electronically controlled copy changes.

(g) *Construction sign* means any temporary non-illuminated sign giving the name of architects, engineers, builders, or contractors and lending institutions responsible for construction on the site where the sign is placed, together with other information included thereon.

(h) *Directory sign* means a sign on which the names and location of occupants or the use of a building is given. This shall include office buildings, church directories, and shopping malls.

(i) *Ground and/or pole sign* means any sign which is supported by structures or supports in or upon the ground and independent of support from any building, for the purpose of directing attention to the general public to a lawful use of the premises on which it is located (see definition of on-premises sign in section 106-32).

(j) *Home occupation sign* means any non-illuminated sign that is no larger than 18 inches by 24 inches, indicating the name of the occupant and/or occupation of a customary home occupation as defined in this article.

(k) *Marquee sign* means any sign attached to and made a part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

(l) *Political sign* means any temporary sign whose sole purpose is the transmittal of information concerning an upcoming political issue or campaign, or a public issue of potential concern to the community as a whole, except when each sign is affixed to a permanent sign structure.

(m) *Portable sign* means a movable sign that is not attached to a permanent support or building, designed to be temporary and mobile. This definition includes signs attached to trailers, but does not include signs permanently placed on the sides of motor vehicles.

(n) *Projecting sign* means any sign other than a wall sign affixed to any building or wall whose leading edge extends beyond such building or wall.

(o) *Real estate sign* means any temporary sign, which are used to offer for sale, lease, or rent the property upon which the sign is placed. No permit is required if the sign has an area of 32 square feet or less.

(p) *Roof sign* means any sign erected or constructed wholly upon and over the roof of any building and supported solely on the roof structure.

(q) *Snipe sign* means any sign of any material whatsoever that is attached in any way to a utility pole, tree, or any object located or situated on public or private property.

(r) *Street banner sign* means any temporary banner sign, which is stretched across and hung over a public right-of-way.

(s) *Subdivision sign* means a non-illuminated sign located on the property to be subdivided or recently subdivided.

(t) *Temporary sign* means any sign not on a permanent foundation, the life of which does not extend beyond that specified for certain uses in this article, such as construction, real estate, political, portable

and trailer signs.

(u) *Trailer sign* means any sign mounted on a vehicle normally licensed by the state as a trailer and used for advertising or promotional purposes.

(v) *Wall sign* means any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of, the outside wall of any building and supported by such wall or building and which displays only one advertising surface.

(w) *Window sign* means any sign affixed or attached to the interior or exterior of a window, not to exceed in size the surface of the window area.

Section II. Sign classifications.

(a) *Permitted signs.* Except as otherwise provided in this article, permitted signs shall be as enumerated in Article V of this article, signs permitted by zoning districts.

(b) *Exempted signs.* The following signs shall not require permits under this article: All signs defined in Article I, Section IV, and;

- (1) Temporary banner signs three feet or less in width.
- (2) Home occupation signs as allowed by the zoning ordinance.
- (3) Temporary political signs, unless on a trailer; see subsection (d) of this section.
- (4) Temporary real estate signs having 32 square feet or less of face area.
- (5) Window signs.
- (6) Construction signs.
- (7) Signs placed on the sides of motor vehicles, unless the vehicle is used as a stationary sign support.
- (8) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter. A sign containing the word "parking" at any parking lot where any person is charged any fee or other monetary consideration for parking shall be considered an advertising sign, not a private traffic directional sign.
- (9) Yard sale signs; provided, that no person shall attach in any way posters, notices or Advertisements to utility poles, meter posts, or trees in or along any street right-of-way within the city, and that no person shall put up any notice upon any building, wall or fence or other property of another person without having first obtained the consent of the owner of such property. The maximum time limit for all yard sale or home sale signs is seven consecutive days.

- (10) Gasoline price signs attached to a permanent fixture or structure not exceeding a total area of 12 square feet.
- (11) Signs not exceeding three square feet in area attached to gas pumps or gas pump canopies that are informational or directional and do not contain advertising matter.
- (12) Street banner signs hanging over a public right-of-way for a limited time with permission from the city manager.

(c) *Prohibited signs.* It shall be unlawful to erect or maintain any sign, which is not included under the types of signs permitted in district regulations. Prohibited signs within the corporate limits of the city and its extraterritorial jurisdiction include, but are not limited to, the following:

- (1) Any signs, which resemble an official traffic sign or signal which bear the words "stop," "go slow," "caution," "danger," "warning" or similar words, and which were not placed by proper governmental authority.
- (2) Signs which by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed to be a traffic control sign, signal, or device, and which were not placed by proper governmental authority, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign, signal or device.
- (3) Signs placed on trees, rocks or utility poles.
- (4) Signs that block other signs, fire escapes, doors and windows.
- (5) Signs, which emit sound, smoke, or steam.
- (6) Signs erected or placed within the public right-of-way shall be removed by the City at the expense of the person or entity which erected said sign.
- (7) Those existing signs attached to a building or canopy, which project into or hang over the public right-of-way shall be allowed to remain; however, they must comply with chapter 23, section 2303.5, of the Standard Building Code. Such signs when hung from a marquee or canopy shall be at least eight feet at the lowest level above the sidewalk or ground level. Signs shall not extend outside the line of the canopy. Signs shall not extend more than six feet above or 18 inches below the canopy and under no circumstances shall the sign have a vertical dimension greater than eight feet.

(d) *Temporary signs.*

- (1) *Temporary construction signs.* Temporary construction signs shall be permitted on the site of projects or developments approved by the Planning & Zoning Commission for the City of Mercedes or by the City Manager. Temporary construction signs may be erected and maintained for a period of 30 days prior to commencement of construction and shall be removed by the owner within 15 days after completion of building on the site.

(2) *Temporary political signs.* Temporary political signs may be placed in all zoning districts; however, such signs may not be placed in the public right-of-way. Such signs shall be removed within 15 days following the election for which the sign is posted.

(3) *Temporary real estate signs.* Temporary real estate signs shall be located only upon the premises for sale, lease, or rent. Such signs may be erected no more than 30 days prior to construction, and shall be removed within 15 days following the closing of the sale or lease of the premises upon which the sign is located.

(4) *Temporary portable and trailer signs.* Temporary portable signs and trailer signs shall be limited to one such sign per business in the Local Retail, Class A Business, Class B Business, Class C Business, Class LI Light Industrial, Class A & B Industrial Districts. Portable signs shall be permitted once a month for a period of up to seven consecutive days within any calendar month and shall be removed immediately upon the expiration date of the permit. There shall not be more than 12 permits for temporary business signs issued for the same premises within one calendar year. No portable sign shall be placed in a parking space on a lot on which, according to the city zoning ordinance, the required number of parking spaces is not provided. Temporary portable signs and trailer signs, if illuminated, shall be connected to a direct power source (G.F.C.I. required) within a three-foot radius of the sign.

(5) *Temporary banner signs.* Temporary banner signs shall be allowed. Banner signs, not exceeding three feet in width, used to attract attention to new residences or businesses shall not require a permit. Banner signs exceeding three feet in width may be used with permission of the city manager or duly authorized representative and shall require a permit.

(e) *Abandoned signs.* Except as otherwise provided in this article, any sign that is located on property which becomes vacant and is unoccupied for a period of three months or more, or any sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six months or more. An abandoned sign is prohibited and shall be removed by the owner of the sign, owner of the premises, or the city manager at the expense of the owner or lease of the premises after written notice has been served.

(f) *Unsafe signs.* Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the city manager, the owner thereof, or the person maintaining such sign, shall upon written notice from the city manager or duly authorized representative, forthwith in the case of immediate danger and in any case within ten days, secure such sign in a manner to be approved by the city manager, in conformity with the provisions of this article, or remove such sign. If such order is not complied with in ten days, the city manager shall remove such sign at the expense of the owner or lessee thereof.

(g) *Nonconforming signs.* Allowing nonconforming signs to remain in place indefinitely hampers a primary function of this article of improving the appearance of the community through sign control. For any nonconforming sign requiring removal, the city shall reimburse the owner according to the provisions

of state law (H.B. 1330 as amended).

No nonconforming sign shall be repaired or renovated where the effect of such repair or renovation shall be to enlarge or increase the structure of the nonconforming sign. For the purposes of this section, normal maintenance shall not be considered to be repair or renovation.

ARTICLE III

Compliance with Codes and Standards

Section I. Compliance required.

All signs hereafter erected shall comply with all applicable provisions of this article, with the Standard Building Code relating to structural design, and to the city electrical code for applicable components and installation and to the auxiliary specifications set forth in this article.

Section II. Auxiliary specifications.

(a) *Obstruction to exits.* No sign shall be erected so as to obstruct any fire escape, or required exit, window, or door opening intended as a means of egress.

(b) *Obstruction to ventilation.* No sign shall be erected which interferes with any opening required for ventilation.

(c) *Clearance from electrical power and communication lines.* Signs shall maintain all clearances from electrical conductors in accordance with the city electrical code and from all communications equipment or lines located within the city.

(d) *Clearance from surface and underground facilities.* Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. Furthermore, placement shall not interfere with natural or artificial drainage or surface or underground water.

(e) *Drainage.* The roofs of canopies exceeding 25 square feet shall be drained to prevent dripping onto neighboring property, public sidewalks or streets.

Section III. Structural and design requirements.

(a) *Design and stress diagrams.* Before a permit shall be granted, the erector of every outdoor advertising sign, with the exception of temporary signs, shall submit to the city manager or duly authorized representative a design and stress diagram or plan containing the design and stress specifications for such sign.

(b) *Wind pressure.* All outdoor advertising displays shall be constructed to withstand the wind pressure as specified by the current edition of the Standard Building Code, section 1205.1, application.

(c) *Plastic materials.* All outdoor advertising displays using plastic materials, wholly or partially, shall comply with specifications stipulated in the current edition of the Standard Building Code.

(d) *Measurement of sign area.* The size of a sign shall be measured from the outside dimensions of the sign and frame. A sign may have one or more display faces, unless otherwise specified. For off-premises signs, which are double-faced, each face is considered a separate sign in computing the face area. For on-premises signs which are double-faced, each face is considered a separate sign in computing the face area if each face is advertising a different business on the property. If the face area of an on-premises sign is identical on both sides, then the face area is computed by measuring one side only.

(e) *Setbacks.* For purposes of this article, setbacks shall be measured from the outside frame of the sign if the sign face is parallel to the property line. Setbacks are determined according to the type of sign and the zone in which the sign is to be located; see signs permitted by zoning districts, Article V of this article. Under no circumstances shall a private sign be allowed to project into a public right-of-way unless otherwise authorized by this article.

Section IV. Jurisdiction of state department of transportation.

All signs, other than those placed by the state, within the city and its extraterritorial jurisdiction, which are controlled by the state shall comply with standards and requirements as set down by the state department of transportation, or the city, whichever is the more restrictive. This includes but is not limited to signs within the highway right-of-way, public parks, public playgrounds or scenic areas, interchanges and intersections.

Section V. Inspections.

To assure compliance with this article, the city manager or duly authorized representative shall have the right to enter any premises for inspection purposes during reasonable hours and after reasonable notice has been given at intervals as required. Also, the city manager, upon notification of the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or the placement of the sign or shall notify the permit holder or the agent wherein the sign fails to comply with this article.

- (1) *Foundation inspection.* A foundation inspection is required of all permanent outdoor advertising displays constructed of block or brick or for which footings are required. Such inspections shall be made after trenches are excavated and any reinforcing steel is in place and prior to the placing of concrete.
- (2) *Setbacks inspection.* A setback inspection is required of all signs, permanent and temporary. Setbacks shall be inspected at the time the foundation inspection is made for permanent signs and prior to the placing of concrete and after placement for temporary signs.
- (3) *Electrical inspection.* An electrical inspection is required of all illuminated signs. A master,

licensed electrician shall do all electrical work. It shall be the responsibility of the electrician to call for the required inspection. Work shall not be done on any part of the sign installation beyond the point indicated in each successive inspection without first obtaining the approval of the city manager or duly authorized representative. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated under subsections (1) to (3) of this section.

Section VI. Permit identification.

Any sign for which a permit is required by this article shall bear a seal of compliance. This information shall be affixed to the sign.

Section VII. Maintenance; replacement or repair.

(a) *Maintenance.* All signs for which a permit is required by this article, together with all their supports, braces, guys and anchors, shall be kept in repair and unless of galvanized or non-corroding metal shall be thoroughly painted at least once every two years. The city manager or duly authorized representative may order the removal of any sign that is not maintained in accordance with the provisions of this section. Such removal shall be at the expense of the owner or lessee.

(b) *Replacement or repair.* When any sign or a substantial part of any sign is blown down or otherwise destroyed or taken down or removed for any purpose other than maintenance operations or for changing the letters, symbols, or other matter on the sign, it may not be re-erected, reconstructed, or rebuilt except in full conformance with the provisions and requirements of this article.

For purposes of this subsection, a sign or substantial part of a sign is considered to have been destroyed only if the cost of repairing such sign is more than 50 percent of the original cost of the existing sign at the same location.

Section VIII. Removal of signs by city manager.

(a) The city manager, or duly authorized representative, shall cause to be removed any sign that endangers the public safety, such as an abandoned, dangerous, or materially, electrically, or structurally defective sign, or a sign for which no permit has been issued. A notice shall be prepared which shall describe the sign and specify the violation involved, and which shall state that, if the sign is not removed or the violation is not corrected within ten days, the sign shall be removed in accordance with the provisions of this section.

(b) All notices mailed by the planning department under this section shall be sent by certified mail. Any time periods provided in this section shall be deemed to commence on the date of the receipt of the certified mail. For all other signs, the notice shall be mailed to the owner of the property on which the sign is located as shown on the last equalized assessment roll. If such address is known, or with reasonable care should be known, the notice shall be mailed to or delivered to the owner of the sign and the occupant of the property.

(c) Any person having an interest in the sign to be removed pursuant to this section or the property

where such sign is situated may appeal the determination of the city manager or duly authorized representative ordering removal or compliance by filing a written notice of appeal with the city board of adjustment within 30 days after the date of mailing the notice, or within 30 days after receipt of the notice if the notice was not mailed.

(d) Notwithstanding the provisions of this section, in cases of emergency, the city manager or duly authorized representative may cause the immediate removal of a dangerous or defective sign without notice.

ARTICLE IV

Licenses; Permits; Bonds; Insurance

Section I. Licensing of contractors.

(a) *Required.* No person shall engage or continue in the business of erecting, maintaining, or replacing any sign or advertising structure, or perform any such acts for compensation, without first having obtained a license from the code enforcement division of the community planning and development department of the city.

(b) *Fees; term; renewal.* A license fee in the amount of \$25.00 shall be assessed for each license issued under the provisions of this section. This license shall be valid for a period of 12 months from the date of issuance, after which it shall be renewed every 12 months.

(c) *Application.* Application for licenses required by this section shall be made on forms furnished by the code enforcement division and shall contain such information as the code enforcement division may require, including but not limited to:

- (1) The name of the applicant and, if representing a partnership or a corporation, the names of all partners or directors;
- (2) The permanent local business address; and
- (3) A listing of all persons employed by the person applying for such license.

All sign permit applications shall bear the license numbers of the contractor who will actually be performing the work for which the permit is requested.

(d) *Revocation of license.* The code enforcement division shall have the right, after 30 days' notice in writing to the licensee, to revoke any license granted under this section where it shall find that the information provided on the application is knowingly false or misleading or that the licensee has violated any of the provisions of this section, unless such licensee shall, before the expiration of such 30 days, correct such information and complies with the provisions of this section.

Section II. Permits.

(a) *Required; application.* It shall be unlawful to display, erect, relocate, rebuild, reconstruct or alter any sign without first filing with the city manager or duly authorized representative an application in writing and obtaining a sign permit.

(1) The application for a sign permit shall be made by the owner or tenant of the property on which the sign is to be located, or the authorized agent, or a sign contractor licensed by the city. Such applications shall be made in writing on forms furnished by the code enforcement division and shall be signed by the applicant.

(2) The city manager or duly authorized representative shall, within five working days of the date of the application, either approve or deny the completed application or refer the application back to the applicant in any instance where insufficient information has been furnished.

(b) *Plans.* Every application for a permit under this section shall be accompanied by a plan or plans drawn to scale of the proposed sign and all existing signs maintained on the premises, and shall include:

- (1) The dimensions of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached;
- (2) The dimensions of the sign's supporting members;
- (3) The maximum and minimum height of the sign;
- (4) The proposed location of the sign in relation to the face of the building, in front of which or above which it is to be erected;
- (5) The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated, existing buildings and any other signs on the property
- (6) Where the sign is to be attached to an existing building, a current photograph of the face of the building to which the sign is to be attached;
- (7) The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector;
- (8) The location by street address of the proposed sign structure;
- (9) The legal description of the property on which the sign is to be located;
- (10) Application for an electrical permit for all electric signs if the person building the sign is to make the electrical connection;
- (11) A statement of valuation; and

(12) All sign permit applications shall bear the license numbers of the contractor(s) who will actually be performing the work for which the permit is requested.

(c) *Fees.* The applicant for a sign permit shall tender the required fee according to the following schedule:

<i>Valuation of sign</i>	<i>Fee</i>	<i>Fee, if electrified</i>
\$0.00—\$100.00	\$ 5.00	\$25.00
\$101.00—\$500.00	10.00	30.00
\$501.00—\$1,000.00	15.00	45.00
Over \$1,000.00	\$15.00 plus \$5.00 for each additional \$1,000.00 valuation or portion thereof	add \$35.00

Should any person actually begin any work for which a permit is required by the city without taking out a permit therefor, he shall pay, in addition to the fees set out in this subsection, an additional amount equal to 100 percent of such fees.

(d) *Deviation from permit terms.* When the city manager or duly authorized representative has issued a sign permit, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of such permit without prior approval. A written record of such approval shall be entered upon the original permit application and maintained in the files of the code enforcement division. Permits, once approved, cannot be transferred to another sign, and the sign may not be moved to another location.

(e) *Time limit for obtaining.* If a permit required by this section is not obtained within 90 days after the applicant has been notified that the plans are approved, the city manager or his duly authorized representative shall assume that the application is withdrawn and may destroy the plans, specifications and calculations. Renewed action shall require a new plan.

(f) *Time limit for completion.* If the work authorized under a sign permit has not been completed within six months after the date of issuance, such permit shall become null and void, and there shall be no refund of any fee required by this section. If there is a justifiable reason to warrant an extension, the city manager may grant such extension up to six months, provided the request is made prior to the expiration of the permit.

Section III. Bonds and insurance.

(a) Every applicant for a license required by Article IV shall, before such license is granted, file with the code enforcement division a continuing bond in the penal sum of \$2,000.00, executed by the applicant and a surety company to be approved by the city manager or designee. Such bond shall assure the faithful observance of the provisions of this article and all amendments thereto, and of all state laws and city codes relating to signs and/or advertising structures, and shall indemnify and save harmless the city and its officials from any and all claims, damages, liabilities, losses, actions, suits, or judgments which may be presented, sustained, brought, or secured against the city or any of its officials by reason of the granting of such license or on account of the erection, maintenance, alteration, or removal of any sign, or

by reason of any accident caused by or resulting therefrom.

(b) Prior to the issuance of any sign permit and before any sign is erected, every applicant shall, on the sign permit application form provided, consent in writing to indemnify and to hold the city harmless from any and all damages, liability, judgments, costs, or expense that the city may incur or suffer as to such signs or advertising structures, and shall at the same time offer proof of liability insurance in an amount not less than \$300,000.00 by an insurance company authorized to do business in the state, to be in force for the entire time of the validity of the permit.

ARTICLE V

Signs Permitted by Zoning Districts

Section I. Agriculture-open space district.

This section specifies which signs are permitted in the Class "N" District as classified by the city, except for areas located along the city's expressway corridor, as outlined in Article V.

- (1) *Generally.* All signs defined in Article I and Article II (b); and all signs listed in this section, as defined in Article II and under the restrictions as provided in this section.
- (2) *On-premises signs.* The following on-premises signs shall be limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified.
 - a. Accessory sign:
 1. Minimum setback: five feet from property line.
 2. Maximum size: 16 square feet.
 3. Maximum height: ten feet.
 - b. Directory sign:
 1. Minimum setback: five feet from any property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 20 feet.
 - c. Ground/pole sign:
 1. Minimum setback: five feet from any property line
 2. Maximum size: 32 square feet.
 3. Maximum height: 30 feet.
 - d. Subdivision sign:
 1. Minimum setback: attached to fence or wall at the entrance of a subdivision.

2. Maximum size: 16 square feet on each side of entrance to subdivision.
3. Maximum height: ten feet.

e. Wall sign: shall be limited to four such signs per premises, of which there shall be no more than one facing each direction. Wall signs shall comply with chapter 23, section 2303.3, of the Standard Building Code.

1. Minimum setback: attached or painted to a fence or wall.
2. Maximum size: 16 square feet of wall or fence.

(3) *Temporary signs.* Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with Article II, Section II (d).

a. Banner sign: all such signs shall be permitted for a period not to exceed 30 consecutive days after which the signs shall be removed and not be replaced for a period of six months. Banners having a width of more than three feet require a permit. Banners having a width of three feet or less do not require a permit.

b. Construction sign: may be erected no more than 30 days prior to construction and shall comply with Article II, Section II (d) (1).

1. Minimum setback: five feet from any property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

c. Home occupation sign:

1. Minimum setback: shall be attached flush against the building.
2. Maximum size: 18 by 24 inches.
3. Maximum height: eight feet.

d. Portable sign:

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

e. Political sign: shall be limited to temporary signs only and shall comply with Article II, Section II (d) (2).

1. Minimum setback: property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

f. Real estate sign: shall comply with Article II, Section II (d) (3).

1. Minimum setback five feet from any property line.

2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

g. Trailer signs: Must be removed immediately following the event or election it is advertising.

1. Minimum setback: five feet from any property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

(4) *Off-premises signs.* The following off-premises signs shall be limited to one per site. A person may not place a sign on a property without first obtaining written permission from the owner or the owner's authorized agent.

Bench sign: Shall be permitted subject to approval of the city manager or duly authorized representative. Benches shall be allowed in agriculturally zoned areas only at sites along a bus route or at locations characterized by substantial pedestrian traffic such as a school, park or playground. The number and spacing of such signs shall be approved by the city manager in conjunction with the traffic safety coordinator.

(5) *Additional requirements.*

- a. No sign shall have less than a minimum setback of five feet from any property line, except as listed in this section.
- b. No permanent sign shall have a face larger than 32 square feet, except as listed in this section.
- c. No sign shall exceed 30 feet in height, except as listed in this section.
- d. When computing the face area of an on-premises sign, the measurement thereof shall be as outlined in Article III, Section III (d).
- e. There shall be no limit to the number of political signs allowed in the residential zoning districts.

Section II. Residential districts.

This section specifies which signs are permitted in residentially zoned areas as classified by the city. They are as follows: Class "A" and "B" Residential, Multi-Family Districts and R-MH Mobile Home Districts.

(1) *Generally.* All signs defined in Article I and Article II, Section II (b)(1) to (b)(9); and all signs listed in this section, as defined in Article II and under the restrictions as provided in this section.

On-premises signs. The following on-premises signs shall be limited to one permanent sign per site in a single-family residential zone for an institutional use.

- a. Ground pole sign:

1. Minimum setback: five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 15 feet.
- b. Wall signs: shall be limited to two per premises and are restricted to entrances to subdivision only. Wall signs shall comply with chapter 23, section 2303.3, of the Standard Building Code.
1. Maximum size: 16 square feet of wall or fences.
 2. Minimum setback: attached or painted to fence or wall.
- (3) *Temporary signs.* Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with Article II, Section II (d).
- a. Banner signs: shall be limited to one temporary banner per lot and shall not exceed three feet in width. Such signs may be displayed for a period of no more than 30 consecutive days, after which the sign will be removed and may not be replaced for a period of six months. No permit will be required.
- b. Construction sign: may be erected no more than 30 days prior to construction. Such signs shall comply with Article II, Section II (d) (1).
1. Minimum setback: five feet from property line.
 2. Maximum size: 16 square feet.
 3. Maximum height: ten feet.
- c. Political sign: shall be limited to temporary signs and shall comply with Article II, Section II (d) (2).
1. Minimum setback: property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: ten feet.
- d. Real estate sign: shall comply with Article II, Section II (d)(3).
1. Minimum setback: inside property line.
 2. Maximum size: 16 square feet.
 3. Maximum height: ten feet.
- (4) *Home occupation signs.* Home occupation signs shall be permitted as allowed in this subsection.
- a. Minimum setback: sign shall be placed flush against a wall.
 - b. Maximum size: 18 inches by 24 inches.
 - c. Maximum height: eight feet.

(5) *Off-premises signs.* Off-premises signs are prohibited in a residential district.

(6) *Additional requirements.*

- a. No sign shall have less than a minimum setback of five feet from any property line, except as listed in this section.
- b. No permanent sign shall have a face larger than 32 square feet, except as listed in this section.
- c. No sign shall exceed 15 feet in height, except as listed in this section.
- d. No sign or part of any sign in the residential districts shall move, flash, rotate or change its illumination. Temporary holiday decorations are permitted.
- e. When computing the face area of an on-premises sign, it shall be computed as outlined in Article III, Section III (d).
- f. There shall be no limit to the number of political signs allowed in the residential zoning districts.

Section III. Class "L" Local Retail and Class "A" Business.

This section specifies which signs are permitted in the Class "L" Local Retail and Class "A" Business Districts as classified by the city, except for zoning areas located along the city's expressway corridors as outlined in Article V, Section III.

(1) *Generally.* All signs defined in Article I, Section IV and Section II (b); and all signs listed in this section, as defined in Article II, Section I and under the restrictions as provided in this section.

(2) *On-premises signs.* The following on-premises signs shall be limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified.

- a. Accessory sign:
 1. Minimum setback: five feet from the property line.
 2. Maximum size: 16 square feet.
 3. Maximum height: ten feet.
- b. Canopy sign: shall be limited to one permanent sign per business and shall comply with chapter 23, section 2303.5, of the Standard Building Code.
- c. Changeable copy sign:
 1. Minimum setback: five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 15 feet.

d. Directory sign:

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: 15 feet.

e. Ground/pole sign: shall be limited to one permanent sign per site. In the case of a multiunit building, one ground or pole sign will be allowed per site along with a wall sign, canopy sign or roof sign for each business as permitted in this subsection.

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: 30 feet in the office and professional zone and 15 feet in a neighborhood commercial zone.

f. Subdivision sign:

1. Minimum setback: attached to a fence or wall at the entrance of a subdivision.
2. Maximum size: 16 square feet on each side of the entrance to the subdivision.
3. Maximum height: ten feet.

g. Wall sign: shall be limited to two per site, of which there shall be no more than one facing in each direction. Wall signs shall comply with chapter 23, section 2303.3, of the Standard Building Code.

1. Minimum setback: attached or painted on wall or fence.
2. Maximum size: 64 square feet of wall or fence.

(3) *Temporary signs.* Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with Article II, Section II (d).

a. Banner sign: shall be permitted for a period of 30 days at one time after which such signs shall be removed and not be replaced for a period of six months. Banners three feet or less in width do not require a permit.

b. Construction sign: shall be limited to one temporary sign per site and shall comply with Article II, Section II (d) (1).

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

c. Political sign: shall be limited to temporary signs and shall comply with section 106-62(d)(2).

1. Minimum setback: property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

d. Portable sign: shall comply with Article II, Section II (d) (4).

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

e. Real estate sign: shall be limited to one temporary, non-illuminated sign per site and shall comply with Article II, Section II (d) (3).

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

f. Street banner sign: shall be allowed on special occasion with the permission of the city manager; such signs shall in no way affect the traffic flow visibility.

g. Trailer sign: must be removed seven days following the event or election it is advertising.

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

(4) *Off-premises signs.* The following off-premises signs shall be limited to one per site. A person may not place a sign on any property without first obtaining written permission from the owner or the owner's authorized agent.

Bench sign: shall be permitted subject to approval of the city manager or duly authorized representative. Bench signs shall be allowed in Class "L" and Class "B" Business Districts only at sites along a bus route or at locations characterized by substantial pedestrian traffic. The number and spacing of such bench signs shall be approved by the city manager in conjunction with the traffic safety coordinator.

(5) *Additional requirements.*

- a. No sign shall have less than a minimum setback of five feet from any property line, except as listed in this section.
- b. No permanent sign shall have a face larger than 32 square feet, except as listed in this section.
- c. No sign shall exceed 30 feet in height, except as listed in this section.
- d. When computing the face area of an on-premises sign, it shall be computed as outlined in Article III, Section III (d).
- e. There shall be no limit to the number of political signs allowed in the Residential District.

Section IV. Business districts; heavy commercial and industrial districts.

This section specifies which signs are permitted in the business, heavy commercial and industrial zoned areas as classified in the city zoning ordinance, except for zoning area located along the city's expressway corridors as outlined in section 106-145. Such districts are as follows: Class "L", Class "B" and "C", Class "LI" Light Industrial and Heavy Industrial.

- (1) *Generally.* All signs defined in Article I, Article II, Section I, Article I, Section II (b); and all signs listed in this section, as defined in Article II, Section I and under the restrictions as provided in this section.
- (2) *On-premises signs.* The following on-premises signs shall be permitted, limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified.
 - a. Accessory sign: allowed as required.
 1. Minimum setback: five feet from property line.
 2. Maximum size: 16 square feet.
 3. Maximum height: ten feet.
 - b. Canopy sign: shall be limited to one permanent sign per business and shall comply with chapter 23, section 2303.5, of the Standard Building Code.
 - c. Changeable copy sign:
 1. Minimum setback five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 20 feet.
 - d. Directory sign:
 1. Minimum setback: five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 20 feet.
 - e. Ground or pole sign: In the case of a multiunit building, one ground pole or pole sign will be allowed per site.
 1. Minimum setback five feet from property line.
 2. Maximum size: 100 square feet.
 3. Maximum height: 30 feet.
 - f. Marquee sign: shall be limited to one permanent sign per site and shall comply with chapter 23, section 2303.5, of the Standard Building Code. Size of marquee cannot exceed eight feet in width and 32 feet in length.

- g. Roof sign: shall be limited to one permanent sign per site, and shall comply with chapter 23, section 2303.2, of the Standard Building Code. Size of roof sign cannot exceed four feet in height and 16 feet in length.
 - h. Subdivision sign:
 - 1. Minimum setback: attached to fence or wall at the entrance of a subdivision.
 - 2. Maximum size: 16 square feet on each side of entrance to subdivision.
 - 3. Maximum height: ten feet.
 - i. Wall sign: shall be limited to four per premises, of which there shall be no more than one facing each direction. Wall signs shall comply with chapter 23, section 2303.3, of the Standard Building Code.
 - 1. Minimum size: 64 square feet of wall.
 - 2. Maximum setback: attached or painted to wall.
- (3) *Temporary signs.* Temporary signs shall be permitted as listed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with Article II, Section II (d).
- a. Banner sign: shall be limited to two temporary banner signs per business. Banners shall be permitted for a period of 30 consecutive days, after which they shall be removed and not be replaced for a period of six months. Banners which are less than three feet in width shall not require a permit.
 - b. Construction sign: shall be limited to one temporary construction sign for each project or development, and shall comply with Article II Section II (d)(1).
 - 1. Minimum setback: five feet from property line.
 - 2. Maximum size: 32 square feet.
 - 3. Maximum height: ten feet.
 - c. Political sign: shall be limited to temporary signs and shall comply with section 106-62(d)(2).
 - 1. Minimum setback: property line.
 - 2. Maximum size: 32 square feet.
 - 3. Maximum height: ten feet.
 - d. Portable sign: shall comply with Article II, Section (d)(4).
 - 1. Minimum setback: five feet from property line.
 - 2. Maximum size: 32 square feet.
 - 3. Maximum height: ten feet.
 - e. Real estate sign: shall be limited to one temporary sign per approved site. Such signs may be erected no more than 30 days prior to construction and shall comply with Article II, Section II

(d)(3).

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

f. Street banner sign: shall be allowed on special occasions with the permission of the city manager. Such signs shall in no way affect traffic flow or visibility.

g. Trailer sign: must be removed seven days following the event or election it is advertising.

1. Minimum setback: five feet from property line
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

(4) *Off-premises signs.* The following off-premises signs shall be limited to one per site. A person may not place a sign on the property of another without first obtaining written permission from the owner or the owner's authorized agent.

a. Bench sign: Bench signs shall be permitted subject to approval of the city manager or duly authorized representative. The placement, number and spacing of bench signs shall be approved by the city manager in conjunction with the traffic safety coordinator.

b. Billboard sign: Billboard signs shall be restricted to Class "B" and Class "C" general business, Class "LI" Light Industrial and Class "A" and Class "B" heavy Industrial District.

1. Minimum setback: five feet from property line.
2. Maximum size: 672 square feet (maximum four faces).
3. Maximum height: 60 feet.
4. Spacing: Off-premises billboards may not be erected within 1,500 feet of another off-premises sign.

(5) *Additional requirements.*

- a. No sign shall have less than a minimum setback of five feet from any property line, except as listed in this section.
- b. No permanent sign shall have a face larger than 400 square feet, except as listed in this section.
- c. No sign shall exceed 60 feet in height, except as listed in this section.
- d. When computing the face area of an on-premises sign, it shall be computed as outlined in Article III, Section II (d).
- e. There shall be no limit to the number of political signs allowed in the zoning districts

regulated by this section.

Section V. Expressway corridors.

This section specifies which signs are permitted in the city's expressway corridors, as defined in Article I, Section IV.

- (1) *Generally.* All signs defined in Article I, Section IV and section 106-62(b); and all signs listed in this section, as defined in section 106-61 and under the restrictions as provided in this section.
- (2) *On-premises signs.* The following on-premises signs shall be permitted, limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified.
 - a. Accessory sign:
 1. Minimum setback: five feet from property line.
 2. Maximum size: 16 square feet.
 3. Maximum height: ten feet.
 - b. Canopy sign: shall be limited to one permanent sign per business and shall comply with chapter 23, section 2303.5, of the Standard Building Code.
 - c. Changeable copy sign:
 1. Minimum setback: five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: 20 feet.
 - d. Directory sign:
 1. Minimum setback: five feet.
 2. Maximum size: 32 square feet.
 3. Maximum height: 20 feet.
 - e. Ground or pole sign: In the case of a multiunit building, one ground or pole sign will be allowed per site.
 1. Minimum setback: five feet from property line.
 2. Maximum size: 800 square feet (maximum two faces).
 3. Maximum height: 60 feet.
 - f. Marquee sign: shall be limited to one permanent sign per site, and shall comply with chapter 23, section 2303.5, of the Standard Building Code. Size of marquee cannot exceed eight feet in width and 32 feet in length.
 - g. Roof sign: shall be limited to one permanent sign per site, and shall comply with chapter 23, section 2303.5, of the Standard Building Code. Size of roof sign cannot exceed four feet in

height and 16 feet in length.

h. Subdivision sign:

1. Minimum setback: attached to fence or wall at the entrance of a subdivision.
2. Maximum size: 16 square feet on each side of entrance to subdivision.
3. Maximum height: ten feet.

i. Wall sign: shall be limited to four per premises, of which there shall be no more than one such sign facing each direction. Wall signs shall comply with chapter 23, section 2303, of the Standard Building Code.

1. Minimum size: 64 square feet of wall.
2. Maximum setback: attached or painted to wall.

(3) Temporary signs. Temporary signs shall be permitted as listed in this section. Such signs shall be limited to one temporary sign per site and shall comply with Article II, Section II (d).

a. Banners: shall be permitted for a period of 30 consecutive days, after which such banners shall be removed and not be replaced for a period of six months. Banners which are less than three feet in width shall not require a permit.

b. Construction sign: shall be limited to one temporary construction sign for each project or development, and shall comply with Article II Section II (d)(1).

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

c. Political sign: shall be limited to one temporary sign and shall comply with Article II, Section II (d)(2).

1. Minimum setback: property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

d. Portable sign: shall comply with section 106-62(d)(4).

1. Minimum setback: five feet from property line.
2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

e. Real estate sign: shall be limited to one temporary sign per approved site. Such signs may be erected no more than 30 days prior to construction and shall comply with Article II, Section II (d)(3).

1. Minimum setback: five feet from property line.

2. Maximum size: 32 square feet.
3. Maximum height: ten feet.

- f. Street banner sign: shall be allowed on special occasions with the permission of the city manager. It shall in no way affect traffic flow or visibility.
- g. Trailer sign: must be removed seven days following the event or election it is advertising.
 1. Minimum setback: five feet from property line.
 2. Maximum size: 32 square feet.
 3. Maximum height: ten feet.

(4) *Off-premises signs.* The following off-premises signs shall be permitted, limited to one per site. A person may not place a sign on the property of another without first obtaining written permission from the owner or the owner's authorized agent.

- a. Bench sign: Bench signs shall be permitted subject to approval of the city manager or duly authorized representative. The placement, number and spacing of bench signs shall be approved by the city manager in conjunction with the traffic safety coordinator.
- b. Billboard sign: Billboard signs shall be restricted to Class "A" and Class "B" general business, and "LI" Light Industrial and Class "A" and Class "B" heavy industrial.
 1. Minimum setback: five feet from property line.
 2. Maximum size: 672 square feet (maximum four faces).
 3. Maximum height: 60 feet.
 4. Spacing: Off-premises billboards may not be erected within 1,500 feet radius of another off-premises sign.

(5) *Additional requirements.*

- a. No sign shall have less than a minimum setback of five feet from any property line, except as listed in this section.
- b. No permanent sign shall have a face larger than 400 square feet, except as listed in this section.
- c. No sign shall exceed 60 feet in height, except as listed in this section.
- d. When computing the face area of an on-premises sign, it shall be computed as outlined in Article III, Section III (d).
- e. There shall be no limit to the number of political signs allowed in the expressway corridors.

Section VI. Planned unit developments.

This section specifies which signs are permitted in a planned unit development.

(1) All signs defined in Article I, Section IV and Section II.

(2) All signs allowed in each zoning district which makes up the planned unit development according to the regulations of each district. Applicant's signs are to be approved as part of the required site plan.

(3) Off-premises signs shall not be permitted in planned unit developments.

Section VII. Savings and Repeal Clause.

All ordinances or parts of ordinances found to be in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section VIII. Effective Date.

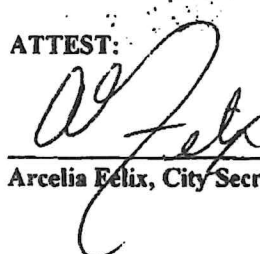
This ordinance shall become effective in accordance with the City Charter of the City of Mercedes, Texas and the laws of the State of Texas.

PASSED, APPROVED AND ADOPTED ON FIRST READING THIS THE 18TH DAY OF JANUARY, 2000.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 1ST DAY OF FEBRUARY, 2000.


Miguel Castillo, Jr., Mayor

ATTEST:


Arcelia Felix, City Secretary

AS APPROVED AS TO FORM:


Juan E. Gonzalez, City Attorney

7. Executive Session: Section 551.087: Economic development negotiations with Project Entertainment, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project MD, Project M2, Project M30, Project Carwash and Project UT, Section 551.072 Real Estate: Purchase of Mercedes Original Townsite Lot 14 BLK 50 and Section 551.071: pending legal issues with delinquent loans, G. Gomez, and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

8. Discussion and Action: item #7

9. Adjournment