

Development Corporation of Mercedes, Inc.

REGULAR CALLED MEETING

April 19, 2023 at 11:30AM

320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

April 19, 2023 11:30AM

320 S Ohio

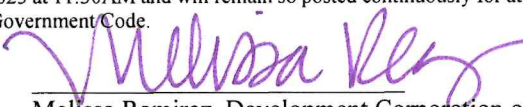
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, April 19, 2023 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: March 15, 2023 Minutes & March 29, 2023 Minutes
3. Discussion and Action: March 2023 Financials
4. Discussion and Action: GrantWorks Presentation
5. Discussion and Action: Prairie View A&M University HUB Program Recap
6. Discussion and Action: Signage Grant
7. Discussion and Action: Lease Agreement with Chamber
8. Discussion and Action: Acquisition of Trolley
9. Discussion and Action: Aurora House Luncheon Fundraiser
10. Discussion and Action: ICSC Las Vegas
11. Executive Session: Section 551.087: Economic development negotiations with Project Entertainment, Project Rios, 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 North Mercedes Heights Lots 6 thru 8 BLK 1 and North Mercedes Heights Lot 5 & S 10' X 120' of Alley BLK 1 and Section 551.071: pending legal issues with delinquent loans, J. Berry, G. Gomez and on MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.
12. Discussion and Action: item #11
13. Adjournment

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with Section 551.072; deliberate personnel matters in accordance with Section 551.074; and/or deliberate economic development negotiations in accordance with Section 551.087. 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 14th day of April 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: March 15, 2023 Minutes & March 29, 2023 Minutes

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

Board Members Present:

Fred Gonzalez – President
Joe Flores – Member (Virtually)
Lou Huerta - Secretary
Marcos Garcia – Vice President
Roel Villanueva- Member

Board Members Absent:

Tony Garza – Member
Peggy Marie Chavez – Yanez –Treasurer

EDC Staff Present:

Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator
Mark Sossi – DCM Attorney

City Staff Present:

Alberto Perez – City Manager

Others Present:

Isaac Fino- Fino Entertainment

1. Call Meeting to order

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

2. Discussion and Action: February 15, 2023 Board Minutes

Roel Villanueva motioned to approve the February 15, 2023 Board Minutes as presented.
Seconded by Lou Huerta. 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.

Alberto Perez, City Manager entered meeting at 11:36AM

4. Discussion and Action: TX Class Report

Marcos Garcia motioned to approve the TX Class Report as presented. Seconded by Lou Huerta. All voted aye.

5. Billboard

Marcos Garcia motioned to table the item. Seconded by Roel Villanueva. All voted aye

6. Discussion and Action: Signage Grant

Marcos Garcia motioned to have the city to provide an updated draft signage ordinance within the next 30 days and revisit the signage grant program at the next meeting. Seconded by Roel Villanueva. Fred Gonzalez and Lou Huerta voted aye. Joe Flores voted nay. Motion passes.

7. Executive Session: 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.

The Board went into Executive Session at 12:01 PM

The Board went into Open Session at 1:16 PM

8. Discussion and Action: item #7

Roel Villanueva motioned to schedule another meeting with Project Entertainment next week. Seconded by Marcos Garcia. All voted aye.

Marcos Garcia motioned to proceed with the purchase of Mercedes Original Townsite Lot 14 BLK 50. Seconded by Lou Huerta. All voted aye.

9. Adjournment: 1:23 PM

Fred Gonzalez, President

Joe Flores, Jr., Member

Tony Garza, Member

Peggy Marie Chavez - Yanez, Treasurer

Roel Villanueva, Member

Marcos Garcia, Vice President

Lou Huerta, Secretary

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, March 29, 2023 12:30PM

Board Members Present:

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

Board Members Absent:

Tony Garza-Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Zefra Mascorro – Administrative Coordinator

City Staff Present:

Alberto Perez – City Manager
Javier Ramirez- Assistant City Manager

Others Present:

Isaac Fino- Fino Entertainment
David Wallace- Turfway Entertainment

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 12:30PM

2. Discussion and Action: Executive Session: Section 551.087: Economic development negotiations with Project Entertainment and Section 551.071: pending legal issues with delinquent loans 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 12:30PM

The Board went into Open Session at 1:10PM

3. Discussion and Action: item #2

Fred motioned to have Executive Director, Melissa Ramirez proceed as discussed in executive session with Project Entertainment. Seconded by Roel Villanueva. All voted Aye.

4. Adjournment: 1:10PM

Fred Gonzalez, President

Joe Flores, Jr., Member

Tony Garza, Member

Peggy Marie Chavez - Yanez, Treasurer

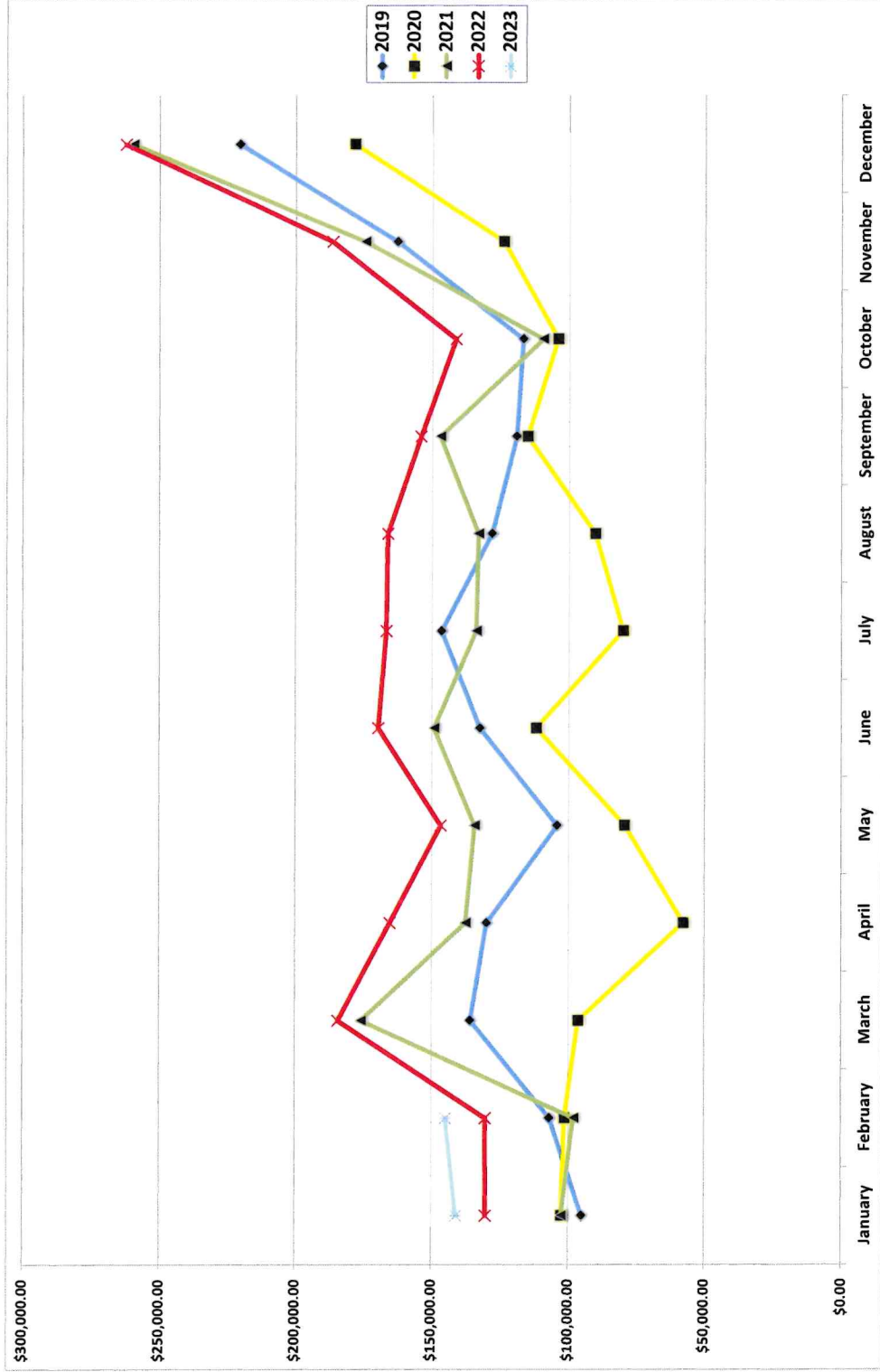
Roel Villanueva, Member

Marcos Garcia, Vice President

Lou Huerta, Secretary

3. Discussion and Action: March 2023 Financials

Sales Tax Comparison FY 2019 - FY 2023

[illegible]

February 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%	\$475,922.65	\$413,445.33	\$1,988,480.52	15.11%	\$1,843,420.53	\$1,843,420.53	7.86%
Hidalgo	Alton	2.00%	\$148,975.25	\$154,047.65	\$655,650.75	-3.29%	\$625,075.75	\$625,075.75	4.89%
Hidalgo	Donna	2.00%	\$546,722.31	\$440,011.17	\$2,364,270.42	24.25%	\$1,896,533.49	\$1,896,533.49	24.66%
Hidalgo	Edcouch	2.00%	\$49,310.36	\$30,898.03	\$150,917.83	59.59%	\$125,448.57	\$125,448.57	20.30%
Hidalgo	Edinburg	2.00%	\$2,756,243.92	\$2,490,018.69	\$11,963,011.77	10.69%	\$10,981,844.15	\$10,981,844.15	8.93%
Hidalgo	Elsa	1.50%	\$132,750.41	\$120,011.19	\$581,412.24	10.61%	\$571,488.69	\$571,488.69	1.73%
Hidalgo	Granjeno	1.00%	\$4,139.86	\$3,425.43	\$20,130.17	20.85%	\$17,170.22	\$17,170.22	17.23%
Hidalgo	Hidalgo	2.00%	\$375,042.18	\$329,422.12	\$1,630,124.57	13.84%	\$1,502,979.97	\$1,502,979.97	8.45%
Hidalgo	La Joya	2.00%	\$49,455.94	\$51,398.25	\$233,599.30	-3.77%	\$224,466.31	\$224,466.31	4.06%
Hidalgo	La Villa	2.00%	\$9,006.63	\$10,218.65	\$48,847.18	-11.86%	\$50,275.11	\$50,275.11	-2.84%
Hidalgo	McAllen	2.00%	\$6,768,634.70	\$6,457,225.33	\$31,863,211.64	4.82%	\$30,358,557.32	\$30,358,557.32	4.95%
Hidalgo	Mercedes	2.00%	\$579,258.68	\$521,262.12	\$2,938,119.70	11.12%	\$2,778,436.27	\$2,778,436.27	5.74%
Hidalgo	Mission	2.00%	\$1,790,804.64	\$1,851,209.81	\$8,118,936.90	-3.26%	\$8,589,464.54	\$8,589,464.54	-5.47%
Hidalgo	Palmhurst	1.50%	\$212,835.51	\$192,566.34	\$963,693.71	10.52%	\$953,350.95	\$953,350.95	1.08%
Hidalgo	Palmview	1.50%	\$176,832.81	\$162,951.23	\$770,176.20	8.51%	\$713,126.11	\$713,126.11	8.00%
Hidalgo	Penitas	1.50%	\$108,243.08	\$104,200.79	\$514,494.76	3.87%	\$472,311.78	\$472,311.78	8.93%
Hidalgo	Pharr	2.00%	\$2,152,127.72	\$2,117,601.57	\$9,390,701.93	1.63%	\$9,081,770.55	\$9,081,770.55	3.40%
Hidalgo	Progreso	2.00%	\$20,527.15	\$24,212.70	\$93,659.76	-15.22%	\$102,186.68	\$102,186.68	-8.34%
Hidalgo	Progreso Lakes	1.50%	\$6,998.19	\$5,095.59	\$29,135.93	37.33%	\$21,598.41	\$21,598.41	34.89%
Hidalgo	San Juan	2.00%	\$501,697.80	\$460,247.64	\$2,090,861.30	9.00%	\$1,876,102.12	\$1,876,102.12	11.44%
Hidalgo	Sullivan City	1.00%	\$16,609.52	\$17,645.66	\$80,420.40	-5.87%	\$95,508.10	\$95,508.10	-15.79%
Hidalgo	Weslaco	2.00%	\$1,476,180.58	\$1,335,600.62	\$6,530,234.07	10.52%	\$6,046,511.61	\$6,046,511.61	8.00%
City			\$579,258.68						
			75%						
City			\$434,444.01						
EDC			\$579,258.68						
			25%						
			\$144,814.67						

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of March 31, 2023

	Mar 31, 23	Feb 28, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.4 · Cash - Development Corp_0913	1,173,467.42	1,148,658.88	24,808.54
11011 · VTX Bond 2016	10,616.67	200.00	10,416.67
11012 · Development Corp - TXCLASS	131,059.69	131,059.69	0.00
Total 10001 · Cash & Cash Equivalents	1,315,143.78	1,279,918.57	35,225.21
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	279,769.59	279,769.59	0.00
Total 11200 · Restricted Cash & Cash Equiv.	279,769.59	279,769.59	0.00
Total Checking/Savings	1,594,913.37	1,559,688.16	35,225.21
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	1,915,611.43	1,880,386.22	35,225.21
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	5,521,941.94	5,486,716.73	35,225.21
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	3,887.43	8,130.00	-4,242.57
Total Accounts Payable	3,887.43	8,130.00	-4,242.57
Other Current Liabilities			
22170 · Insurance Payable	282.88	264.80	18.08
24000 · Payroll Liabilities	3,397.59	1,883.74	1,513.85
Total Other Current Liabilities	3,680.47	2,148.54	1,531.93
Total Current Liabilities	7,567.90	10,278.54	-2,710.64
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	86,373.35	89,083.99	-2,710.64
Equity			
32000 · Unassigned Fund Balance	1,592,416.54	1,592,416.54	0.00
37000 · Restricted Fund Balance	396,270.27	396,270.27	0.00
38000 · Nonspendable Fund Balance	3,098,506.27	3,098,506.27	0.00
Net Income	348,375.51	310,439.66	37,935.85
Total Equity	5,435,568.59	5,397,632.74	37,935.85
TOTAL LIABILITIES & EQUITY	5,521,941.94	5,486,716.73	35,225.21

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of March 31, 2023

	Mar 31, 23	Feb 28, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	266,694.04	260,160.43	6,533.61
11012.1 · EDC RBEG Grant-TXCLASS	42,799.44	42,799.44	0.00
Total 11111.1 · Restricted Cash & Cash Eq.	309,493.48	302,959.87	6,533.61
Total Checking/Savings	309,493.48	302,959.87	6,533.61
Total Current Assets	309,493.48	302,959.87	6,533.61
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	87,866.96	89,366.50	-1,499.54
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	36,546.78	36,909.06	-362.28
13092.1 · Loan Rec - Reybotics, LLC (Adv)	145,853.52	146,280.17	-426.65
13095.1 · Loan Rec - Werbiski Ashley & H	4,023.15	4,553.18	-530.03
13096.1 · Loan Rec - Top Gym - San Miguel	31,315.32	32,408.70	-1,093.38
13097.1 · Loan Rec - Ashley R Gonzalez	42,436.46	42,761.86	-325.40
13098.1 · N/R - Valor Fitness LLC	44,472.54	45,484.75	-1,012.21
13098.3 · N/R - NTM Ventures LLC	83,296.56	83,703.93	-407.37
13296.1 · Allowance - RBEG	-28,326.68	-28,326.68	0.00
Total Other Assets	521,307.06	526,963.92	-5,656.86
TOTAL ASSETS	830,800.54	829,923.79	876.75
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	5,930.16	5,053.41	876.75
Total Equity	830,800.54	829,923.79	876.75
TOTAL LIABILITIES & EQUITY	830,800.54	829,923.79	876.75

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of March 31, 2023

	Mar 31, 23	Feb 28, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	211,204.85	207,567.81	3,637.04
Total Checking/Savings	211,204.85	207,567.81	3,637.04
Total Current Assets	211,204.85	207,567.81	3,637.04
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	70,326.93	70,326.93	0.00
13078.2 · Loan Rec - MD Int'l (Galvan)	107,198.42	108,108.46	-910.04
13079.2 · Loan Rec - First Nat'l (Gomez)	16,132.80	16,132.80	0.00
13090.2 · Loan Rec - Castaneda Mario & M	61,369.15	62,241.69	-872.54
13295.2 · Loan Rec - Raquel Moreno	3,051.96	3,051.96	0.00
Total Other Assets	258,079.26	259,861.84	-1,782.58
TOTAL ASSETS	469,284.11	467,429.65	1,854.46
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	-24,604.48	-26,458.94	1,854.46
Total Equity	469,284.11	467,429.65	1,854.46
TOTAL LIABILITIES & EQUITY	469,284.11	467,429.65	1,854.46

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending March 31, 2023

	Oct '22 - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	1,051,176.52	1,879,794.93	-828,618.41	55.9%
Total Taxes	1,051,176.52	1,879,794.93	-828,618.41	55.9%
44000 · Miscellaneous				
44005 · Texas Class Transfer	0.00	128,124.88	-128,124.88	0.0%
44006 · Other Income-City Pmt VTX	72,916.69	125,000.00	-52,083.31	58.3%
44007 · Other Income - Real Estate	20,000.00	0.00	20,000.00	100.0%
44020 · Interest - TX Class	6,969.26	509.00	6,460.26	1,369.2%
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	99,885.95	1,077,185.88	-977,299.93	9.3%
Total Income	1,151,262.47	2,956,980.81	-1,805,718.34	38.9%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	58,441.27	129,212.00	-70,770.73	45.2%
5101100 · TMRS Contribution	8,951.42	23,645.80	-14,694.38	37.9%
5101120 · Social Security	4,458.56	8,011.14	-3,552.58	55.7%
5101127 · Cell Phone Allowance	300.00	600.00	-300.00	50.0%
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	75,697.57	177,169.94	-101,472.37	42.7%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	3,799.00	17,400.00	-13,601.00	21.8%
5102011 · Contract Labor - Writer	2,000.00	6,000.00	-4,000.00	33.3%
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	750.00	750.00	0.00	100.0%
5102025 · Telephones	2,634.66	5,400.00	-2,765.34	48.8%
5102080 · Office Equipment - Lease	2,146.28	3,500.00	-1,353.72	61.3%
5102095 · Meetings	1,344.09	2,600.00	-1,255.91	51.7%
5102102 · D & O Insurance	0.00	700.00	-700.00	0.0%
5102105 · Crime Insurance	700.00	0.00	700.00	100.0%
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	3,990.00	7,980.00	-3,990.00	50.0%
5102133 · Miscellaneous	683.00	500.00	183.00	136.6%
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	9,820.75	15,000.00	-5,179.25	65.5%
5102160 · Water Bill	967.78	1,700.00	-732.22	56.9%
5102165 · Electricity	2,043.24	3,000.00	-956.76	68.1%
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	218,984.25	1,153,984.05	-934,999.80	19.0%
5102340 · Chamber	20,000.00	52,000.00	-32,000.00	38.5%
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	58,730.98	119,829.34	-61,098.36	49.0%
5102372 · TLF Repayment - Interest	8,925.77	13,631.90	-4,706.13	65.5%
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%

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending March 31, 2023

	Oct '22 - Mar 23	Budget	\$ Over Budget	% of Budget
5102396 · VTX Note	125,000.04	250,000.08	-125,000.04	50.0%
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	711,169.46	2,757,810.87	-2,046,641.41	25.8%
5102500 · Maintenance				
5102520 · Office Equipment	54.11	3,000.00	-2,945.89	1.8%
5102540 · Maintenance	14,400.00	16,000.00	-1,600.00	90.0%
Total 5102500 · Maintenance	14,454.11	19,000.00	-4,545.89	76.1%
5103000 · Supplies				
5103050 · Office Supplies	1,565.82	2,000.00	-434.18	78.3%
Total 5103000 · Supplies	1,565.82	2,000.00	-434.18	78.3%
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	802,886.96	2,956,980.81	-2,154,093.85	27.2%
Net Ordinary Income	348,375.51	0.00	348,375.51	100.0%
Net Income	348,375.51	0.00	348,375.51	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - EDC
For the Period Ending March 31, 2023

	Mar 23	Oct '22 - Mar 23
Ordinary Income/Expense		
Income		
Taxes		
40040 · Sales Tax	141,015.72	1,051,176.52
Total Taxes	141,015.72	1,051,176.52
44000 · Miscellaneous		
44006 · Other Income-City Pmt VTX	20,833.34	72,916.69
44007 · Other Income - Real Estate	0.00	20,000.00
44020 · Interest - TX Class	0.00	6,969.26
Total 44000 · Miscellaneous	20,833.34	99,885.95
44051 · Projects	0.00	200.00
Total Income	161,849.06	1,151,262.47
Expense		
5100000 · Personnel Costs		
5101010 · Salaries	14,058.10	58,441.27
5101100 · TMRS Contribution	1,950.09	8,951.42
5101120 · Social Security	1,074.07	4,458.56
5101127 · Cell Phone Allowance	50.00	300.00
5101160 · Health/Life Insurance	0.00	3,546.32
Total 5100000 · Personnel Costs	17,132.26	75,697.57
5102000 · Other Services & Charges		
5102010 · Marketing & Promotion	79.00	3,799.00
5102011 · Contract Labor - Writer	400.00	2,000.00
5102012 · Automobile Mileage	0.00	78.50
5102020 · Audit	0.00	9,000.00
5102021 · Loan Fees - EDC	0.00	750.00
5102025 · Telephones	439.11	2,634.66
5102080 · Office Equipment - Lease	572.44	2,146.28
5102095 · Meetings	314.39	1,344.09
5102105 · Crime Insurance	0.00	700.00
5102125 · Legal	0.00	11,236.00
5102130 · Membership/Subs	0.00	625.00
5102131 · Web-Site	665.00	3,990.00
5102133 · Miscellaneous	548.00	683.00
5102134 · Bldg Lease	0.00	7,791.00
5102138 · Postage	0.00	26.95
5102142 · Janitorial	0.00	5,280.00
5102144 · Receptionist	0.00	7,000.00
5102150 · Travel & Training	4,145.00	9,820.75
5102160 · Water Bill	180.71	967.78
5102165 · Electricity	712.15	2,043.24
5102310 · Sponsorships	0.00	20,750.00
5102320 · Professional Fees - Accounting	0.00	9,600.00
5102335 · Projects	58,332.42	218,984.25
5102340 · Chamber	5,000.00	20,000.00
5102355 · Series 2007 - Interest	0.00	27,542.67
5102365 · Project VIDA	0.00	15,000.00
5102371 · TLF Repayment - Principal	9,776.04	58,730.98
5102372 · TLF Repayment - Interest	1,700.48	8,925.77
5102379 · Project RGV Livestock Show Park	0.00	25,000.00
5102396 · VTX Note	20,833.34	125,000.04
5102399 · Outlet Mall Oct 18' - Oct 28'	0.00	109,719.50
Total 5102000 · Other Services & Charges	103,698.08	711,169.46
5102500 · Maintenance		
5102520 · Office Equipment	54.11	54.11
5102540 · Maintenance	2,400.00	14,400.00

Economic Development Corporation of Mercedes, Texas (EDC)

Profit & Loss - EDC

For the Period Ending March 31, 2023

	<u>Mar 23</u>	<u>Oct '22 - Mar 23</u>
Total 5102500 · Maintenance	2,454.11	14,454.11
5103000 · Supplies		
5103050 · Office Supplies	628.76	1,565.82
Total 5103000 · Supplies	628.76	1,565.82
Total Expense	123,913.21	802,886.96
Net Ordinary Income	37,935.85	348,375.51
Other Income/Expense		
Other Expense		
81000 · Fraudulent Charges	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	0.00
Net Income	<u>37,935.85</u>	<u>348,375.51</u>

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - R.B.E.G. Grant
For the Period Ending March 31, 2022

	<u>Mar 23</u>	<u>Oct '22 - Mar 23</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.1 · Interest - TX Class - RBEG	0.00	726.06
44026.1 · Interest - DeLaGarza Bakery	477.44	2,412.00
44031.1 · Interest - The Grind	93.03	697.55
44095.1 · Interest - Werbiski Ashley & H	15.72	137.17
44096.1 · Interest - Top Gym - San Miguel	74.58	483.35
44097.1 · Interest - Ashley R Gonzalez	24.60	605.53
44098.1 · Interest - Valor Fitness	160.75	721.94
44296.2 · Interest - NTM Ventures	192.63	1,034.56
Total 44000 · Miscellaneous	<u>1,038.75</u>	<u>6,818.16</u>
Total Income	<u>1,038.75</u>	<u>6,818.16</u>
Expense		
5102000 · Other Services & Charges		
52110.1 · Loan Fees	162.00	888.00
Total 5102000 · Other Services & Charges	<u>162.00</u>	<u>888.00</u>
Total Expense	<u>162.00</u>	<u>888.00</u>
Net Ordinary Income	<u>876.75</u>	<u>5,930.16</u>
Net Income	<u><u>876.75</u></u>	<u><u>5,930.16</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss - I R P
For the Period Ending March 31, 2023

	<u>Mar 23</u>	<u>Oct '22 - Mar 23</u>
Ordinary Income/Expense		
Income		
44000 · Miscellaneous		
44020.2 · Interest - TX Class - IRP	0.00	1,193.05
44027.2 · Interest - MD Int'l (Galvan)	1,702.87	4,216.91
44090.2 · Interest - Castaneda Mario & M	187.59	1,029.16
44295.2 · Interest - Raquel Moreno	0.00	56.40
Total 44000 · Miscellaneous	<u>1,890.46</u>	<u>6,495.52</u>
Total Income	1,890.46	6,495.52
Expense		
5102000 · Other Services & Charges		
52110.2 · Loan Fee	36.00	252.00
52114.2 · IRP Note - Principal	0.00	25,559.90
52115.2 · IRP Note - Interest	0.00	5,288.10
Total 5102000 · Other Services & Charges	<u>36.00</u>	<u>31,100.00</u>
Total Expense	<u>36.00</u>	<u>31,100.00</u>
Net Ordinary Income	<u>1,854.46</u>	<u>-24,604.48</u>
Net Income	<u><u>1,854.46</u></u>	<u><u>-24,604.48</u></u>

11:44 PM

04/13/23

Economic Development Corporation of Mercedes, Texas (EDC)**Reconciliation Summary****11010.4 - Cash - Development Corp_0913, Period Ending 03/31/2023**

	Mar 31, 23
Beginning Balance	1,155,810.94
Cleared Transactions	
Checks and Payments - 25 items	-116,710.05
Deposits and Credits - 4 items	141,773.46
Total Cleared Transactions	25,063.41
Cleared Balance	1,180,874.35
Uncleared Transactions	
Checks and Payments - 5 items	-7,406.93
Total Uncleared Transactions	-7,406.93
Register Balance as of 03/31/2023	1,173,467.42
New Transactions	
Checks and Payments - 10 items	-68,217.16
Total New Transactions	-68,217.16
Ending Balance	1,105,250.26

Economic Development Corporation of Mercedes, Texas (EDC)

**Debt Summary
As of March 31, 2023**

Debt Description	March 31, 2023	Feb. 28, 2023	\$ Change
USDA - IRP Note Payable	503,249.93	503,249.93	-
Bonds Payable 2007	1,225,000.00	1,225,000.00	-
Bonds Payable 2016 - VTX	833,333.60	854,166.94	(20,833.34)
Estimated Mall Rebate Liability	1,420,135.45	1,420,135.45	-
Texas Leverage Fund Payable	253,499.79	263,275.83	(9,776.04)

Economic Development Corporation of Mercedes, Texas (EDC)

**Accounts Payable
As February 28, 2023**

Vendor Description	March 31, 2023	February 28, 2023
The Bank of NY Mellon	\$ 750.00	\$ -
Elizabeth Rodriguez	\$ -	\$ 1,080.00
MPC Studios	665.00	-
Rhino Services	227.05	-
Hudson Energy	401.61	-
City of Mercedes TMRS	2,803.77	-
	<u>\$ 4,847.43</u>	<u>\$ 1,080.00</u>

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 03/17/23 Next Closing Date 04/16/23

Account Ending 5-31009

p. 1/7

Customer Care: 1-800-521-6121**TTY:** Use Relay 711**Website:** americanexpress.com**New Balance** **\$6,057.38****Minimum Payment Due** **\$61.00****Payment Due Date** **04/11/23****Late Payment Warning:** If we do not receive your Minimum Payment Due by the Payment Due Date of 04/11/23, 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 02/28/23

18,096For up to date point balance and full program details, visit [membershipeards.com](http://membershipewards.com)**Account Summary**

Previous Balance	\$343.99
Payments/Credits	-\$398.11
New Charges	+\$6,111.50
Fees	+\$0.00
Interest Charged	+\$0.00

New Balance **\$6,057.38****Minimum Payment Due** **\$61.00**Credit Limit **\$13,000.00**Available Credit **\$6,942.62**

Days in Billing Period: 31

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

17 years

\$13,855

\$218

3 years

\$7,863

(Savings = \$5,992)

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.

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

**Payment Coupon**

Do not staple or use paper clips

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

1-800-472-9297

Account Ending 5-31009Enter 15 digit account # on all payments.
Make check payable to American Express.MELISSA RAMIREZ
DEVELOPMENT CORPORATION OF
320 S OHIO AVE
MERCEDS TX 78570-3118Payment Due Date
04/11/23New Balance
\$6,057.38Minimum Payment Due
\$61.00See reverse side for instructions
on how to update your address,
phone number, or email.AMERICAN EXPRESS
PO BOX 6031
CAROL STREAM IL 60197-6031\$ _____
Amount Enclosed

0000349992503945648 000605738000006100 13 H



Blue BusinessSM Plus Credit Card
 DEVELOPMENT CORPORATION OF
 MELISSA RAMIREZ
 Closing Date 03/17/23

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

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Online chat at americanexpress.com or use Relay dial 711 and 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

Payments and Credits

Summary

	Total
Payments	-\$343.99
Credits	-\$54.12
Total Payments and Credits	-\$398.11

Detail

*Indicates posting date

Payments	Amount
02/28/23* PAYMENT RECEIVED - THANK YOU	-\$343.99
Credits	Amount
02/26/23 BEST BUY MHT 014738 29500014738 MCALLEN TX 888BESTBUY	-\$54.12

New Charges

Summary

	Total
Total New Charges	\$6,111.50

Detail



MELISSA RAMIREZ
 Card Ending 5-31009

	Amount
02/15/23 O'S BURGERS & MORE 956-294-1171 MERCEDES TX <i>meetings</i>	\$161.52
02/17/23 ICSC-NY +16467283800 NEW YORK NY <i>travel</i>	\$3,100.00
02/17/23 ICSC-NY +16467283800 NEW YORK NY <i>travel</i>	\$795.00
02/17/23 LOOPNET COMMERCIAL P 888-567-7442 DC <i>Marketing</i>	\$79.00
02/20/23 BEST BUY MHT 014738 29500014738 888BESTBUY MCALLEN TX <i>office supplies equipment</i>	\$162.36
02/24/23 GOTOCOM*GOTOMEETING ONLINE SVCS GOTO.COM MA <i>meetings</i>	\$51.06
03/01/23 BESTBUYCOM806745969354 50300009944 888BESTBUY RICHFIELD MN <i>office supplies</i>	\$108.24
03/01/23 ONLINE JOB ADS INDEED*ONLINE JOB ADS I EMPLOYMENT AGENCY AUSTIN TX <i>misc</i>	\$249.44

Continued on reverse

Detail Continued

					Amount
03/01/23	BESTBUYCOM806745969354 50300009944 888BESTBUY	RICHFIELD	MN	office equipment	\$649.49
03/02/23	OFFICE DEPOT #2668 000002668 8004633768 PEN,POROUS,TUL,12PK,ASTD LABEL EP CLR LSR RA PERM 800PK	WESLACO	TX	office supplies	\$37.18
03/03/23	OFFICE DEPOT #2668 000002668 8004633768 Coil Binding 1-110 pages Binding Cover, Clear Binding Cover, Regency White Label, 5Tab, 1pk	WESLACO	TX	office supplies	\$14.35
03/07/23	VIRTUALLEAR 8773370673	8773370673	AZ	travel + training	\$250.00
03/10/23	THE UPS STORE 5704 021770021674911 V5704-2923031016278596	WESLACO	TX	MISC	\$41.51
03/15/23	PAPA JOES CAFE 650000011749721 9568259504	MERCEDES	TX	meetings	\$101.81
03/16/23	HUDSONENERGYSERVICES 300067167 75062	972-373-1600	TX	electricity	\$310.54

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



00000782 TT212S04012303334200 02 000000000 0025557 003

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

Account Number XXXXXX0913
Statement Date 03/31/2023
Statement Thru Date 04/02/2023
Check/Items Enclosed 18
Page 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

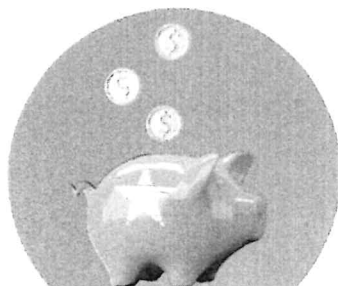
Beginning Balance as of 03/01/2023	\$1,155,810.94
+ Deposits and Credits (2)	\$141,773.46
- Withdrawals and Debits (27)	\$116,710.05
Ending Balance as of 03/31/2023	\$1,180,874.35
Service Charges for Period	\$0.00
Average Balance for Period	\$1,143,909.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Mar 23	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	141,015.72
Mar 30	DEPOSIT	757.74

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Mar 01	BENE:TEXAS LEVERAGE FUND TRN:P202303010018837	11,476.52
Mar 02	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	1,080.00



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Member
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DEBITS AND OTHER WITHDRAWALS (Continued)

Date	Description	Withdrawals
Mar 03	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	3,402.95
Mar 07	BENE:CHARTER TITLE COMPANY TRN:P202303070013118	6,772.27
Mar 17	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	3,660.16
Mar 20	IRS/USATAXPYMT *****7980279514 DEVELOPMENT CORPORATIO	1,883.74
Mar 21	BENE:SIERRA TITLE OF HIDALGO COUNTY INC TRN:P202303210068755	51,560.15
Mar 24	REF 4A1FU0S TO *0691	10,416.67
Mar 31	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	960.00
Mar 31	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	3,849.71

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Mar 15	<i>Clean up</i> 4150	2,400.00	Mar 07	<i>Clean up</i> 4183	1,200.00	Mar 29	<i>Chamber</i> 4192	5,000.00
Mar 02	*4177	343.99	Mar 07	<i>website</i> 4184	745.00	Mar 23	<i>Crime Insur.</i> 4193	700.00
Mar 03	4178	179.89	Mar 10	<i>Chamber</i> 4185	1,298.50	Mar 29	<i>Little Nash</i> 4194	5,000.00
Mar 09	4179	206.62	Mar 09	<i>city of menden</i> *4187	1,541.97	Mar 28	<i>KRGV</i> *4196	600.00
Mar 03	*4181	36.09	Mar 17	4188	30.00	Mar 29	*4198	365.82
Mar 14	<i>CPA</i> 4182	1,600.00	Mar 15	*4191	400.00			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Mar 01	1,144,334.42	Mar 14	1,125,927.14	Mar 24	1,195,892.14
Mar 02	1,142,910.43	Mar 15	1,123,127.14	Mar 28	1,195,292.14
Mar 03	1,139,291.50	Mar 17	1,119,436.98	Mar 29	1,184,926.32
Mar 07	1,130,574.23	Mar 20	1,117,553.24	Mar 30	1,185,684.06
Mar 09	1,128,825.64	Mar 21	1,065,993.09	Mar 31	1,180,874.35
Mar 10	1,127,527.14	Mar 23	1,206,308.81		



Account Number XXXXXX0913
Statement Date 03/31/2023
Statement Thru Date 04/02/2023
Page 3

CHECK IMAGES

Check 0, dated 03/30/2023, payable to David Bonville for \$757.74. The check is from Texas National Bank.

03/30/2023 Check 0 \$757.74

Check 4150, dated 03/15/2023, payable to David Bonville for \$2,400.00. The check is from Development Corporation of Mercedes, Inc.

03/15/2023 Check 4150 \$2,400.00

Check 4177, dated 03/02/2023, payable to David Bonville for \$343.99. The check is from Development Corporation of Mercedes, Inc.

03/02/2023 Check 4177 \$343.99

Check 4178, dated 03/03/2023, payable to David Bonville for \$179.89. The check is from Development Corporation of Mercedes, Inc.

03/03/2023 Check 4178 \$179.89

Check 4179, dated 03/09/2023, payable to David Bonville for \$206.62. The check is from Development Corporation of Mercedes, Inc.

03/09/2023 Check 4179 \$206.62

Check 4181, dated 03/03/2023, payable to David Bonville for \$36.09. The check is from Development Corporation of Mercedes, Inc.

03/03/2023 Check 4181 \$36.09

Check 4182, dated 03/14/2023, payable to David Bonville for \$1,600.00. The check is from Development Corporation of Mercedes, Inc.

03/14/2023 Check 4182 \$1,600.00

Check 4183, dated 03/07/2023, payable to David Bonville for \$1,200.00. The check is from Development Corporation of Mercedes, Inc.

03/07/2023 Check 4183 \$1,200.00

Check 4184, dated 03/07/2023, payable to David Bonville for \$745.00. The check is from Development Corporation of Mercedes, Inc.

03/07/2023 Check 4184 \$745.00

Check 4185, dated 03/10/2023, payable to David Bonville for \$1,298.50. The check is from Development Corporation of Mercedes, Inc.

03/10/2023 Check 4185 \$1,298.50

Check 4187, dated 03/09/2023, payable to David Bonville for \$1,541.97. The check is from Development Corporation of Mercedes, Inc.

03/09/2023 Check 4187 \$1,541.97

Check 4188, dated 03/17/2023, payable to David Bonville for \$30.00. The check is from Development Corporation of Mercedes, Inc.

03/17/2023 Check 4188 \$30.00

00000782 0017346 0003-0004

Account Number XXXXXX0913
Statement Date 03/31/2023
Statement Thru Date 04/02/2023
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CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
10128 Old
Mercedes, TX 75450
Check Date 3/15/2023
Check No. 4191
Pay to the order of: Murray B. Givens
\$ 400.00
Murray B. Givens
2021 Cedar St.
Mercedes, TX 75452
Check Amount: \$400.00
MICR: ⑆000000119⑆ ⑆11491018⑆ ⑆001010911⑆

03/15/2023 Check 4191 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
10128 Old
Mercedes, TX 75450
Check Date 3/29/2023
Check No. 4192
Pay to the order of: Mercedes Area Chapter of Commerce
\$ 5,000.00
Mercedes Area Chapter of Commerce
223 East 5th
Mercedes, TX 75450
Check Amount: \$5,000.00
MICR: ⑆000000119⑆ ⑆11492018⑆ ⑆001010911⑆

03/29/2023 Check 4192 \$5,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
10128 Old
Mercedes, TX 75450
Check Date 3/23/2023
Check No. 4193
Pay to the order of: Murray B. Givens
\$ 700.00
Murray B. Givens
2021 Cedar St.
Mercedes, TX 75452
Check Amount: \$700.00
MICR: ⑆000000119⑆ ⑆11493018⑆ ⑆001010911⑆

03/23/2023 Check 4193 \$700.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
10128 Old
Mercedes, TX 75450
Check Date 3/29/2023
Check No. 4194
Pay to the order of: Mercedes Area Chapter of Commerce
\$ 5,000.00
Mercedes Area Chapter of Commerce
223 East 5th
Mercedes, TX 75450
Check Amount: \$5,000.00
MICR: ⑆000000119⑆ ⑆11494018⑆ ⑆001010911⑆

03/29/2023 Check 4194 \$5,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
10128 Old
Mercedes, TX 75450
Check Date 3/28/2023
Check No. 4196
Pay to the order of: Murray B. Givens
\$ 600.00
Murray B. Givens
2021 Cedar St.
Mercedes, TX 75452
Check Amount: \$600.00
MICR: ⑆000000119⑆ ⑆11496018⑆ ⑆001010911⑆

03/28/2023 Check 4196 \$600.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
10128 Old
Mercedes, TX 75450
Check Date 3/29/2023
Check No. 4198
Pay to the order of: Murray B. Givens
\$ 365.82
Murray B. Givens
2021 Cedar St.
Mercedes, TX 75452
Check Amount: \$365.82
MICR: ⑆000000119⑆ ⑆11498018⑆ ⑆001010911⑆

03/29/2023 Check 4198 \$365.82





0000470-0007001 PDF 517316

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

Summary Statement

March 31, 2023

Page 1 of 6

Investor ID: TX-01-0607

Texas CLASS

Texas CLASS

Texas CLASS		Average Monthly Yield: 4.8597%						
		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001	DEVELOPMENT CORPORATION OF MERCEDES	131,059.69	0.00	0.00	541.98	1,525.63	131,344.36	131,601.67
TX-01-0607-0002	EDC 2006 RESERVE	279,769.59	0.00	0.00	1,156.98	3,256.69	280,377.29	280,926.57
TX-01-0607-0003	EDC RBEG FUND	42,799.44	0.00	0.00	176.97	498.20	42,892.40	42,976.41
TX-01-0607-0004	IRP FUND OPERATING/RESERVE	70,326.93	0.00	0.00	290.81	818.64	70,479.68	70,617.74
TOTAL		523,955.65	0.00	0.00	2,166.74	6,099.16	525,093.73	526,122.39

Tel: (800) 707-6242

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

Security Holder Remittance Report for 4/10/2023

Start Date: 3/24/2023 12:00:00A
End Date: 4/10/2023 11:59:00P
Print Date: 04/10/2023
Print Time: 3:43:08 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>
98554876	Jom Investme	Regular Pymnt	03/24/2023	455.31	399.24	56.07	18.00	0.00	0.00		437.31
98563684	REYBOTICS,	Regular Pymnt	03/24/2023	426.65	0.00	426.65	18.00	0.00	0.00		408.65
98575284	NTM Ventures	Regular Pymnt	03/27/2023	588.79	397.09	191.70	18.00	0.00	0.00		570.79
98575284	NTM Ventures	Prin Reduction	03/27/2023	10.21	10.21	0.00	0.00	0.00	0.00		10.21
98567980	San Miguel	Regular Pymnt	04/03/2023	1,167.96	1,083.02	84.94	18.00	0.00	0.00		1,149.96
98572140	Gonzalez	Regular Pymnt	04/03/2023	320.88	205.78	115.10	18.00	0.00	0.00		302.88
98572140	Gonzalez	Prin Reduction	04/03/2023	29.12	29.12	0.00	0.00	0.00	0.00		29.12
98575284	NTM Ventures	Prin Reduction	04/03/2023	(10.21)	(10.21)	0.00	0.00	0.00	0.00		(10.21)
98575284	NTM Ventures	Regular Pymnt	04/03/2023	(588.79)	(397.09)	(191.70)	-18.00	0.00	0.00		(570.79)
Investor/Bank/Group Total				2,399.92	1,717.16	682.76	72.00	0.00	0.00		2,327.92

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>
98564988	Hinojosa	Regular Pymnt	03/24/2023	282.52	273.62	8.90	18.00	0.00	0.00		264.52
98560836	Castaneda	Regular Pymnt	04/04/2023	1,060.13	887.10	173.03	18.00	0.00	0.00		1,042.13
Investor/Bank/Group Total				1,342.65	1,160.72	181.93	36.00	0.00	0.00		1,306.65

Total Security Holder				3,742.57	2,877.88	864.69	108.00	0.00	0.00		3,634.57
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Delinquency Report

As Of April 10, 2023

Data Date: 04/10/2023
Data Time: 3:46:50 pm
Print Date: 04/10/2023
Print Time: 3:46:50 pm

Security Holder Development Corporation of Mercedes

Investor Number: <u>01-985-003</u>		Investor Name: <u>Development Corporation of Mercedes</u>								
<u>Loan No</u>	<u>Loan Amt</u>	<u>Prin Bal</u>	<u>Total Pmt</u>	<u>Unpaid Lt Chrg</u>	<u>Int Pd to Dt</u>	<u>Total Due</u>	<u>Due Date</u>	<u>Dt Last Pmt</u>	<u>Days Late</u>	<u>#PmtDue</u>
98550182	100,000.00	41,955.26	104.89	5.24		1,756.84	01/06/2022	11/29/2021	459	16
Gomez	Roy	334 South Texas Blvd.								
98569300	315,629.17	271,699.10	2938.50	146.93	03/13/2023	20,387.53	09/18/2022	03/13/2023	204	7
MD Internati,		311 D. Vogel Drive								

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	04/01/23	01	985	002	5.00000	1,976.98	87,866.96	.00	.00	.00	.00
98554876	Jom Investments, LLC	98554876	03/15/23	01	985	002	4.00000	455.31	36,147.54	.00	.00	.00	.00
98563684	REYBOTICS, LLC	98563684	04/24/23	01	985	002	3.50000	426.65	146,280.17	.00	.00	.00	.00
98564204	Werbiski, Ashley	98564204	04/03/23	01	985	002	3.50000	545.75	4,023.15	.00	.00	.00	.00
98567980	San Miguel, Juan A.	98567980	05/05/23	01	985	002	3.00000	1,167.96	30,232.30	.00	.00	.00	.00
98572140	Gonzalez, Ashley R.	98572140	05/01/23	01	985	002	3.00000	320.94	42,201.56	.00	.00	.00	.00
98573148	Valor Fitness, LLC.	98573148	04/01/23	01	985	002	3.00000	586.48	44,472.54	.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	
									474,520.78		.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	05/01/23	01	985	003	3.50000	1,060.13	60,482.05	.00	.00	.00	.00
98564988	Hinojosa, Raquel dba	98564988	04/23/23	01	985	003	3.50000	282.52	2,778.34	.00	.00	.00	.00
98569300	MD International, LLC	98569300	09/18/22	01	985	003	3.00000	2,938.50	271,699.10	.00	.00	.00	.00
Group Totals:								4,386.04		.00		.00	
									376,914.75		.00		.00
Item Count = 4													
Investor Totals:								10,454.90		.00		.00	
									851,435.53		.00		.00
Item Count = 12													
Bank Totals:								10,454.90		.00		.00	
									851,435.53		.00		.00
Item Count = 12													
Grand Totals:								10,454.90		0.00		0.00	
									851,435.53		0.00		0.00
Item Count = 12													

4. Discussion and Action: GrantWorks Presentation

5. Discussion and Action: Prairie View A&M University HUB Program Recap

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 4/12/2023
Re: Prairie View A&M University Sponsorship for HUB Program

On January 25th 2023, the EDC Board approved sponsoring Mercedes B.I.D. Academy for \$5,175.00.

Overview

The Community Economic Development unit at Prairie View A&M University has been meeting with Texas Comptroller's Purchasing division to focus on strategies that increase bid participation and sales among Historically Underutilized Businesses (HUB's) who can provide goods and services to over 200 Texas agencies, universities, school district, and large industries that participate in the statewide bidding process. The HUB Program was created to promote full and equal procurement opportunities for small, minority- and women-owned businesses.

The B.I.D. Academy was created to teach essential business skills and effective strategies for working, managing, and doing business with government agencies. This academy is a FREE 6-session curriculum that will take your business through the process of not only getting HUB certified but business planning, marketing, and developing a winning bid proposal!

Classes include

- HUB Program Overview
- Bookkeeping/Accounting
- Taxes and Insurance
- Business Planning/Marketing
- Subcontracting
- Nontraditional Financing
- Bid Proposals/Graduation

Rina Castillo will present an update.

Mercedes BID Proposal

Overview

The Community Economic Development unit at Prairie View A&M University has been meeting with the Texas Comptroller's Purchasing division to focus on strategies that increase bid participation and sales among Historically Underutilized Businesses (HUB's) who can provide goods and services to over 200 Texas agencies, universities, school districts, and large industries that participate in the statewide bidding process. The HUB Program was created to promote full and equal procurement opportunities for small, minority- and women-owned businesses.

The B.I.D. Academy was created to teach essential business skills and effective strategies for working, managing, and doing business with government agencies. This academy is a FREE 6-session curriculum that will take your business through the process of not only getting HUB certified but business planning, marketing, and developing a winning bid proposal!

Classes include

- HUB Program Overview
- Bookkeeping/Accounting
- Taxes and Insurance
- Business Planning/Marketing
- Subcontracting
- Nontraditional Financing
- Bid Proposals/Graduation

Funding Required for BID Academy in Mercedes TX.

Description	Purpose	Description	Amount
Meals	Lunch for participants (From Mercedes's businesses)	35 meals per session (6) at \$15 each (\$15x210 meals=\$3,150)	\$3,150

Giveaways	Incentives for participants (All items purchased will be from Mercedes's businesses)	(15 giveaways x\$20) For 6 sessions	\$300
Graduation	Graduation Ceremony/Pitch contest to include a mixer for networking at the beginning	<ul style="list-style-type: none"> • Décor • Location • center pieces • table covers • gifts for speakers • refreshments for mixer • food for 50 	\$1,725
Total			\$5,175

Location: TBA Potential locations: Chamber of Commerce room meeting for 6 sessions

Upon successfully completing the Academy, graduates will receive a Certificate of Completion (graduation ceremony). They will be able to demonstrate an understanding of effective bid submission and compete for state contracts. Guidance on the Historically Underutilized Business (HUB) application will be implemented. All participants will have an opportunity to become a Hidalgo County Vendor. All participants will be asked at the beginning of the Academy if interested in business mentorship throughout and after the Academy by SCORE. All participants will also develop a relationship/partnership between themselves as well as our partners(presenters).

Marketing/Outreach for City of Mercedes

By: (Prairie View A&M University Cooperative Extension CED)

Description	Location/outlet	Amount
Advertising	Mercedes Enterprise	\$1,000.00
Advertising	Rio Grande Guardian	\$2000.00
Advertising	Facebook	\$300.00
Press release	Mercedes Enterprise, RGV Guardian, The Monitor, The Advance	Promoting the city of Mercedes

Outreach business to business	Rina & Megan	
Outreach to Chamber members	Rina & Megan	

Team

- Rina Castillo
Community & Economic Development Agent- Hidalgo County
- Megan Rodriguez
Community & Economic Development Agent- Hidalgo County
- Talia Washington
Small Business Specialist- Prairie View A&M University Cooperative Extension

Partners

- State Comptroller's Office
- Hidalgo County Procurement Department: Procurement Director, Eduardo Belmarez
- UTRGV Small Business Development Center: Esperanza Delgado
- UTRGV Procurement Technical Assistance Center: Orlando Salinas
- Small Business Administration: Veronica Chavez
- Liftfund: Marlene Rodriguez
- SCORE: Pete Flores

6. Discussion and Action: Signage Grant

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 4/14/2023
Re: Signage of Grant Program

Update: City has not updated signage ordinance

Recommendation: If the board chooses work on drafting grant guidelines.

Memo

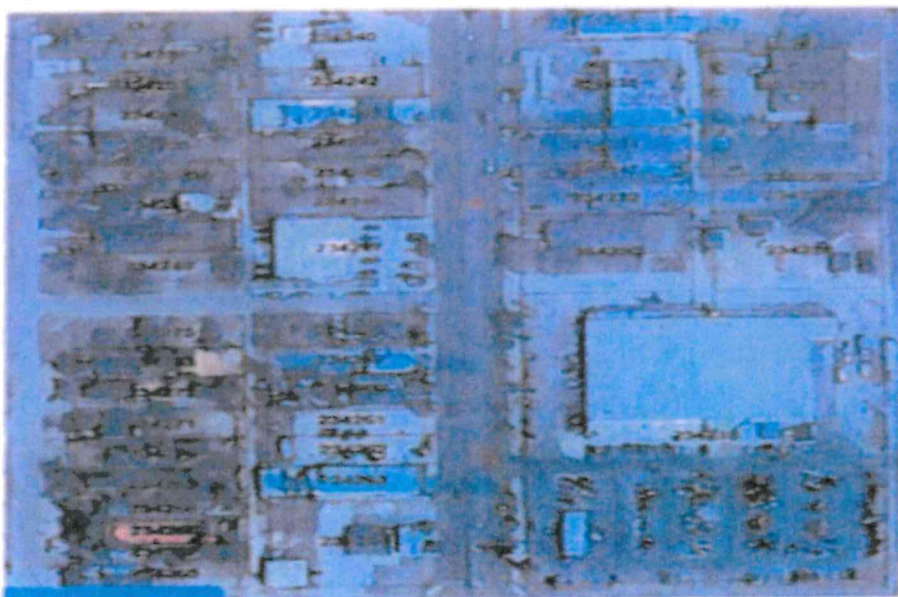
To: DCM Board of Directors
From: Norma Saenz
CC: Melissa Ramirez, Executive Director
Date: 2/11/22
Re: Signage of Grant Program

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

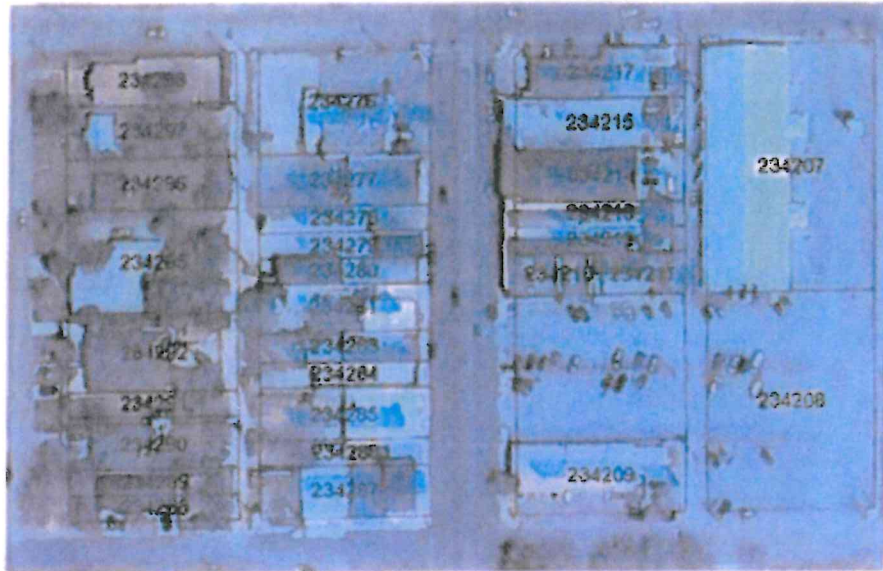
The DCM previously discussed creating a grant program for signage. The Board agreed to provide a grant for:

- 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.

7. Discussion and Action: Lease Agreement with Chamber

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 4/14/2023
Re: Lease Agreement with Mercedes Chamber of Commerce

Update: The lease agreement with the Mercedes Chamber of Commerce would be from April 01, 2023 and end on March 31, 2025 at the price of \$1298.50 at a monthly rental rate for the entire contract term.

Recommendation: Will of the board.

Lease Agreement

The Lease Agreement (this "Agreement") is made this 01 day of April, 2023 by and between MERCEDES AREA CHAMBER OF COMMERCE (Landlord) and the DEVELOPMENT CORPORATION OF MERCEDES ("Tenant"). Each Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties".

1. **Premises.** The premises leased is an office building located at 320 South Ohio in Mercedes, Texas 78570, Hidalgo County (the "Premises"). Parking is not included with the Premises. There are three offices (rooms) and a lobby, break room and a meeting room.
2. **Agreement to lease.** Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and condition set forth herein the Premises.
3. **Terms.** This Agreement will be for a term beginning on April 01, 2023 and ending March 31, 2025 (the "Term").
4. **Rent.** Tenant will pay Landlord a monthly rent of \$1298.50 for the Term. Rent will be payable due on the 1st day of each month during the Term. The first rent payment to the Landlord when Tenant signs this Agreement. Rent will be paid to Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: (cash, check or direct deposit) and will be payable in U.S. Dollars.
5. **Additional rent.** There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights as Tenant has the same obligation with respect to additional rent as they do with rent.
6. **Utilities:** Tenant is responsible for payment of all utilities and other services for the Premises.
7. **Use of Premises.** The Premises will be occupied by Tenant and the Mercedes Area Chamber of Commerce and use lonely for business purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the premises less fit to do business in, will cause dangerous, hazardous or unsanitary conditions or will interfere with rights of others to enjoy the property. Tenants will be liable for any damage occurring to the Premises and any damage to or loss of contents thereof which is done buy Tenant or Tenant's guest or invitees.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

320 South Ohio

Mercedes, Texas 78570

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

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

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

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

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

_____**DATE:**_____

**Jose A. Gonzalez, Mercedes Area Chamber of Commerce Board President Landlord
(Mercedes Area Chamber of Commerce)**

_____**DATE:**_____

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

8. Discussion and Action: Acquisition of Trolley

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 4/14/2023
Re: Acquisition of Trolley

See the cost estimates below for the acquisition of a trolley.



Trolley Description	Price	Passenger Capacity	Body Style	Engine Type
 Ref #685 1999 Chance	\$29,000 Finance as Low as... \$619 /mo Click to Apply	28	Enclosed	Diesel
 Ref #684 2017 American Heritage Trolley	\$150,000 Finance as Low as... \$3,202 /mo Click to Apply	30	Half Open	Gasoline
 Ref #682 2004 Supreme	\$45,000 Finance as Low as... \$960 /mo Click to Apply	26	Enclosed	Gasoline

Recommendation: Will of the board.

9: Discussion and Action: Aurora House Luncheon Fundraiser

Memo

To: DCM Board of Directors
From: Zefra Mascorro, Administrative Coordinator
CC: File
Date: 4/14/2023
Re: Aurora House Luncheon Fundraiser

Aurora House Foundation would like to invite the EDC to be a sponsor for their 2023 Administrative Professionals' Day Luncheon in White on Wednesday, April 26th & Thursday April 27th from 11:30AM to 1:20PM at the Knapp Conference Center, Weslaco Tx.

See attached flyer.

Recommendation: Will of the board.

AURORA HOUSE FOUNDATION

Cordially Invites You To

Dejeuner En Blanc

2023 Administrative Professionals' Day Luncheon in White
Wednesday, April 26th & Thursday, April 27th
11:30 am to 1:30 pm – Knapp Conference Center, Weslaco

In Paris, 1988, Frenchman Francois Pasquier invited a group of friends to an elegant gathering, requesting they all wear white attire to indicate their status as his selected guests. Since then, this aristocratic born tradition has been replicated across six continents and is always "invitation only". This year on Administrative Professionals' Day, Aurora House invites you to allow us to treat your own select special guests to a Paris style luncheon with the theme, "All White". As always, we have planned for a Spring Style Show, a delicious luncheon, and other fun surprises.

Your sponsorship for this event provides vital cash funds in support of the Aurora House mission to provide compassionate end-of-life care in a comforting, home-like setting. Where there is lack of able or present caregivers in the home, lack of adequate shelter or other difficult situations, we assist those under our care to approach death with dignity, comfort, and peace. Aurora House is able to care for our patients like family, as we do not receive insurance or government funding. It is through the continuing generosity of our community and sponsors like you that we can keep our doors open to those who need us in their most difficult time.

Please review the attached form with sponsorship opportunities to determine your level of commitment. Sponsorships apply to the entire event, but tickets are chosen for one or the other luncheon or can be spread out between the two days. Seating is limited, and we will reserve the luncheons to capacity. Your prompt response will ensure that your selected guests have a reserved seat at the luncheon of your choice.

Please call us at (956) 973-9690 or email Mari@aurorahouse.org.

Thank you for your consideration and continued support.

Marisela Gonzalez, Executive Director

~ Aurora House Board of Directors ~

Patricia Barrera

Revin Bloomquist

Stephen Charlton

Adrian Farias

Rhonda Garza

Laura Lopez

Mark McCaleb

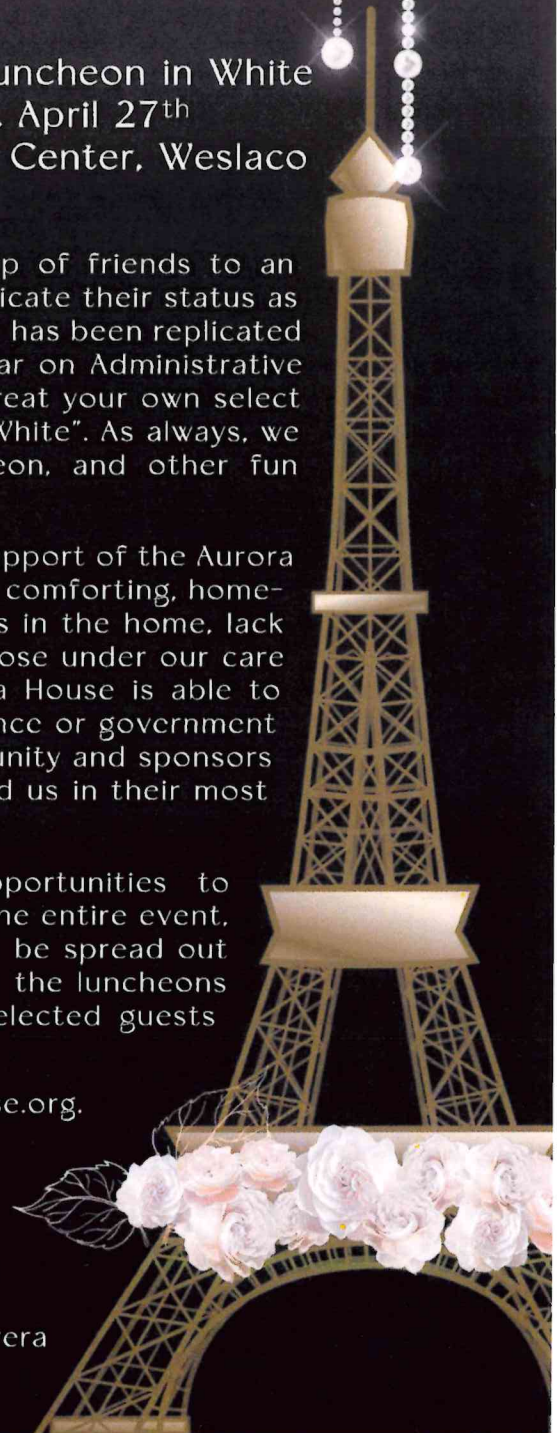
Adelmira Reyna

Annette Rios-Barrera

Rafael Rodriguez, MD

Yolanda Salinas

Oralia Tafolla



AURORA HOUSE FOUNDATION

2023 Lunch & Style Shows

Dejeuner En Blanc

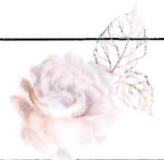
Wednesday, April 26th
& Thursday, April 27th
Knapp Conference Center

<input type="checkbox"/> Diamond Sponsor	<input type="checkbox"/> Gold Sponsor	<input type="checkbox"/> Silver Sponsor	<input type="checkbox"/> Bronze Sponsor
\$ 5,000 16 Tickets	\$ 2,000 8 Tickets	\$ 1,000 4 Tickets	\$ 400 2 Tickets
<ul style="list-style-type: none"> • Premier seating: 2 tables • Name on table for both functions • Logo on program, social media, slide show and all press, including one Aurora House Newsletter 	<ul style="list-style-type: none"> • Preferred seating: 1 table • Name on table for both functions • Logo on program, slide show and all press, including one Aurora House Newsletter 	<ul style="list-style-type: none"> • Reserved seating: 4 guests • Name on table for both functions • Name on program, slide show, and all press 	<ul style="list-style-type: none"> • Name on table for both functions • Name on program, slide show, and all press

Individual Tickets: \$100 each

Seating at our luncheons will be assigned on a first come, first served basis.

Please respond with your reservation preference.



Total # Tickets Requested For Wednesday, April 26th, Luncheon: _____

Total # Tickets Requested For Thursday, April 27th, Luncheon: _____

Donor Name for Publicity: _____ Total: \$ _____

Contact Person and Title: _____

Mailing Address: _____

Office Phone: _____ Cell: _____ Email: _____

☐ We are flexible on the luncheon days. Please assign our group on the day that works best based on availability.

PUBLICITY PREFERENCES

Make the donation(s) anonymous: ☐ Yes ☐ No Use photographs taken at event: ☐ Yes ☐ No

List my donor's name in event program: ☐ Yes ☐ No Other publicity (e.g., social media, signage): ☐ Yes ☐ No

☐ Check Enclosed ☐ Please Send Invoice

For More Information, Please Contact:

Marisela Gonzalez, Executive Director
Office: 956-973-9690 | Fax: 956-973-9705
Email: Mari@aurorahouse.org

Rhonda Garza, Event Chair
Cell: 956-373-1955
Email: Rhondagarza@me.com



Aurora House Foundation
2646 W 18th St | P O Box 976 | Weslaco TX 78599
www.aurorahouse.org

10. ICSC Las Vegas

11. Executive Session: Section 551.087: Economic development negotiations with Project Entertainment, Project Rios, 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 North Mercedes Heights Lots 6 thru 8 BLK 1 and North Mercedes Heights Lot 5 & S 10' X 120' of Alley BLK 1 and Section 551.071: pending legal issues with delinquent loans, J. Berry, G Gomez and on MD International and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.

12. Discussion and Action: item #11

13. Adjournment