

Development Corporation of Mercedes, Inc.
REGULAR CALLED MEETING
May 17, 2023 at 11:30AM
320 S. Ohio

Development Corporation of Mercedes, Inc.

Agenda

May 17, 2023 11:30AM

320 S Ohio

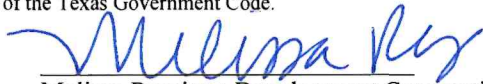
NOTICE, is hereby given that the Development Corporation of Mercedes, Inc. will be holding a **Regular Called Meeting** on **Wednesday, May 17, 2023 at 11:30AM** at the **Development Corporation of Mercedes at 320 South Ohio** for the purpose of considering and taking formal action regarding the following items:

1. Call meeting to order
2. Discussion and Action: April 19, 2023 Minutes
3. Discussion and Action: April 2023 Financials
4. Discussion and Action: CivicServe
5. Discussion and Action: Health and Supplemental Insurance
6. Discussion and Action: Chamber Billboard
7. Executive Session: Section 551.087: Economic development negotiations with Project Entertainment, Project RGVLS, Project Ali, Project J. Salinas, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project M2, Project M30, Project Carwash, Project Rios and Project UT, Section 551.072 Real Estate: CAPISALLO 0.39AC TR 1 PART 3 & 0.55AC TR 2 PART 3A BNG IRR TRS LYING N&S-FM 491 LOT 16 BLK 80 1.15AC GR 0.94AC NET and Section 551.071: pending legal issues with USDA and delinquent loans 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 12th day of May 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: April 19, 2023 Minutes

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, April 19, 2023 11:30AM

Board Members Present:

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

Board Members Absent:

Roel Villanueva- Member

EDC Staff Present:

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

City Staff Present:

Alberto Perez – City Manager
Javier Ramirez- Assistant City Manager

Others Present:

Oralia Cardenas- GrantWorks
Rina Castillo- Prairie View A&M University HUB Program

1. Call Meeting to order

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

2. Discussion and Action: March 15, 2023 Minutes & March 29, 2023 Minutes

Marcos Garcia voted to approve the March 15, 2023 Minutes & March 29, 2023 Minutes as presented. Seconded by Lou Huerta. All voted aye.

Alberto Perez, City Manager entered the meeting at 11:37AM

3. Discussion and Action: March 2023 Financials

Tony Garza voted to approve the March 2023 Financials as presented. Seconded by Marcos

Garcia. All voted aye.

Javier Ramirez, Assistant City Manager entered the meeting at 11:41AM

4. Discussion and Action: GrantWorks Presentation

No action on this item.

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

No action on this item.

6. Discussion and Action: Signage Grant

Marcos Garcia motioned to draft signage grant guidelines and to schedule a workshop to be presented to board members. Seconded by Joe Flores and Lou Huerta. All voted aye.

7. Discussion and Action: Lease Agreement with the Chamber

Marcos Garcia motioned to approve the lease agreement with the chamber at a cost of \$1500 contingent on approval from Mercedes Area Chamber of Commerce Board of Directors. Seconded by Lou Huerta. Peggy Marie Chavez-Yanez, Lou Huerta, Tony Garza, and Joe Flores voted aye. Fred Gonzalez abstained.

8. Discussion and Action: Acquisition of Trolley

Lou Huerta motioned to table the item. Seconded by Marcos Garcia. All voted aye.

9. Discussion and Action: Aurora House Luncheon Fundraiser

Marcos Garcia motioned to approve the Aurora House Luncheon Fundraiser Sponsorship for 5 tickets at a cost of \$1,100. Seconded by Lou Huerta. All voted aye.

10. Discussion and Action: ICSC Las Vegas

Marcos Garcia motioned to approve a 3rd board member attending the ICSC Las Vegas convention. Seconded by Lou Huerta. All voted aye.

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 and S 10' X 120' of Alley BLK 1 Section 551.071: pending legal issues with delinquent loans, J. Berry, G. Gomez and MD International 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 1:00PM

12. Discussion and Action: item #11

Lou Huerta motioned to approve a 6-month extension of the performance agreement for Project Rios. Seconded by Marcos Garcia. All voted aye.

Tony Garza motioned to approve the relocation of the irrigation line for Project M30 contingent on an approved plat and final approval of the city commission. Seconded by Marcos Garcia. All voted aye.

13. Adjournment: 1:01PM

Fred Gonzalez, President

Joe Flores, Jr., Member

Marcos Garcia, Vice-President

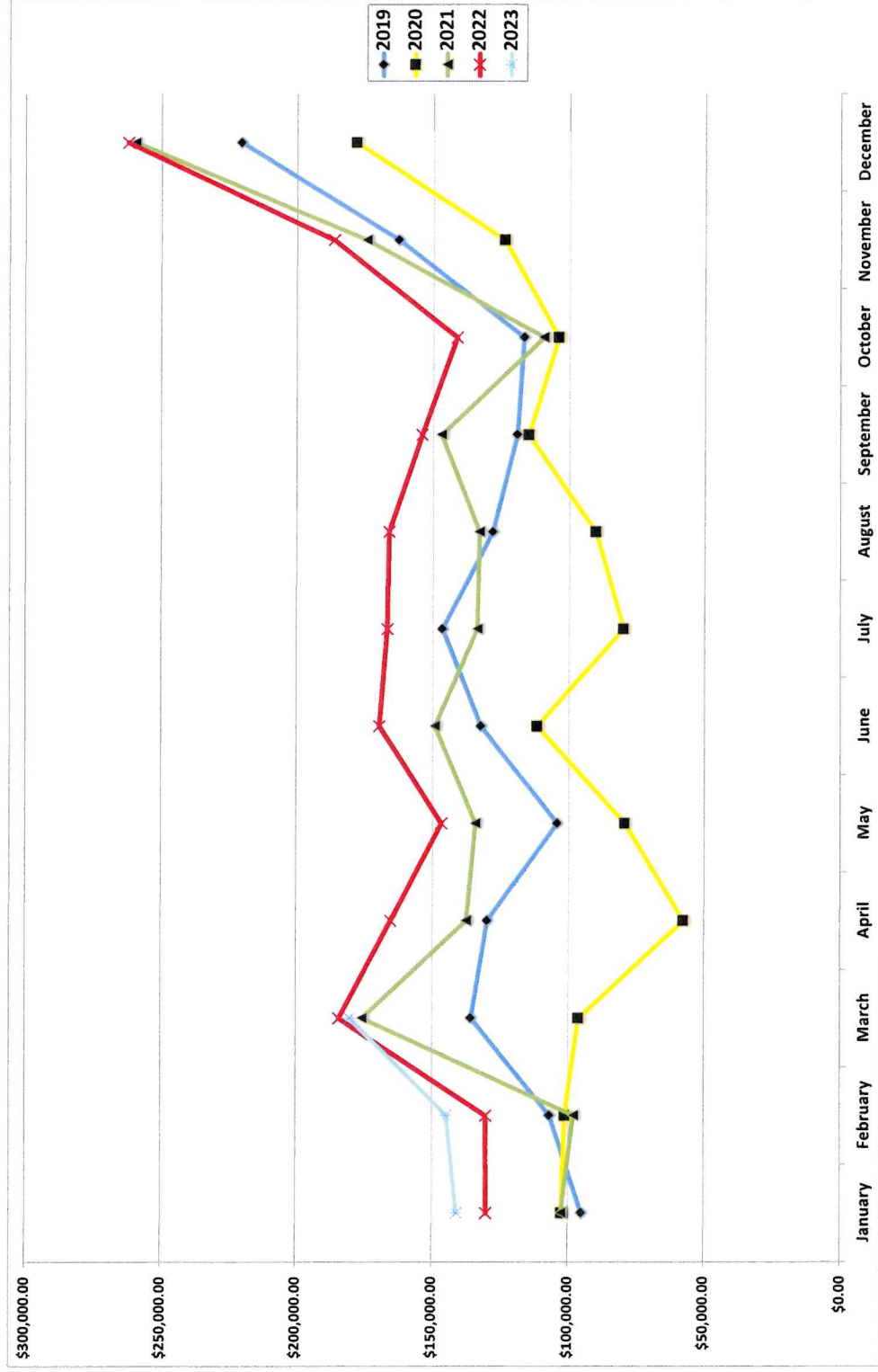
Tony Garza, Member

Peggy Marie Chavez-Yanez, Treasurer

Roel Villanueva, Member

Lou Huerta, Secretary

3. Discussion and Action: April 2023 Financials

[illegible]

March 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%	\$588,231.13	\$534,230.34	10.10%	\$2,576,711.65	\$2,377,650.87	8.37%
Hidalgo	Alton	2.00%	\$194,474.14	\$199,083.78	-2.31%	\$850,124.89	\$824,159.53	3.15%
Hidalgo	Donna	2.00%	\$695,174.30	\$678,031.56	2.52%	\$3,059,444.72	\$2,574,565.05	18.83%
Hidalgo	Edcouch	2.00%	\$36,469.33	\$41,948.42	-13.06%	\$187,387.16	\$167,396.99	11.94%
Hidalgo	Edinburg	2.00%	\$3,323,428.54	\$3,299,615.54	0.72%	\$15,286,440.31	\$14,281,459.69	7.03%
Hidalgo	Elsa	1.50%	\$177,470.57	\$173,708.72	2.16%	\$758,882.81	\$745,197.41	1.83%
Hidalgo	Granjeno	1.00%	\$3,824.11	\$4,117.27	-7.12%	\$23,954.28	\$21,287.49	12.52%
Hidalgo	Hidalgo	2.00%	\$504,062.97	\$574,955.93	-12.33%	\$2,134,187.54	\$2,077,935.90	2.70%
Hidalgo	La Joya	2.00%	\$86,695.70	\$81,745.20	6.05%	\$320,295.00	\$306,211.51	4.59%
Hidalgo	La Villa	2.00%	\$17,967.79	\$14,713.89	22.11%	\$66,814.97	\$64,989.00	2.80%
Hidalgo	McAllen	2.00%	\$8,353,318.76	\$8,537,246.86	-2.15%	\$40,216,530.40	\$38,895,804.18	3.39%
Hidalgo	Mercedes	2.00%	\$721,359.85	\$736,963.37	-2.11%	\$3,659,479.55	\$3,515,399.64	4.09%
Hidalgo	Mission	2.00%	\$2,548,325.11	\$2,306,401.77	10.48%	\$10,667,262.01	\$10,895,866.31	-2.09%
Hidalgo	Palmhurst	1.50%	\$262,008.73	\$259,764.22	0.86%	\$1,225,702.44	\$1,213,115.17	1.03%
Hidalgo	Palmview	1.50%	\$247,879.50	\$231,336.03	7.15%	\$1,018,055.70	\$944,462.14	7.79%
Hidalgo	Penitas	1.50%	\$114,952.34	\$125,521.98	-8.42%	\$629,447.10	\$597,833.76	5.28%
Hidalgo	Pharr	2.00%	\$2,709,495.74	\$2,773,201.69	-2.29%	\$12,100,197.67	\$11,854,972.24	2.06%
Hidalgo	Progreso	2.00%	\$39,157.89	\$31,621.61	23.83%	\$132,817.65	\$133,808.29	-0.74%
Hidalgo	Progreso L	1.50%	\$7,398.01	\$6,165.25	19.99%	\$36,533.94	\$27,763.66	31.58%
Hidalgo	San Juan	2.00%	\$599,991.04	\$538,822.61	11.35%	\$2,690,852.34	\$2,414,924.73	11.42%
Hidalgo	Sullivan Cit	1.00%	\$30,407.93	\$26,994.33	12.64%	\$110,828.33	\$122,502.43	-9.52%
Hidalgo	Weslaco	2.00%	\$1,850,274.79	\$1,688,317.50	9.59%	\$8,380,508.86	\$7,734,829.11	8.34%

\$721,359.85

75%

City

541,019.89

\$721,359.85

25%

EDC

180,339.96

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - EDC
As of April 30, 2023

	Apr 30, 23	Mar 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10001 · Cash & Cash Equivalents			
11010.4 · Cash - Development Corp_0913	29,521.64	1,173,467.42	-1,143,945.78
11010.5 · Cash - Development Corp_3057	981,466.41	0.00	981,466.41
11011 · VTX Bond 2016	200.00	10,616.67	-10,416.67
11012 · Development Corp - TXCLASS	131,606.16	131,059.69	546.47
Total 10001 · Cash & Cash Equivalents	1,142,794.21	1,315,143.78	-172,349.57
11200 · Restricted Cash & Cash Equiv.			
11013 · EDC 2006 Reserve - TXCLASS	280,936.07	279,769.59	1,166.48
Total 11200 · Restricted Cash & Cash Equiv.	280,936.07	279,769.59	1,166.48
Total Checking/Savings	1,423,730.28	1,594,913.37	-171,183.09
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	1,744,428.34	1,915,611.43	-171,183.09
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	5,350,758.85	5,521,941.94	-171,183.09
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20001 · Accounts Payable	3,542.27	5,397.43	-1,855.16
Total Accounts Payable	3,542.27	5,397.43	-1,855.16
Other Current Liabilities			
22170 · Insurance Payable	300.96	282.88	18.08
24000 · Payroll Liabilities	2,947.14	3,397.59	-450.45
Total Other Current Liabilities	3,248.10	3,680.47	-432.37
Total Current Liabilities	6,790.37	9,077.90	-2,287.53
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	85,595.82	87,883.35	-2,287.53
Equity			
32000 · Unassigned Fund Balance	1,591,250.06	1,592,416.54	-1,166.48
37000 · Restricted Fund Balance	397,436.75	396,270.27	1,166.48
38000 · Nonspendable Fund Balance	3,098,506.27	3,098,506.27	0.00
Net Income	177,969.95	346,865.51	-168,895.56
Total Equity	5,265,163.03	5,434,058.59	-168,895.56
TOTAL LIABILITIES & EQUITY	5,350,758.85	5,521,941.94	-171,183.09

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending April 30, 2023

	Oct '22 - Apr 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Taxes				
40040 · Sales Tax	1,195,991.19	1,879,794.93	-683,803.74	63.6%
Total Taxes	1,195,991.19	1,879,794.93	-683,803.74	63.6%
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	8,682.21	509.00	8,173.21	1,705.7%
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	101,598.90	1,077,185.88	-975,586.98	9.4%
Total Income	1,297,790.09	2,956,980.81	-1,659,190.72	43.9%
Expense				
5100000 · Personnel Costs				
5101010 · Salaries	71,456.87	129,212.00	-57,755.13	55.3%
5101100 · TMRS Contribution	11,032.61	23,645.80	-12,613.19	46.7%
5101120 · Social Security	5,452.87	8,011.14	-2,558.27	68.1%
5101127 · Cell Phone Allowance	350.00	600.00	-250.00	58.3%
5101140 · Unemployment Comp	0.00	1,500.00	-1,500.00	0.0%
5101160 · Health/Life Insurance	4,497.48	13,896.00	-9,398.52	32.4%
5101180 · Worker's Comp	0.00	305.00	-305.00	0.0%
Total 5100000 · Personnel Costs	92,789.83	177,169.94	-84,380.11	52.4%
5102000 · Other Services & Charges				
5102010 · Marketing & Promotion	3,878.00	17,400.00	-13,522.00	22.3%
5102011 · Contract Labor - Writer	2,400.00	6,000.00	-3,600.00	40.0%
5102012 · Automobile Mileage	148.78	2,000.00	-1,851.22	7.4%
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	3,073.77	5,400.00	-2,326.23	56.9%
5102080 · Office Equipment - Lease	2,250.26	3,500.00	-1,249.74	64.3%
5102095 · Meetings	1,529.72	2,600.00	-1,070.28	58.8%
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	21,096.00	45,000.00	-23,904.00	46.9%
5102130 · Membership/Subs	1,225.00	1,000.00	225.00	122.5%
5102131 · Web-Site	4,655.00	7,980.00	-3,325.00	58.3%
5102133 · Miscellaneous	1,115.22	500.00	615.22	223.0%
5102134 · Bldg Lease	9,089.50	15,582.00	-6,492.50	58.3%
5102138 · Postage	26.95	0.00	26.95	100.0%
5102142 · Janitorial	6,240.00	13,200.00	-6,960.00	47.3%
5102144 · Receptionist	10,500.00	14,000.00	-3,500.00	75.0%
5102150 · Travel & Training	12,496.93	15,000.00	-2,503.07	83.3%
5102160 · Water Bill	1,143.60	1,700.00	-556.40	67.3%
5102165 · Electricity	2,296.97	3,000.00	-703.03	76.6%
5102310 · Sponsorships	20,750.00	31,250.00	-10,500.00	66.4%
5102320 · Professional Fees - Accounting	11,200.00	19,200.00	-8,000.00	58.3%
5102335 · Projects	229,009.25	1,153,984.05	-924,974.80	19.8%
5102340 · Chamber	27,000.00	52,000.00	-25,000.00	51.9%
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	68,570.15	119,829.34	-51,259.19	57.2%
5102372 · TLF Repayment - Interest	10,495.98	13,631.90	-3,135.92	77.0%
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%

Economic Development Corporation of Mercedes, Texas (EDC)
Profit & Loss Budget vs. Actual
For the Period Ending April 30, 2023

	<u>Oct '22 - Apr 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
5102396 · VTX Note	145,833.38	250,000.08	-104,166.70	58.3%
5102397 · Project Orchard Grove Apartment	50,000.00	50,000.00	0.00	100.0%
5102399 · Outlet Mall Oct 18' - Oct 28'	278,987.28	450,000.00	-171,012.72	62.0%
Total 5102000 · Other Services & Charges	1,003,004.41	2,757,810.87	-1,754,806.46	36.4%
5102500 · Maintenance				
5102520 · Office Equipment	5,119.10	3,000.00	2,119.10	170.6%
5102540 · Maintenance	16,800.00	16,000.00	800.00	105.0%
Total 5102500 · Maintenance	21,919.10	19,000.00	2,919.10	115.4%
5103000 · Supplies				
5103050 · Office Supplies	1,909.01	2,000.00	-90.99	95.5%
Total 5103000 · Supplies	1,909.01	2,000.00	-90.99	95.5%
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	1,119,622.35	2,956,980.81	-1,837,358.46	37.9%
Net Ordinary Income	178,167.74	0.00	178,167.74	100.0%
Net Income	178,167.74	0.00	178,167.74	100.0%

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - I R P
As of April 30, 2023

	<u>Apr 30, 23</u>	<u>Mar 31, 23</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
11010.2 · Cash - I R P	212,776.02	211,204.85	1,571.17
Total Checking/Savings	<u>212,776.02</u>	<u>211,204.85</u>	<u>1,571.17</u>
Total Current Assets	<u>212,776.02</u>	<u>211,204.85</u>	<u>1,571.17</u>
Other Assets			
11012.2 · IRP Operating Reserv - TXCLASS	70,620.17	70,326.93	293.24
13078.2 · Loan Rec - MD Int'l (Galvan)	107,198.42	107,198.42	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	60,482.05	61,369.15	-887.10
13295.2 · Loan Rec - Raquel Moreno	2,503.92	3,051.96	-548.04
Total Other Assets	<u>256,937.36</u>	<u>258,079.26</u>	<u>-1,141.90</u>
TOTAL ASSETS	<u><u>469,713.38</u></u>	<u><u>469,284.11</u></u>	<u><u>429.27</u></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	-24,175.21	-24,604.48	429.27
Total Equity	<u>469,713.38</u>	<u>469,284.11</u>	<u>429.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>469,713.38</u></u>	<u><u>469,284.11</u></u>	<u><u>429.27</u></u>

Economic Development Corporation of Mercedes, Texas (EDC)
Balance Sheet - R.B.E.G. Grant
As of April 30, 2023

	Apr 30, 23	Mar 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
11111.1 · Restricted Cash & Cash Eq.			
11010.1 · Cash - EDC R.B.E.G. Grant	271,946.00	266,694.04	5,251.96
11012.1 · EDC RBEG Grant-TXCLASS	42,977.88	42,799.44	178.44
Total 11111.1 · Restricted Cash & Cash Eq.	314,923.88	309,493.48	5,430.40
Total Checking/Savings	314,923.88	309,493.48	5,430.40
Total Current Assets	314,923.88	309,493.48	5,430.40
Other Assets			
13076.1 · Loan Rec - DeLaGarza Bakery	86,166.82	87,866.96	-1,700.14
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	35,815.03	36,546.78	-731.75
13092.1 · Loan Rec - Reybotics, LLC (Adv)	145,853.52	145,853.52	0.00
13095.1 · Loan Rec - Werbiski Ashley & H	3,486.27	4,023.15	-536.88
13096.1 · Loan Rec - Top Gym - San Miguel	30,232.30	31,315.32	-1,083.02
13097.1 · Loan Rec - Ashley R Gonzalez	42,201.56	42,436.46	-234.90
13098.1 · N/R - Valor Fitness LLC	44,472.54	44,472.54	0.00
13098.3 · N/R - NTM Ventures LLC	83,296.56	83,296.56	0.00
13296.1 · Allowance - RBEG	-28,326.68	-28,326.68	0.00
Total Other Assets	517,020.37	521,307.06	-4,286.69
TOTAL ASSETS	831,944.25	830,800.54	1,143.71
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	7,073.87	5,930.16	1,143.71
Total Equity	831,944.25	830,800.54	1,143.71
TOTAL LIABILITIES & EQUITY	831,944.25	830,800.54	1,143.71

Economic Development Corporation of Mercedes, Texas (EDC)
Debt Summary
As of April 30, 2023

Debt Description	April 30, 2023	March 31, 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	812,500.26	833,333.60	(20,833.34)
Estimated Mall Rebate Liability	1,250,867.67	1,420,135.45	(169,267.78)
Texas Leverage Fund Payable	243,697.95	253,499.79	(9,801.84)

Economic Development Corporation of Mercedes, Texas (EDC)
Accounts Payable
As February 28, 2023

Vendor Description	April 30, 2023	March 31, 2023
The Bank of NY Mellon	\$ -	\$ 750.00
Texas Economic Development	\$ 550.00	\$ -
MPC Studios	-	665.00
Rhino Services	-	227.05
Hudson Energy	-	401.61
City of Mercedes TMRS	2,992.27	2,803.77
	<u>\$ 3,542.27</u>	<u>\$ 4,847.43</u>

**Blue BusinessSM Plus Credit Card**DEVELOPMENT CORPORATION OF
MELISSA RAMIREZClosing Date 04/16/23 Next Closing Date 05/17/23
Account Ending 5-31009

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Customer Care: 1-800-521-6121
TTY: Use Relay 711
Website: americanexpress.com

New Balance \$7,219.35
Minimum Payment Due \$72.00
Payment Due Date 05/11/23

Late Payment Warning: If we do not receive your Minimum Payment Due by the Payment Due Date of 05/11/23, 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%.

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	19 years	\$16,903
\$261	3 years	\$9,404 (Savings = \$7,499)

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 5-31009

Enter 15 digit account # on all payments.
Make check payable to American Express.

MB 01 005550 75207 H 26 A



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

Payment Due Date
05/11/23

New Balance
\$7,219.35

Minimum Payment Due
\$72.00

See 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 000721935000007200 13 H

**Blue BusinessSM Plus Credit Card**

DEVELOPMENT CORPORATION OF

MELISSA RAMIREZ

Closing Date 04/16/23

p. 3/8

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

Hearing ImpairedOnline chat at americanexpress.com or use Relay dial 711 and 1-800-521-6121Website: 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	-\$6,057.38
Credits	\$0.00
Total Payments and Credits	-\$6,057.38

Detail *Indicates posting date

Payments	Amount
03/31/23* PAYMENT RECEIVED - THANK YOU	-\$6,057.38

New Charges**Summary**

	Total
Total New Charges	\$7,219.35

Detail**MELISSA RAMIREZ**

Card Ending 5-31009

				Amount
03/17/23	LOOPNET COMMERCIAL P	888-567-7442	DC	\$79.00
03/21/23	BESTBUYCOM806750368657 50300009944 888BESTBUY	RICHFIELD	MN	\$757.74
03/24/23	GOTOCOM*GOTOMEETING ONLINE SVCS	GOTO.COM	MA	\$51.06
03/29/23	ALICIA'S RESTAURANT 0000 956-514-2521	MERCEDES	TX	\$134.57
04/01/23	ONLINE JOB ADS INDEED EMPLOYMENT AGENCY	AUSTIN	TX	\$181.22
04/03/23	B&H PHOTO 800-606-6969 B6732108 10001 MAC MINI M2P 10C 16C GPU LUNA DISPLAY - USB-C USB-C TO SD CARD READER	800-221-5743	NY	\$4,307.25
04/04/23	ADOBE Adobe Systems 8004438158	SAN JOSE	CA	\$37.88
04/06/23	GLOBAL EXPERIENCE SPECIALISTS 5297278 78570	(800)475-2098	NV	\$376.20
04/06/23	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$13.45

Marketing
Office
Equipment
Meetings
Meetings
Misc
Office
Equipment
Office
Supplies
Travel & Training
ITCSC
Office
Supplies

Continued on reverse

Detail Continued

				Amount
04/06/23	USPS PO 4858200081 001372731 8002758777	MERCEDES	TX	\$37.80
			<i>Office Supplies</i>	
04/13/23	EXPEDIA.COM TRAVEL UNITED AIRLINES From: MCALLEN To: HOUSTON INTERCONTI LAS VEGAS MCCARRAN	SEATTLE	WA	\$439.20
		Carrier: UA Class: H	<i>Travel & Training ICSC</i>	
	Ticket Number: 01679270864795 Passenger Name: RAMIREZ/MELISSA Document Type: PASSENGER TICKET	UA Date of Departure: 05/21		
04/13/23	EXPEDIA.COM TRAVEL AMERICAN AIRLINES From: LAS VEGAS MCCARRAN To: DALLAS/FORT WORTH MCALLEN	SEATTLE	WA	\$187.20
		Carrier: AA Class: B	<i>Travel & Training ICSC</i>	
	Ticket Number: 00179486097346 Passenger Name: RAMIREZ/MELISSA Document Type: PASSENGER TICKET	AA Date of Departure: 05/23		
04/13/23	EXPEDIA 72533358165610 TRAVEL	EXPEDIA.COM	WA	\$5.38
			<i>Travel & Training ICSC</i>	
04/13/23	GLOBAL EXPERIENCE SPECIALISTS 5301649 78570	(800)475-2098	NV	\$611.40
			<i>Travel & Training ICSC</i>	

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



Blue BusinessSM Plus Credit Card
DEVELOPMENT CORPORATION OF
MELISSA RAMIREZ
Closing Date 04/16/23



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Account Ending 5-31009

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Interest Charge
Purchases	17.99% (v)	\$0.00	\$0.00
Total			\$0.00
(v) Variable Rate			



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

00000685 TT212S04292300441600 02 000000000 0026134 003

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

Account Number
Statement Date
Statement Thru Date
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00000685 0017055 0001-0004

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 04/01/2023	\$1,180,874.35
+ Deposits and Credits (2)	\$7,897.59
- Withdrawals and Debits (19)	\$1,159,250.30
Ending Balance as of 04/30/2023	\$29,521.64
Service Charges for Period	\$0.00
Average Balance for Period	\$174,883.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Apr 05	CREDIT FOR FLORIDA COMMERCE 4-3-2023	4,500.00
Apr 14	REF 53SAJT1 FROM *3057	3,397.59

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Apr 03	FLORIDA COMMERCE/A2A.TANFR TOSHA COLEMAN TOSHA COLEMAN	4,500.00
Apr 03	BENE:TEXAS LEVERAGE FUND TRN:P202304030000142	11,409.38
Apr 14	IRS/USATAXPYMT *****0402055351 DEVELOPMENT CORPORATIO	3,397.59

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Apr 04	Transfer - new acc. 0	1,064,319.24	Apr 06	4201	523.11	Apr 19	Raybeck 4206	50,000.00
Apr 03	*4195	439.11	Apr 10	4202	401.61	Apr 11	4207	227.05
Apr 03	*4197	206.62	Apr 10	Leadership - 4203	8,925.00	Apr 18	4208	400.00
Apr 05	AMEX *4199	6,057.38	Apr 11	Growth Website - 4204	665.00	Apr 19	chamber-lease 4209	1,298.50
Apr 05	4200	180.71	Apr 11	Clean - up - 4205	1,200.00	Apr 18	CPA 4210	1,600.00



Account Number XXXXXX0913
Statement Date 04/28/2023
Statement Thru Date 04/30/2023
Page 2

CHECKS PAID (Continued)

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount
Apr 19	Chamber Personnel 4211	3,500.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Apr 03	1,164,319.24	Apr 06	97,738.80	Apr 14	86,320.14
Apr 04	100,000.00	Apr 10	88,412.19	Apr 18	84,320.14
Apr 05	98,261.91	Apr 11	86,320.14	Apr 19	29,521.64

00000685 0017056 0002-0004



CHECK IMAGES

CREDIT/DEBIT *David Grady* CHECKING TRANSACTION

CUSTOMER NAME: *Development Corporation of Mercedes, Inc.*
ACCOUNT: *CA Mercedes, Inc.*
DATE: *04/04/2023*
AMOUNT: *1,064,319.24*

1001030913 90 1,064,319.24

4301000180

04/04/2023 Check 0 \$1,064,319.2

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/03/2023

Pay to the order of: *Charles Communications*

Amount: *439.11*

1001030913 4195 439.11

04/03/2023 Check 4195 \$439.11

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/03/2023

Pay to the order of: *Lowell Learning & Programs of the State*

Amount: *206.62*

1001030913 4197 206.62

04/03/2023 Check 4197 \$206.62

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/05/2023

Pay to the order of: *Lowell Learning & Programs of the State*

Amount: *6,057.38*

1001030913 4199 6,057.38

04/05/2023 Check 4199 \$6,057.38

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/05/2023

Pay to the order of: *City of Mercedes*

Amount: *180.71*

1001030913 4200 180.71

04/05/2023 Check 4200 \$180.71

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/06/2023

Pay to the order of: *Normal Court House*

Amount: *523.11*

1001030913 4201 523.11

04/06/2023 Check 4201 \$523.11

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/10/2023

Pay to the order of: *Merced Energy Services, LLC*

Amount: *401.61*

1001030913 4202 401.61

04/10/2023 Check 4202 \$401.61

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/10/2023

Pay to the order of: *Leads and Employment Center*

Amount: *8,925.00*

1001030913 4203 8,925.00

04/10/2023 Check 4203 \$8,925.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/11/2023

Pay to the order of: *ATC Solutions, Inc.*

Amount: *665.00*

1001030913 4204 665.00

04/11/2023 Check 4204 \$665.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/11/2023

Pay to the order of: *Max & Gene Dumas*

Amount: *1,200.00*

1001030913 4205 1,200.00

04/11/2023 Check 4205 \$1,200.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/19/2023

Pay to the order of: *Highway Services, Inc.*

Amount: *50,000.00*

1001030913 4206 50,000.00

04/19/2023 Check 4206 \$50,000.00

DEVELOPMENT CORPORATION OF MERCEDES, INC. *David Grady*

300 S. CHASE
MERCED, TX 75450

Check Date: 04/11/2023

Pay to the order of: *State of Texas*

Amount: *227.05*

1001030913 4207 227.05

04/11/2023 Check 4207 \$227.05

CHECK IMAGES (Continued)

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 E. Ohio
Mercedes, TX 75357

Pay to the order of: David G. Leland
2500 South Loop
Mercedes, TX 75357

Check # 4208
\$400.00

04/18/2023

04/18/2023 Check 4208 \$400.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 E. Ohio
Mercedes, TX 75357

Pay to the order of: David G. Leland
2500 South Loop
Mercedes, TX 75357

Check # 4209
\$1,298.50

04/19/2023

04/19/2023 Check 4209 \$1,298.50

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 E. Ohio
Mercedes, TX 75357

Pay to the order of: David G. Leland
2500 South Loop
Mercedes, TX 75357

Check # 4210
\$1,600.00

04/18/2023

04/18/2023 Check 4210 \$1,600.00

DEVELOPMENT CORPORATION OF MERCEDES, INC.
100 E. Ohio
Mercedes, TX 75357

Pay to the order of: David G. Leland
2500 South Loop
Mercedes, TX 75357

Check # 4211
\$3,500.00

04/19/2023

04/19/2023 Check 4211 \$3,500.00

00000685 0017057 0004-0004





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



00000686 TT212S04292300441600 02 000000000 0026135 003

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

Account Number
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Statement Thru Date
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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: XXXXXX3057

Account Owner(s): DEVELOPMENT CORPORATION OF MERCEDES INC

Balance Summary

Beginning Balance as of 04/04/2023	\$0.00
+ Deposits and Credits (2)	\$1,209,133.91
- Withdrawals and Debits (19)	\$47,902.51
Ending Balance as of 04/30/2023	\$1,161,231.40
Service Charges for Period	\$0.00
Average Balance for Period	\$1,107,041.00

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Apr 04	DEPOSIT	1,064,319.24
Apr 20	CITY OF MERCEDES/A/P EFT 99-00245 DEVELOPMENT CORPORATIO	144,814.67

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Apr 14	REF 53SAJT1 TO *0913	3,397.59
Apr 17	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	4,680.33
Apr 24	REF 5IE8664 TO *0691	10,416.67
Apr 28	DEVELOPMENT CORP/PAYROLL 450542230 DEVELOPMENT CORP	5,503.28



00000686 0017058 0001-0004 TT212S04292300441600 02 L 000261:

Account Number XXXXXX3057
Statement Date 04/28/2023
Statement Thru Date 04/30/2023
Page 2

CHECKS PAID

* Indicates a Skip in Check Number(s)

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Apr 17	Tmrs 4300	2,803.77	Apr 18	4305	50.00	Apr 24	Sponsor Annual Banquet 4312	2,000.00
Apr 19	Little Nashville 4301	5,000.00	Apr 27	4306	30.00	Apr 24	Attorney *4314	9,860.00
Apr 18	Website 4302	665.00	Apr 27	*4309	197.79	Apr 20	4315	39.69
Apr 17	clean-up 4303	1,200.00	Apr 21	Reimbursement 4310	1,056.80	Apr 20	4316	30.59
Apr 24	Loan Fees 4304	750.00	Apr 25	4311	71.00	Apr 28	*4318	150.00

DAILY BALANCE SUMMARY

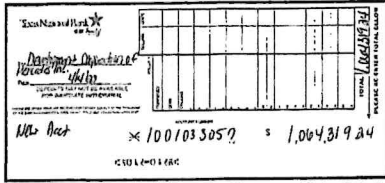
Date	Balance	Date	Balance	Date	Balance
Apr 04	1,064,319.24	Apr 19	1,046,522.55	Apr 25	1,167,112.47
Apr 14	1,060,921.65	Apr 20	1,191,266.94	Apr 27	1,166,884.68
Apr 17	1,052,237.55	Apr 21	1,190,210.14	Apr 28	1,161,231.40
Apr 18	1,051,522.55	Apr 24	1,167,183.47		

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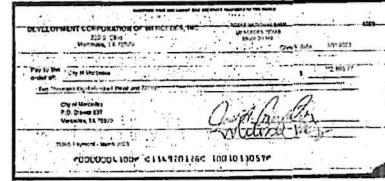


Account Number XXXXXX3057
Statement Date 04/28/2023
Statement Thru Date 04/30/2023
Page 3

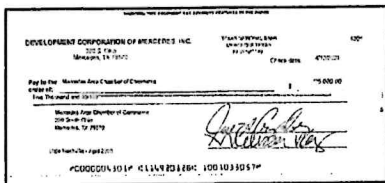
CHECK IMAGES



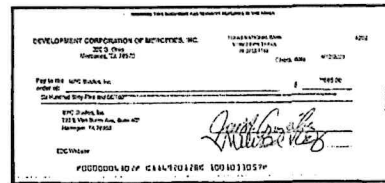
04/04/2023 Check 0 \$1,064,319.2



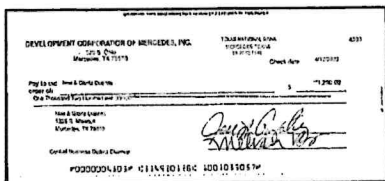
04/17/2023 Check 4300 \$2,803.77



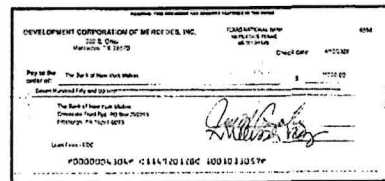
04/19/2023 Check 4301 \$5,000.00



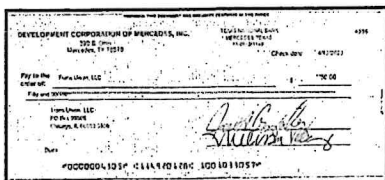
04/18/2023 Check 4302 \$665.00



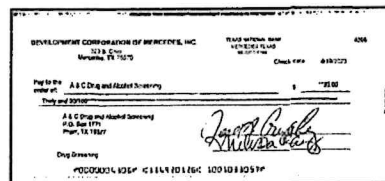
04/17/2023 Check 4303 \$1,200.00



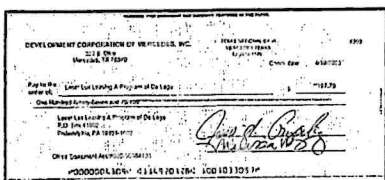
04/24/2023 Check 4304 \$750.00



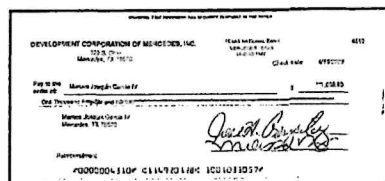
04/18/2023 Check 4305 \$50.00



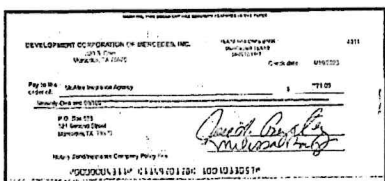
04/27/2023 Check 4306 \$30.00



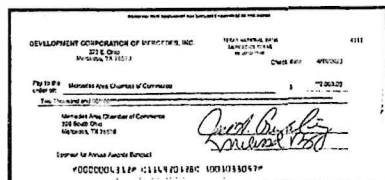
04/27/2023 Check 4309 \$197.79



04/21/2023 Check 4310 \$1,056.80

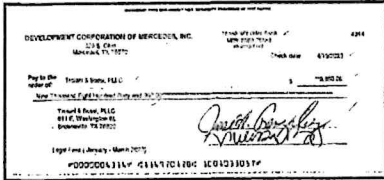


04/25/2023 Check 4311 \$71.00



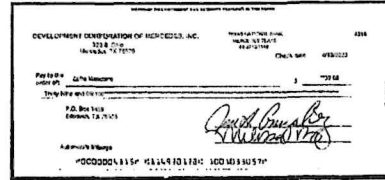
04/24/2023 Check 4312 \$2,000.00

CHECK IMAGES (Continued)



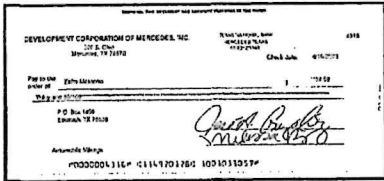
DEVELOPMENT CORPORATION OF MERCER, INC.
1218 Old
Meridian, TN 37570
Check date 04/24/23
Pay to the order of: Brian & Irene, LLC
\$9,860.00
Pay to the order of: Brian & Irene, LLC
1218 Old
Meridian, TN 37570
Signatures: [Signature]
MICR line: ⑈0000001116⑈ 6114701780 1001013017⑈

04/24/2023 Check 4314 \$9,860.00



DEVELOPMENT CORPORATION OF MERCER, INC.
1218 Old
Meridian, TN 37570
Check date 04/20/23
Pay to the order of: [Signature]
\$39.69
Pay to the order of: [Signature]
1218 Old
Meridian, TN 37570
Signatures: [Signature]
MICR line: ⑈0000001116⑈ 6114701780 1001013017⑈

04/20/2023 Check 4315 \$39.69



DEVELOPMENT CORPORATION OF MERCER, INC.
1218 Old
Meridian, TN 37570
Check date 04/20/23
Pay to the order of: [Signature]
\$30.59
Pay to the order of: [Signature]
1218 Old
Meridian, TN 37570
Signatures: [Signature]
MICR line: ⑈0000001116⑈ 6114701780 1001013017⑈

04/20/2023 Check 4316 \$30.59



DEVELOPMENT CORPORATION OF MERCER, INC.
1218 Old
Meridian, TN 37570
Check date 04/28/23
Pay to the order of: [Signature]
\$150.00
Pay to the order of: [Signature]
1218 Old
Meridian, TN 37570
Signatures: [Signature]
MICR line: ⑈0000001116⑈ 6114701780 1001013017⑈

04/28/2023 Check 4318 \$150.00

00000686 0017060 0004-0004





Summary Statement

April 30, 2023

Page 1 of 6

Investor ID: TX-01-0607

0000470-0007047 PDF 526573

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

Texas CLASS

Texas CLASS

Average Monthly Yield: 5.0423%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
TX-01-0607-0001 DEVELOPMENT CORPORATION OF MERCEDES	131,601.67	0.00	0.00	546.47	2,072.10	131,891.67	132,148.14
TX-01-0607-0002 EDC 2006 RESERVE	280,926.57	0.00	0.00	1,166.48	4,423.17	281,545.60	282,093.05
TX-01-0607-0003 EDC RBEG FUND	42,976.41	0.00	0.00	178.44	676.64	43,071.11	43,154.85
TX-01-0607-0004 IRP FUND OPERATING/RESERVE	70,617.74	0.00	0.00	293.24	1,111.88	70,773.35	70,910.98
TOTAL	526,122.39	0.00	0.00	2,184.63	8,283.79	527,281.73	528,307.02

Tel: (800) 707-6242

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

Security Holder Remittance Report for 4/25/2023

Start Date: 4/11/2023 12:00:00A
End Date: 4/25/2023 11:59:00P
Print Date: 04/25/2023
Print Time: 3:33:29 pm

Security Holder **Development Corporation of Mercedes**

Investor Number <u>01-985-002</u> Investor Name <u>Development Corp of Mercedes RBEG</u>										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>Rcvr'd Fee</u>	<u>Am</u>
98550030	De La Garza	Regular Pymnt	04/12/2023	1,976.98	1,700.14	276.84	18.00	0.00	0.00	1,958.98
98564204	Werbiski	Regular Pymnt	04/13/2023	545.75	536.88	8.87	18.00	0.00	0.00	527.75
98554876	Jom Investme	Regular Pymnt	04/24/2023	455.31	332.51	122.80	18.00	0.00	0.00	437.31
Investor/Bank/Group Total				2,978.04	2,569.53	408.51	54.00	0.00	0.00	2,924.04

Investor Number <u>01-985-003</u> Investor Name <u>Development Corporation of Mercedes</u>										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>Rcvr'd Fee</u>	<u>Am</u>
98564988	Hinojosa	Regular Pymnt	04/19/2023	282.52	274.42	8.10	18.00	0.00	0.00	264.52
Investor/Bank/Group Total				282.52	274.42	8.10	18.00	0.00	0.00	264.52

Total Security Holder				3,260.56	2,843.95	416.61	72.00	0.00	0.00	3,188.56
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Delinquency Report

As Of April 25, 2023

Data Date: 04/25/2023
 Data Time: 4:01:54 pm
 Print Date: 04/25/2023
 Print Time: 4:02:27 pm

Security Holder Development Corporation of Mercedes

<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		1,756.84	01/06/2022	11/29/2021	474	16
Gomez , Roy		334 South Texas Blvd.								
98569300	315,629.17	271,699.10	2938.50	146.93	03/13/2023	23,472.96	09/18/2022	03/13/2023	219	8
MD Internati,		311 D. Vogel Drive								

\$ 25,229.80

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	05/01/23	01	985	002	5.00000	1,976.98	86,166.82	.00	.00	.00	.00	
98554876	Jom Investments, LLC	98554876	04/15/23	01	985	002	4.00000	455.31	35,815.03	.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	05/03/23	01	985	002	3.50000	545.75	3,486.27	.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	<u>.00</u>					.00
								471,951.25	<u>.00</u>					.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	05/23/23	01	985	003	3.50000	282.52	2,503.92	.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	<u>.00</u>					.00
								376,640.33	<u>.00</u>					.00
Item Count = 4														
Investor Totals:								10,454.90	<u>.00</u>					.00
								848,591.58	<u>.00</u>					.00
Item Count = 12														
Bank Totals:								10,454.90	<u>.00</u>					.00
								848,591.58	<u>.00</u>					.00
Item Count = 12														
Grand Totals:								10,454.90	<u>0.00</u>					0.00
								848,591.58	<u>0.00</u>					0.00
								848,591.58	<u>0.00</u>					0.00
Item Count = 12														

4. Discussion and Action: CivicServe

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 5/11/2023
Re: CivicServe

The City Manager and I have been meeting with Justine Robinson with CivicServe. This is a cloud based project management tool which would allow users to track projects from inception to certificate of occupancy. CivicServe also has the capacity to draft real time, easy to read reports.

This tool will facilitate open communication with the City Commission, EDC Board, Administration and investors.

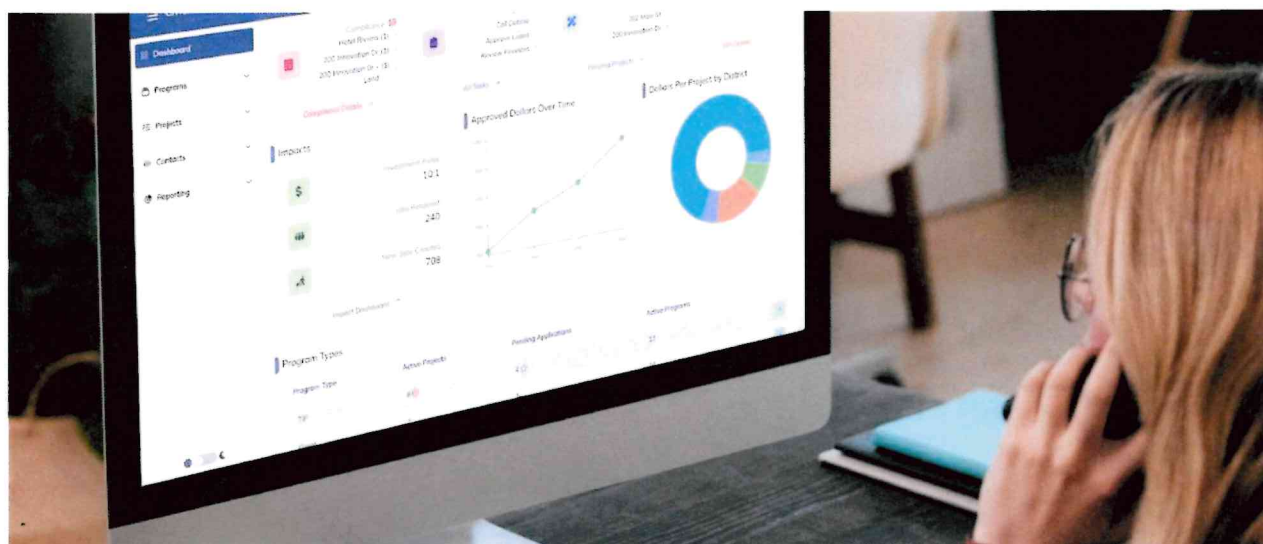
Discussion: Will of the Board



CivicServe's one-of-kind, tailored economic development platform handles the management and compliance of **Mercedes'** economic development programs and projects.

Growing the local economy is a complex process. CivicServe handles the entirety of the economic development project lifecycle, serving as the one-stop-shop for **Mercedes'** current businesses, future developers, internal team members and external partners.

People and data come together through automated tracking, robust reporting, proactive communication, and targeted metrics to focus on activities that drive success. CivicServe software is aligned specifically to your needs and industry best practices, allowing **Mercedes** to communicate the value and ROI of its economic development efforts.



Tailored solutions reflecting Mercedes data within 4 weeks

Personalized public portal linked to your site, helps businesses digitally interact with programs and resources and communicate with staff

Loan, BRE and Construction Project modules support digital application intake with project management, agreement obligation, compliance tracking, reporting, scoring and forecasting tools

Internal platform stores data, files, and contacts in one user-friendly, secure, cloud-based system

Communication tools, including messaging, templates and historical data, facilitate engagement between contacts and staff

Program and process automation simplifies and safeguards duties, compliance, tracking and reporting, protecting community interests

Data visualization reflects raw numbers in meaningful dashboards and reports, making it easy to track goals and share successes

Audit preparedness documents dates, times, and descriptions of user interactions, giving peace-of-mind for future audits

Future-focused onboarding transfers programs and information into the system, allowing teams to keep moving forward

Align departments and key players in development

Solutions are equipped with best-in-class security standards and designed to coordinate efforts of multiple departments and partners. Onboarded teams more easily engage and educate stakeholders in the pursuit of economic development activities.

Contact & BRE management

Manage business contacts, projects, activities, tasks, correspondence, surveys, site visits and key metrics

Real time, instant updates

Monitor ROI and performance, promptly respond to inquiries and make decisions with unbiased data

Unlimited users

Collaborate with departments, businesses, developers and partners with one secure, intuitive user experience



Budget monitoring

Evaluate fund balances, requests and awards, comparing projected versus actual fiscal impacts

Compliance automation

Automate processes, outreach and alerts to prioritize activities, focus attention and protect City interests

State & local reports

Reduce time satisfying state and local reporting requirements and provide statistical outcomes to stakeholders

Time kills deals. CivicServe adapts so Mercedes can win.

Use program funds

Customers pay for the platform with federal, state, and local economic development funding sources, allowing them to preserve the use of general fund dollars for other needs.

Don't skip a beat

Staff turnover and absences are inevitable, but development can't wait. Our versatile platform and responsive support team protect data, adjust to new user priorities, and keep customers operative.

Navigate procurement

Procurement processes are unique to each community. Budget cycles, timelines and billing schedules are tailored to accommodate client steps, goals, and needs.

Terms and investment

- Annual recurring fee: **\$9,500** (*Fund eligible expense*)
- One-time implementation fee: **\$1,500 (waived)**
- Transfer of **Loan, BRE and Construction Project** data
- Prorated billing to align to **Mercedes'** fiscal year
- Pricing valid if MSA signed by **6/30/2023**
- Unlimited users from EDO & municipality
- Easy configurability
- Ongoing system enhancements **included**
- 2, 1 hour training sessions plus ongoing support
- Transfer of parcel data

CIVICSERVE MASTER SERVICES AGREEMENT

THIS MASTER SERVICE(S) AGREEMENT (the "Agreement") between CivicServe, Inc. ("CivicServe") with its principal place of business at 207 W Jefferson Street Suite 501 Bloomington, IL 61701 and the Development Corporation of Mercedes, a non-profit corporation with its principal place of business at 320 South Ohio, Mercedes, TX 78570 ("Customer") is made effective as of April 21, 2023 ("Effective Date").

1. CIVICSERVE DELIVERY OF SERVICE(S):

CivicServe grants Customer a non-exclusive, non-transferable, limited license to access and use the CivicServe Service(s) on the Authorized Website(s) identified in the attached Schedule A in consideration of the fees and terms described in Schedule A. This Agreement will also govern all additional Schedules for Service(s).

2. CUSTOMER RESPONSIBILITIES:

Customer acknowledges it is receiving only a limited license to use the Service(s) and related documentation, if any, and shall obtain no title, ownership nor any other rights in or to the Service(s) and related documentation, all of which title and rights shall remain with CivicServe. However, Customer will retain ownership of all its data in the system.

Customer agrees that (1) this license is limited to applications for its own use and may not lease or rent the Service(s) nor offer its use for others; (2) CivicServe is not responsible for content placed into the Service(s); (3) that the Service(s) will not be used to capture confidential information of any kind such as social security numbers; or bank account information and, (4) that it will maintain the Authorized Website(s) identified in Schedule A, provide CivicServe with all information reasonably necessary to setup or establish the Service(s) on Customer's behalf, and allow a "Powered by CivicServe" logo with a hyperlink to CivicServe's website home page on the Authorized Website.

3. SERVICE(S) LEVELS:

CivicServe will use commercially reasonable efforts to backup and keep the Service(s) and Authorized Website(s) in operation consistent with applicable industry standards and will respond to customers' requests for support during normal business hours.

THE SERVICE(S) ARE PROVIDED ON AN "AS IS" BASIS, AND CUSTOMER'S USE OF THE SERVICE(S) IS AT ITS OWN RISK. CIVICSERVE DOES NOT WARRANT THAT THE SERVICE(S) WILL BE UNINTERRUPTED OR ERROR-FREE OR UNAFFECTED BY FORCE MAJEURE EVENTS.

4. WARRANTY AND LIABILITY:

CIVICSERVE MAKES NO REPRESENTATION OR WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE EXCEPT AS OTHERWISE STATED HEREIN OF THE SERVICE(S) AND SHALL HAVE NO LIABILITY FOR ANY CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING, BUT NOT LIMITED TO, DATA LOSS AND BUSINESS INTERRUPTION, AND THE PARTIES AGREE THAT THE ONLY REMEDIES THAT SHALL BE AVAILABLE TO CUSTOMER UNDER THIS AGREEMENT SHALL BE THOSE EXPRESSLY SET FORTH IN THIS AGREEMENT. CIVICSERVE'S LIABILITY UNDER ALL CIRCUMSTANCES INVOLVED HEREIN IS EXPRESSLY LIMITED TO THE AMOUNT RECEIVED BY CIVICSERVE UNDER THIS AGREEMENT.

5. TERMINATION:

Either party may terminate this agreement without cause if the terminating party gives the other party sixty (60) days written notice prior to termination. Should Customer terminate without cause after the first date of the then current term as defined in the attached schedule, Customer must pay the balance of the current contracted term and this payment obligation will immediately become due.

CivicServe may terminate service(s) if payments are not received by CivicServe as specified in Schedule A. All monies associated to the current term will be due immediately.

Upon any termination, CivicServe will discontinue Service(s) under this agreement; CivicServe will provide Customer with an electronic copy of all of Customer's data, if requested and for a cost of no more than \$2,500; and, provisions of this Agreement regarding Ownership, Liability, Confidentiality and Miscellaneous will continue to survive.

6. INDEMNIFICATION

To the extent allowed by law, each Party agrees to fully indemnify and hold harmless the other for any and all costs, liabilities and losses resulting from any claim, suit, action, or proceeding brought by any third party.

7. ACCEPTABLE USE:

Customer represents and warrants that the Service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, policies, terms and procedures. CivicServe may, upon misuse of the Service(s), request Customer to terminate access to any individual and Customer agrees to promptly comply with such request unless such misuse is corrected.

8. SERVICE INITIATION:

Customer agrees to perform all customer activities as stated on Schedule A.

9. CONFIDENTIALITY:

Each party hereby agrees to maintain the confidentiality of the other party's confidential and proprietary materials and information, including but not limited to, all information, knowledge or data not generally available to the public, which is acquired in connection with this Agreement, unless disclosure is required by law. Each party hereby agrees not to copy, duplicate, or transcribe any confidential documents of the other party except as required in connection with their performance under this Agreement. Customer acknowledges that the Service(s) contain valuable trade secrets, which are the sole property of CivicServe, and Customer agrees to use reasonable care to prevent other parties from learning of these trade secrets or have unauthorized access to the Service(s). CivicServe will use reasonable efforts to ensure that any CivicServe contractors maintain the confidentiality of proprietary materials and information.

10. MISCELLANEOUS PROVISIONS:

This Agreement will be governed by and construed in accordance with the laws of the State of Illinois.

CivicServe may not assign its rights and obligations under this Agreement, in whole or part, without prior written consent of Customer, which consent will not be unreasonably withheld.

CivicServe, at its discretion, may inform through conversations, website, or social media platforms that Customer is using CivicServe's platform.

12. ACCEPTANCE:

Authorized representatives of Customer and CivicServe have read the foregoing and all documents incorporated therein and agree and accept such terms effective as of the date first written above.

Customer: Development Corporation of Mercedes

Signature: _____

Print Name: _____

Title: _____ Date: _____

CivicServe, Inc.

Signature: _____

Print Name: _____

Title: _____ Date: _____

CIVICSERVE MASTER SERVICES AGREEMENT

SCHEDULE A

A. Service(s) Descriptions:

Subscribed Services	
CivicServe's Program Management Public Portal	Web Portal allows developers, business owners, or the public to review information, apply for staff consideration, upload documents, or submit project compliance data for the Mercedes Development Corporation incentive and non-incentive programs listed below.
CivicServe's Administration Service	CivicServe's Administration Management Service platform digitizes the Development Corporation of Mercedes' projects in the programs listed above to capture data for scoring, review, approval/denial, automated tracking, compliance and reporting throughout the project life cycle. There is no limit to the number of users on CivicServe's platform.
Incentive based programs	CivicServe's platform will support the following non-incentive programs for the Development Corporation of Mercedes: <ul style="list-style-type: none">• Loans
Non-Incentive Based programs	CivicServe's platform will support the following non-incentive programs for the Development Corporation of Mercedes: <ul style="list-style-type: none">• Business Retention and Expansion• Construction projects not tied to an incentive

NOTE: Modules not outlined in this table can be purchased at a future time by the Development Corporation of Mercedes.

B. CivicServe Agrees To The Following Functionality Related to the Service(s):

- Initial setup and ongoing support of Landing Page with Icons and Links to Customer Help areas
- Branded labeling of Landing Page to the look and feel of Customer website
- Initial setup and ongoing support of application(s) for services listed above
- Initial setup and ongoing support of Application Portal with branded labeling to the look and feel of Customer website
- Initial setup and ongoing support of Administration Portal
- Initial setup and ongoing support of Scoring Matrix as approved by Development Corporation of Mercedes staff
- Initial setup and ongoing support of reporting
- Future Branding to Customer Website is included once per billable term. Otherwise, branding is billed at \$150/hr.
- Special Implementation Action (Integrations, etc.): None

C. Customer Agrees To:

- Hold an implementation joint kickoff meeting with CivicServe within 15 days from contract signing
- Provide CivicServe with items required as outlined during implementation process

D. Training and Ongoing Support Included in Implementation and Subscription Fees:

- Two, 30-minute online training sessions
 - On-Site Training Days may be purchased at a future date at the rate of \$1,800 per day plus expenses
 - Additional hours of online end-user training, may be purchased at a future date at \$150/hour
- Ongoing support through system videos and knowledge base
- Periodic webinars to train and update customers on new features
- Services available on the CivicServe platform which not listed above are not included in this agreement and will not be available in the Development Corporation of Mercedes instance. They may be added at the discretion of the Development Corporation of Mercedes for an additional fee.
- Customer will log ALL ISSUES to Support@CivicServe.com to receive technical support.

E. Implementation: Within 30 days of the kickoff meeting with CivicServe, the Development Corporation of Mercedes' instance will be available to use by staff. For the programs listed in Schedule A, CivicServe will match the public portal to the landing page to the look and feel, set up to 3 applications per program, enter legacy projects provided by the Development Corporation of Mercedes, complete the functionality to administer future projects and programs.

F. Data: Customer data is owned by customer. All document attachment storage is via a standard storage account provisioned by CivicServe. 500GB of storage is included in the fees set forth above, with every additional 100GB of storage being assessed a fee of \$20/month. Additionally, 500GB per month of document attachment retrieval is included. CivicServe will advise the Development Corporation of Mercedes well in advance of any storage charges and provide time for the Development Corporation of Mercedes to stay under the storage threshold.

G. Terms: **Billable Term: 1 year (365 days).** Billable term begins the 1st of the month following the kickoff meeting. Upon the expiration of this initial Billable Term, the term will continue to auto-renew to subsequent annual Renewal Terms unless Customer notifies CivicServe in writing of its intention not to extend the term at least sixty (60) days prior to expiration of the then current term end date.

CIVICSERVE MASTER SERVICES AGREEMENT

H. Fees:

Software Subscription Fees	
Note: CivicServe's Platform is a Fund eligible expense	
Software License(s)	Annual Cost
CivicServe's Program Management Platform Services as Described in Section A – Unlimited Users	\$15,000.00
Texas Flagship Customer Discounting	(\$5,500.00)
Total (Includes all Service(s) upgrades)	\$9,500.00

One Time Implementation Costs	
Platform implementation costs	\$1,500.00
Waived	(\$1,500.00)
Total	\$0.00

I. Billing: All fees are exclusive of taxes, billed on an annual basis at time of contract signing, and due upon receipt of invoice. This secures site, servers, and resources necessary to begin project. If payment is not received by start of the **Billable Term**, CivicServe has the right to suspend all services. Furthermore, invoices accrue 1% per month past due and customer is responsible for all costs, including attorney fees, for the collections of invoices. Renewal terms will not increase by more than eight percent. Development Corporation of Mercedes' annual fee will remain at \$9,500 for 2023 and 2024 for the services outlined in Schedule A. For 2025 and beyond, the annual fee will increase by not more than eight percent annually.

J. Remittance: All payments should be made directly to CivicServe. CivicServe mailing address for all payments is:
CivicServe Accounts Receivable Department, at 207 W Jefferson Street Suite 501 Bloomington, IL 61701

K. Contacts:

Organization Name: _____

Main Contact Name: _____ **Title:** _____

Address: _____ **City:** _____ **State:** ____ **Zip:** _____

Work Phone: _____ **Cell:** _____ **Email:** _____ **Fax:** _____

Billing Contact Name: _____ **Title:** _____

Address: _____ **City:** _____ **State:** ____ **Zip:** _____

Work Phone: _____ **Cell:** _____ **Email:** _____ **Fax:** _____

5. Discussion and Action: Health and Supplemental Insurance

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 5/12/2023
Re: Health and Supplemental Insurance

Norma Saenz resigned January 11, 2023. The HR clerk was formally notified however, due to circumstances beyond their control, benefits were not terminated until April 2023. The City did attempt to remedy the matter but the insurance companies are unwilling to credit the February statements.

Recommendation: Pay the February invoice in full

6. Discussion and Action: Chamber Billboard

Memo

To: DCM Board of Directors
From: Melissa Ramirez, Executive Director
CC: File
Date: 5/12/2023
Re: Billboard

After advertising a request for proposals in the local newspaper, the Chamber received a bid to repair the billboard. The cost estimate includes the replacement of poles. The total cost is \$18,500.



Recommendation: Cost share the cost to replace the billboard.

J & SON CONSTRUCTION, LLC

PH 956-437-5365

PROPOSAL

CLIENT INFORMATION:

City of Mercedes
Mr. Alberto Perez, City Manager
400 S. Ohio Avenue
Mercedes, Texas 78570

Project Name: City of Mercedes Sign Rehabilitation

4/3/2023

ITEM #	DESCRIPTION	QUANTITY	UNIT COST	AMOUNT
1	Rehabilitation of Advertisement Sign (40' x 14') To include the replacement of telephone poles as needed (up to 7), framing, 1/2" plywood, and wood reinforcement as needed. All framing will be treated wood, plywood will be sealed/painted.	1	\$18,500.00	\$18,500.00
			TOTAL	\$18,500.00

7. Executive Session: Section 551.087: Economic development negotiations with Project Entertainment, Project RGVLS, Project Ali, Project J. Salinas, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project M2, Project M30, Project Carwash, Project Rios and Project UT, Section 551.072 Real Estate: CAPISALLO 0.39AC TR 1 PART 3A BNG IRR TRS LYING N&S-FM 491 LOT 16 BLK 80 1.5AC GR 0.94 NET and Section 551.071: pending legal issues with USDA and delinquent loans 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