

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
Mario Salinas- Marketing Specialist
Mark Sossi- DCM Attorney

City Staff Present:

Alberto Perez – City Manager
Javier Ramirez- Assistant City Manager

Others Present:

Rudy Salinas- SAS, CPA
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

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

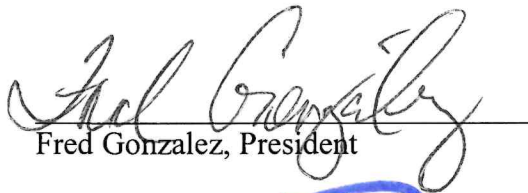
The Board went into Open Session at 1:00PM

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

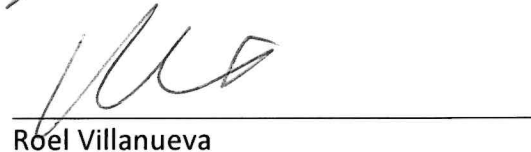

Fred Gonzalez, President


Joe Flores, Jr., Member


Marcos Garcia, Vice-President


Tony Garza, Member


Peggy Marie Chavez-Yanez


Roel Villanueva


Lou Huerta, Secretary