

**Development Corporation of Mercedes, Inc.**  
**Regular Called Meeting**  
**Wednesday, December 14, 2022 11:30AM**

**Board Members Present:**

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

**Board Members Absent:**

Tony Garza – Treasurer

**EDC Staff Present:**

Melissa Ramirez – Executive Director  
Mark Sossi – DCM Attorney

**City Staff Present:**

Alberto Perez – City Manager  
Javier Ramirez – Assistant Manager

**Others Present:**

Randy Winston, SWG Engineering, LLC  
Blaine Burnett, Burnett Investments  
Rudy Salinas- SAS, CPA  
Christy Cameron- RGVLS  
Mando Correa- RGVLS  
Matthew Schorsch- Freese and Nichols, Inc

**1. Call Meeting to order**

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

**2. Discussion and Action: November 16, 2022 Minutes**

Marcos Garcia motioned to approve the November 16, 2022. Seconded by Lou Huerta. Unanimous.

**3. Discussion and Action: November 2022 Financials**

Marcos Garcia motioned to approve November 2022 financials as presented by Rudy Salinas, SAS, CPA. Seconded by Lou Huerta. Unanimous.

**4. Discussion and Action: TXClass Quarterly Report**

Marcos Garcia motioned to approve the TXClass Quarterly Report. Seconded by Lou Huerta. Unanimous.

**5. Discussion and Action: ICSC Red River Dallas**

Marcos Garcia motioned to approve sending two Board members as well as staff to ICSC Red River-Dallas; the DCM will also purchase a booth. Seconded by Roel Villanueva. Unanimous.

**6. Discussion and Action: MPC Studios Social Media**

No Action

**7. Discussion and Action: MPC Studios Market Profile**

Roel Villanueva motions to approve engaging MPC Studios to draft the market profile for \$3,750. Seconded by Marcos Garcia. Unanimous.

**8. Discussion and Action: Land Use Assumption Plan**

Joe Flores motioned to approve the Land Use Assumption Plan as presented by Freese and Nichols for \$39,696. Seconded by Marcos Garcia. Unanimous.

**9. Discussion and Action: Geofencing International Border**

Joe Flores motioned to approve Spectrum's proposal to geofence the international border for \$7,735. Seconded by Lou Huerta. Unanimous.

**10. Executive Session: Section 551.087: Economic development negotiations with Project QC, Project STM, Project MD, Project RGVLS and Section 551.071: pending legal issues with delinquent loans and the USDA and on any regular agenda item requiring confidential, attorney-client advice necessitated by the deliberation or discussion of said item as needed.**

*The Board went into Executive Session at 11:53 AM*

*The Board went into Open Session at 2:18 AM*

**11. Discussion and Action: item #10**

Joe Flores motioned to deny Project RGVLS. Seconded by Luis Huerta. Unanimous.

**12. Adjournment: 2:20PM**

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Fred Gonzalez, President

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Joe Flores, Jr., Vice President

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Tony Garza, Treasurer

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Peggy Marie Chavez - Yanez, Secretary

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Roel Villanueva, Member

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Luis Huerta, Member

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Marcos Garcia, Member