

**Development Corporation of Mercedes, Inc.**  
**Regular Called Meeting**  
**Wednesday, October 18, 2023 11:30AM**

**Board Members Present:**

Fred Gonzalez- President  
Marcos Garcia –Vice President (Virtually)  
Lou Huerta – Secretary  
Joe Flores – Member  
Peggy Marie Chavez Yanez - Treasurer

**Board Members Absent:**

Roel Villanueva - Member  
Tony Garza - Member

**EDC Staff Present:**

Melissa Ramirez – Executive Director  
Zefra Mascorro – Administrative Coordinator  
Mario Salinas – Marketing Specialist  
Mark Sossi - DCM Attorney

**EDC Staff Absent:**

**City Staff Present:**

Javier Ramirez- Assistant City Manager

**City Staff Absent:**

Alberto Perez – City Manager

**Others Present:**

Rudy Salinas- SAS CPA

**1. Call Meeting to order**

Fred Gonzalez called the meeting to order at 11:36AM

**2. Discussion and Action: August 10, 2023 Minutes & August 16, 2023 Minutes**

Marcos Garcia voted to approve the September 20, 2023 Minutes as presented. Seconded by Lou Huerta. All voted aye.

### **3. Discussion and Action: September 2023 Financials**

Joe Flores voted to approve the August 2023 Financials as presented. Seconded by Lou Huerta. All voted aye.

*Mr. Marc Sossi entered the Executive Session at 11:40AM*

### **4. Discussion and Action: Repayment from City**

Joe Flores voted to have the DCM Attorney draft the repayment due date and formalize the repayment in a contract. Seconded by Peggy Chavez-Yanez. All voted aye.

*Mr. Javier Ramirez entered the Executive Session at 11:47AM*

### **5. Discussion: CivicServe Training**

Melissa Ramirez presented the CivicServe Training.

**6. Executive Session: Section 551.087: Economic development negotiations with Project NTM, Project M30, Project 150, Project M2, Project AHSTI, Project N. Valdemar, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project Mercedes Light Industrial Park, Project Ali, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project Carwash, Project Rios and Project UT. Section 551.074 Executive Director Contract and Section 551.071: pending legal issues with delinquent loan 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 12:18PM*

*The Board went into Open Session at 12:45PM*

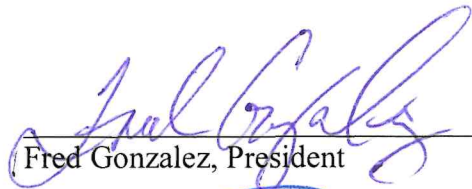
### **7. Discussion and Action: item #6**


Joe Flores motioned deny Project NTM. Seconded by Lou Huerta. All voted aye.

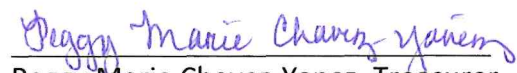
Peggy Chavez-Yanez motioned to approve the Performance Agreement for Project M30 as discussed in Executive Session. Seconded by Lou Huerta. All voted aye.

Joe Flores motioned to move forward with the EDA grant for the construction of mile 1W as discussed in Executive Session. Seconded by Peggy Chavez-Yanez. All voted aye.

### **8. Adjournment:12:40PM**

  
Fred Gonzalez, President

  
Marcos Garcia, Vice-President

  
Peggy Marie Chavez-Yanez, Treasurer

  
Lou Huerta, Secretary

  
Joe Flores, Jr., Member

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Tony Garza, Member

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Roel Villanueva, Member