

**Development Corporation of Mercedes, Inc.**  
**Regular Called Meeting**  
**Wednesday, September 20, 2023 11:30AM**

**Board Members Present:**

Marcos Garcia –Vice President  
Lou Huerta – Secretary  
Roel Villanueva - Member  
Tony Garza - Member  
Joe Flores – Member

**Board Members Absent:**

Fred Gonzalez – President  
Peggy Marie Chavez Yanez - Treasurer

**EDC Staff Present:**

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

**EDC Staff Absent:**

Mario Salinas – Marketing Specialist

**City Staff Present:**

Alberto Perez – City Manager  
Javier Ramirez- Assistant City Manager

**Others Present:**

Rudy Salinas- SAS CPA  
Marc Salinas- SAS CPA

**1. Call Meeting to order**

Marcos Garcia called the meeting to order at 11:30AM

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

Roel Villanueva voted to approve the August 10, 2023 Minutes & August 16, 2023 Minutes as presented. Seconded by Lou Huerta. All voted aye.

**3. Discussion and Action: August 2023 Financials**

Roel Villanueva voted to approve the August 2023 Financials as presented. Seconded by Tony Garza. All voted aye.

*Mr. Joe Flores entered the Open Session at 11:35AM*

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

Tony Garza voted to approve the TXCLASS Quarterly Report as presented. Seconded by Joe Flores. All voted aye.

**5. Discussion and Action: IRP USDA Budget**

Joe Flores voted to approve the IRP USDA Budget as presented. Seconded by Tony Garza. All voted aye.

**6. Discussion and Action: FY22-23 Audit, Engagement of Adrian Webb, CPA**

Joe Flores voted to engage Adrian Webb, CPA for the FY22-23 audit. Seconded by Lou Huerta. All voted aye.

**7. Discussion and Action: DCM Signage Improvement Program**

Tony Garza voted to amend the DCM Signage Improvement Program to include 3 cost estimates from the ultimate recipient. Seconded by Joe Flores. All voted aye.

**8. Executive Session: Section 551.087: Economic development negotiations with 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 12:10PM*

*The Board went into Open Session at 1:28PM*

**9. Discussion and Action: item #8**

Tony Garza motioned to approve Executive Directors contract as presented. Seconded by Joe Flores. All voted aye.

Roel Villanueva motioned to direct attorney as discussed in Executive Session. Seconded by Joe

Flores. All voted aye.

**7. Adjournment: 1:31PM**

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Fred Gonzalez, President

  
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Joe Flores, Jr., Member

  
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Marcos Garcia, Vice-President

  
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Tony Garza, Member

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Peggy Marie Chavez-Yanez, Treasurer

  
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Roel Villanueva, Member

  
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Lou Huerta, Secretary