

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, December 6, 2023 11:30AM

Board Members Present:

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

Board Members Absent:

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:

Alberto Perez- City Manager

City Staff Absent:

Javier Ramirez- Assistant City Manager

Others Present:

Juan J. Garza Jr.- Project Knights
Romel Quintanilla- Project Knights
Martha Carrillo- Project M. Carrillo
Celina Longoria- Project M. Carrillo

1. Call Meeting to order

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

2. Discussion and Action: November 15, 2023 Minutes

Marcos Garcia voted to approve the October 18, 2023 Minutes as presented. Seconded by Joe Flores. All voted aye.

3. Discussion: November 2023 Financials

No Action

4. Discussion and Action: TXCLASS Quarterly Report

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

The Board deviated from the agenda and went into Executive Session at 11:34AM

8. Executive Session: Section 551.087: Economic development negotiations with Project Knights, Project M30, Project 150, Project M2, Project Cruz, Project M. Carrillo, Project AHSTI, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project Mercedes Light Industrial Park, Project Ali, Project G. Schwarz, Project STM, Project Coffee, Project Killer V, Project Carwash, Project Rios and Project UT, Section 551.072. Real Estate: MERCEDES ORIGINAL TOWNSITE 88.5'-E 110 BLK 2 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 Open Session at 12:53PM

5. Discussion and Action: Viewpoint

Marcos Garcia voted for the DCM to approve the \$30,000 payment for Viewpoint and to negotiate a repayment plan of 50% of the cost with the City of Mercedes. Seconded by Joe Flores. All voted aye.

6. Discussion and Action: Aurora House Foundation Christmas Gala

Marcos Garcia voted to revisit the sponsorship of Aurora House Foundation Christmas Gala for next year. Seconded by Lou Huerta. All voted aye.

7. Discussion and Action: Tabled Agenda Items

No Action

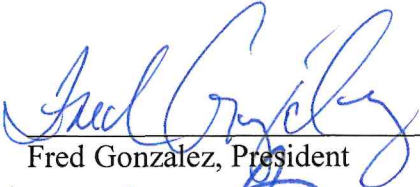
9. Discussion and Action: item #8

Tony Garza motioned to approve a loan of \$150,000 for Project Knights with a 10-year amortization and 5-year balloon payment, no payments for 6 months with interest added at 3% to the balloon payment. Seconded by Joe Flores. All voted aye.

Marcos Garcia motioned to add a \$20,000 loan to Project M. Carrillo with original note terms. Seconded by Roel Villanueva. All voted aye.


Marcos motioned to proceed as discussed in executive session with Real Estate MERCEDES ORIGINAL TOWNSITE 88.5'-E 110' BLK 2. Seconded by Roel Villanueva. All voted aye.

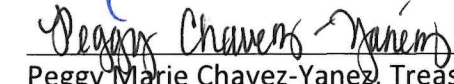
10. Adjournment: 1:12PM



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