

**Development Corporation of Mercedes, Inc.**  
**Regular Called Meeting**  
**Wednesday, January 17, 2024 11:30AM**

**Board Members Present:**

Fred Gonzalez- President  
Marcos Garcia –Vice President  
Lou Huerta – Secretary  
Joe Flores – Member  
Tony Garza - Member

**Board Members Absent:**

Peggy Marie Chavez Yanez - Treasurer  
Roel Villanueva – 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:**

**1. Call Meeting to order**

Fred Gonzalez called the meeting to order at 11:31AM

**2. Discussion and Action: November 15, 2023 Minutes**

Joe Flores voted to approve the December 6, 2023 Minutes as presented. Seconded by Marcos Garcia. All voted aye.

*Mr. Tony Garza entered the Open Session meeting at 11:31AM*

**3. Discussion: November 2023 and December 2023 Financials**

Joe Flores voted to approve the October 2023 and December 2023 Financials as presented. Seconded by Marcos Garcia. All voted aye.

**4. Discussion and Action: Election of Officers**

Marcos Garcia voted to table the election of officers as the full Board was not present. Seconded by Joe Flores. All voted aye.

**5. Discussion and Action: DCM Investment Policy**

Marcos Garcia voted to approve the DCM investment policy. Seconded by Tony Garza. All voted aye.

**6. Discussion and Action: Appointment to Man and Woman of the Year Committee**

Marcos Garcia voted to appoint Roel Villanueva to the Man and Woman of the Year Committee. Seconded by Joe Flores. All voted aye.

**7. Discussion and Action: Signage Grant Program**

Marcos Garcia voted to extend the jurisdiction for the Signage Grant Program to 6<sup>th</sup> street and Texas and develop a package for the Certificate of Occupancy to be grandfathered in for existing businesses. Seconded by Lou Huerta. All voted aye.

*Mr. Mark Sossi entered the Open Session meeting at 11:53AM*

**8. Discussion and Action: Tabled Agenda Items**

No Action

**9. 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, Project UT; Section 551.072 Real Estate: MERCEDES ORIGINAL TOWNSITE S130'-E150 BLK 10, MERCEDES ORIGINAL TOWNSITE N 5' OF 20 ALL of 21 BLK 11 and Section 551.071: pending legal issues with delinquent loans 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 11:59AM*

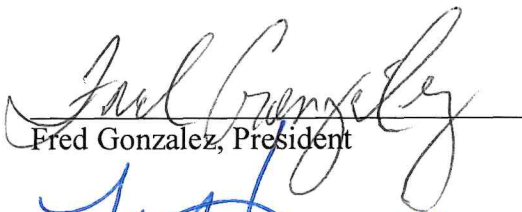
*Mr. Javier Ramirez entered the Executive Session meeting at 12:27PM*

*The Board went into Open Session at 12:39PM*

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

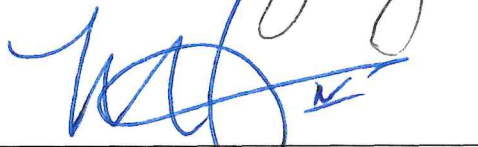
No Action

**11. Adjournment: 12:40PM**



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Fred Gonzalez, President



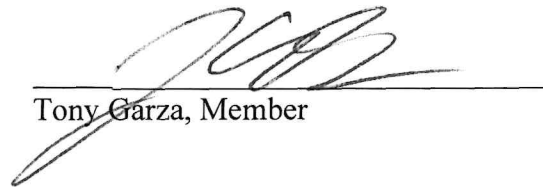
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Marcos Garcia, Vice-President



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Joe Flores, Jr., Member



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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