

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, June 21, 2023 12:00PM

Board Members Present:

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

Board Members Absent:

Tony Garza-Member

EDC Staff Present:

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

City Staff Present:

Alberto Perez – City Manager
Javier Ramirez- Assistant City Manager

Others Present:

Marisol Vidales-Mercedes Library Director
Derek Norwood- Artistic Holiday Designs (Virtually)
Sara Basch- Artistic Holiday Designs (Virtually)
Alex Shinn- Artistic Holiday Designs (Virtually)
Luis Saldana- Project RGVLS
Alfonso Garcia- Project A. Garcia
Gilbert Garcia- Project A. Garcia
Mohammed Ali- Project Ali
Malik Ali- Project Ali

1. Call Meeting to order

Fred Gonzalez called the meeting to order at 12:27PM

2. Discussion and Action: May 17, 2023 Minutes & May 31, 2023 Minutes

Marcos Garcia voted to approve the May 17, 2023 Minutes & May 31, 2023 Minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: May 2023 Financials

Roel Villanueva voted to approve the May 2023 Financials as presented. Seconded by Marcos Garcia. All voted aye.

4. Discussion and Action: TX Class Report

Marcos Garcia motioned to approve the TX Class Report as presented. Seconded by Lou Huerta. All voted aye.

5. Discussion and Action: Budget Amendment FY:22-23

Roel Villanueva motioned to approve the budget amendment as presented. Seconded by Marcos Garcia. All voted aye.

6. Discussion and Action: Christmas Décor

Marcos Garcia motioned to approve option 1 for Christmas décor for a total cost of \$18,855.81. Seconded by Fred Gonzalez. All voted aye.

7. Discussion and Action: STIM Marathon

Marcos Garcia motioned to sponsor the STIM Marathon as a Diamond Sponsor for \$15,000 on the condition that the City of Mercedes splits the cost, in the circumstance that the city does not approve to cost share the DCM will become a Gold Sponsor for \$5,000. Seconded by Lou Huerta. All voted aye.

8. Discussion and Action: Billboard

Joe Flores motioned to cost share the construction of the billboard at \$20,000 and select Cortes Advertising Services as the contractor contingent on the approval from the Mercedes Area Chamber of Commerce Board of Directors. Seconded by Marcos Garcia. Fred Gonzalez abstained.

9. Executive Session: Section 551.087: Economic development negotiations with Project RGVLS, Project A. Garcia, Project Ali, Project G. Schwarz, Project Cruz, Project STM, Project Coffee, Project Killer V, Project M2, Project M30, Project Carwash, Project Rios and Project UT, Section 551.072 Real Estate: Mercedes Original Townsite Lots 5 & 6 N ½ of 7 BLK 14 & CAPISALLO 0.39AC TR 1 PART 3 & 0.55AC TR 2 PART 3A BNG IRR TRS LYING N&S-FM 491 LOT 16 BLK 80 1.15AC GR 0.94AC NET 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 12:58PM

Mr. Marcos Garcia, Vice- President exited the Executive Meeting at 1:21PM

The Board went into Open Session at 3:00PM

10. Discussion and Action: item #9

Joe Flores motioned to obtain two appraisals for Project RGVLS; the 24 acre track CAPPISALLO W210.20'-S847.82' EXC E222.03'S-619.95' LOT 11; E449.11'-S847.82 LOT 12; N656.4'-E449.11' LOT 13; W210.2'-N656.4' LOT 14 BLK 80 22.77 A GR 22.11 AC NET and CAPISALLO 0.39AC TR 1 PART 3 & 0.55AC TR 2 PART 3A BNG IRR TRS LYING N&S-FM 491 LOT 16 BLK 80 1.15AC GR 0.94AC NET. Seconded by Lou Huerta. All voted aye.

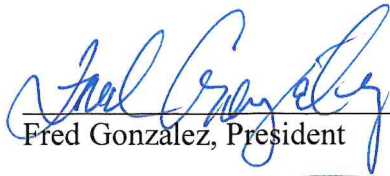
Roel Villanueva motioned to cover the costs up to \$50,000 for a grinder pump, labor, engineering and potentially signage for Project A. Garcia. Seconded by Peggy Chavez-Yáñez. Joe Flores abstained.

Joe Flores motioned to invite Project AHSTI to the next board meeting to explain more about their project. Seconded by Lou Huerta. All voted aye.

Joe Flores motioned to cost share extending the utilities at Mercedes Light Industrial Park with the City of Mercedes at a total cost of \$27,000 for the DCM. Seconded by Lou Huerta. All voted aye.

Roel motioned to provide an incentive of \$89,000 for paving for Project Ali. Seconded by Peggy Chavez- Yáñez. All voted aye.

11. Adjournment: 3:10PM



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