

Development Corporation of Mercedes, Inc.
Regular Called Meeting
Wednesday, February 21, 2024 11:30AM

Board Members Present:

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

EDC Staff Absent:

City Staff Present:

Alberto Perez- City Manager

City Staff Absent:

Others Present:

Adrian Webb- CPA
Manuel Lerma- CPA
Jaime X. Ayala- CPA
Mario Salazar- Signage Grant Applicant (Virtually)
Juan J. Garza Jr.- Project Knights
Rick Camargo- Project Knights

1. Call Meeting to order

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

2. Discussion and Action: January 17, 2024 Minutes

Marcos Garcia voted to approve the January 17, 2024 Minutes as presented. Seconded by Lou Huerta. All voted aye.

3. Discussion and Action: January 2024 Financials

Marcos Garcia voted to approve the January 2024 Financials as presented. Seconded by Roel Villanueva. All voted aye.

Mr. Alberto Perez entered the Open Session at 11:39AM

4. Discussion and Action: Election of Officers

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

5. Discussion and Action: FY 22-23 Audit, Adrian Webb, CPA

Marcos Garcia motioned to approve the FY 22-23 Audit as presented. Seconded by Lou Huerta. All voted aye.

6. Discussion and Action: ICSC Recap

Marcos Garcia motioned to approve a 20 by 10 booth and up to 3 staff members and 4 board members to attend ISCS-Vegas in May 2024. Seconded by Lou Huerta. All voted aye.

7. Discussion and Action: Hotel Feasibility Study

Joe Flores voted to authorize DCM director to procure hotel feasibility study bids. Seconded by Marcos Garcia. All voted aye.

8. Discussion and Action: FY23-24 Budget Amendment

Roel Villanueva motioned to approve the FY23-24 Budget Amendment as presented. Seconded by Marcos Garcia. All voted aye.

9. Discussion and Action: EDA Grant, Administrative Fee

Joe Flores motioned to engage the LRGVDC to manage the EDA grant for Mile 1 West for up to \$35,000. Seconded by Marcos Garcia. All voted aye.

10. Discussion and Action: Signage Grant, Armendariz and Salazar

Marcos Garcia motioned to approve the signage quote for Rick Armendariz State Farm Insurance from EZ Signs for up to \$4,500 inclusive of taxes. Seconded by Lou Huerta. All voted aye.

Joe Flores motioned to approve the signage quote for Bare Knuckle Tattoos and Barbershop from Sign Stickers and More for up to \$4,500 inclusive of taxes. Seconded by Lou Huerta. All voted aye.

11. Discussion and Action: ViewPoint

Joe Flores motioned to approve an extra day of filing at a cost of \$3,000 for ViewPoint. Seconded by Roel Villanueva. All voted aye.

12. Discussion and Action: Tabled Items

No Action

13. Executive Session: Section 551.087: Economic development negotiations with Project Knights, Project STM, Project ASHTI, Project Arts, Project QSR, Project M30, Project 150, Project M2, Project Cruz, Project M. Carrillo, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project Mercedes Light Industrial Park, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios, Project UT; Section 551.072 Real Estate: MERCEDES ORIGINAL TOWNSITE S130'-E150 BLK 10, 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 12:58PM

Mr. Juan J. Garza Jr. entered the Executive Session at 1:00 PM

Mr. Rick Camargo entered the Executive Session at 1:00 PM

Mr. Juan J. Garza Jr. exited the Executive Session at 1:09PM

Mr. Rick Camargo exited the Executive Session at 1:09PM

The Board went into Open Session at 2:14PM

14. Discussion and Action: item #13

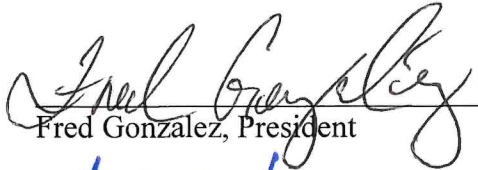
Joe Flores motioned to proceed as discussed in Executive Session with Project Knights and request receipts for the remaining balance or amend the note as appropriate. Seconded by Marcos Garcia. Marcos Garcia, Roel Villanueva, Peggy Chavez-Yanez, Lou Huerta, Joe Flores vote aye. Fred Gonzalez voted nay.

Marcos Garcia motioned to proceed as discussed in Executive Session with Project STM and extend their contract until April 30, 2024. Seconded by Lou Huerta. All voted

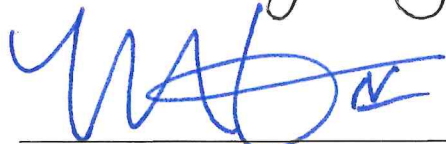
aye.

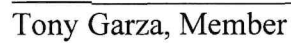
Marcos Garcia motioned to proceed as discussed in Executive Session for Project ASHTI and revisit in 90 days. Seconded by Roel Villanueva. All voted aye

15. Adjournment: 2:16PM



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