

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, November 13, 2024 11:30AM

Board Members Present:

Fred Gonzalez- President
Lou Huerta – Secretary
Peggy Marie Chavez Yanez- Treasurer
Roel Villanueva – Member

Board Members Absent:

Marcos Garcia –Vice President
Tony Garza - Member
Joe Flores – 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
Patricio Avila- Assistant City Manager

Others Present:

Rudy Salinas-SAS CPA
Richard Galvan- Project MD International
Juan San Miguel- Project J. San Miguel
Nayelli Valdemar- Project Renata Ledesma

1. Call Meeting to order

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

2. Discussion and Action: October 23, 2024 Minutes

Lou Huerta voted to approve the October 23, 2024 Minutes as presented. Seconded by Roel Villanueva. All voted aye.

3. Discussion and Action: October 2024 Financials

Roel Villanueva voted to approve the October 2024 Financials as presented. Seconded by Lou Huerta. All voted aye.

4. Executive Session: Section 551.087: Economic development negotiations with Project J. San Miguel, Project Renata Ledesma, Project MD International, Project Stay, Project M30, Project Kamel, Project Travel Center, Project STM, Project Knights, Project ASHTI, Project Arts, Project QSR, Project 150, Project M2, Project Cruz, Project M. Carrillo, Project Bert Ogden, Project A. Garcia, Project RGVLS, Project G. Schwarz, Project Coffee, Project Carwash, Project Rios, and Project UT and Section 551.071: pending legal issues with Case No C-4846-19-A, 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 11:37AM

The Board went into Open Session at 1:20PM

5. Discussion and Action: item #4

Roel Villanueva motioned to proceed as discussed with Project MD International and appoint the firm Troiani and Sossi PLLC as substitute trustees on Deed of Trust recorded on October 24th, 2017 with the Hidalgo County Clerks Office under document filing number 2860281. Seconded by Peggy Chavez-Yanez. All voted aye.

Roel Villanueva motioned to table Project J. San Miguel. Seconded by Lou Huerta. All voted aye.

Peggy Chavez- Yanez motioned to deny request to amend collateral for Project Renata Ledesma. Seconded by Lou Huerta. All voted aye.

6. Discussion and Action: DCM Signage Improvement Program-Greg Purcell, Manuela Garza, Bernabe Rios and Yanira Tamez

Roel Villanueva motioned to approve the signage grants for Greg Purcell and Yanira Tamez as is, to have Bernabe Rios of Mama Maria's provide an authorized sign and release form for image on signage and for Manuela Garza of Sackk's to be approved upon approval of signage from historical commission. Seconded by Peggy Chavez-Yanez. All voted aye.

Peggy Chavez-Yanez exited Open Session at 1:27PM

Peggy Chavez- Yanez entered Open Session at 1:29PM

7. Discussion and Action: Travel and Training- ICSC

Roel Villanueva motioned to approve Travel and Training to attend ICSC-Las Vegas and Dallas. Seconded by Lou Huerta. All voted aye.

8. Discussion and Action: Sponsorship for RGVLS 5K Boot Run

Peggy Chavez- Yanez motioned to sponsor the RGVLS 5K Boot Run at a cost of \$1,500. Seconded by Lou Huerta. All voted aye.

9. Discussion and Action: Resolution to Approve Utilizing AMEX points for Christmas Bonus/Gift Cards

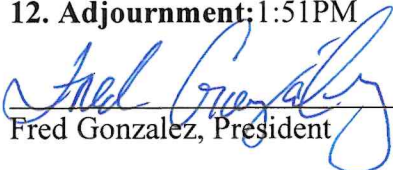
Roel Villanueva voted to approve the Resolution to Utilize 100,000 AMEX points for Christmas Bonus/Gift Cards in the amount of \$250 for three employees. Seconded by Lou Huerta. All voted aye.

10. Discussion and Action: Office Furniture

Roel Villanueva voted to approve the purchase of a Arkadius 86.2” Genuine Leather Channel Tufted Couch at a cost of \$1,829.99. Seconded by Peggy Chavez- Yanez. All voted aye.

11. Discussion and Action: Tabled items

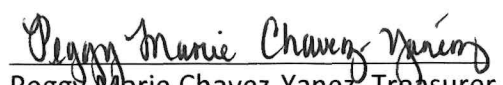
12. Adjournment: 1:51PM


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