

Development Corporation of Mercedes, Inc.
Special Called Meeting
Wednesday, September 7, 2022 11:30AM

Board Members Present:

Fred Gonzalez - President
Joe Flores – Vice President
Peggy Marie Chavez – Yanez - Secretary
Luis Huerta – Member
Roel Villanueva- Member

Board Members Absent:

Tony Garza – Treasurer
Marcos Garcia - Member

EDC Staff Present:

Melissa Ramirez – Executive Director
Mark Sossi- DCM Attorney

1. Call Meeting to order

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

2. Discussion and Action: August 17, 2022 Minutes

Lou Huerta motioned to approve the August 17, 2022 minutes. Seconded by Joe Flores. Unanimous.

3. Discussion and Action: August Financials

No Action

4. Discussion and Action: TXCLASS Report

Roel Villanueva motion to approve the TXCLASS Report. Seconded by Peggy Marie Chavez-Yanez. Unanimous.

Mark Sossi entered the meeting at 11:53AM.

5. Discussion and Action: 1.6 Acre Drainage Easement out of Lot 12, Block 80, Campacuas Addition, Mercedes, Texas

Joe Flores motioned to approve conveying the easement to the City of Mercedes; if the City does not make substantial drainage improvements, the easement reverts back to the DCM. The attorney will draft the necessary paperwork. Seconded by Peggy Marie Chavez-Yanez. Unanimous.

6. Executive Session: Section 551.087: Economic development negotiations with Project Travel Center, Project MD, Project STM, Project H. Reynoso; Section 551.072 Real Estate: Mercedes Original Townsite Lot 14 Blk 50, Mercedes Original Townsite Lot 15 & Pt of Lot 16 & 17 BLK 50 and Section 551.071: pending legal issues 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 12:00 PM

The Board went into Open Session at 2:00 PM

7. Discussion and Action: item #8

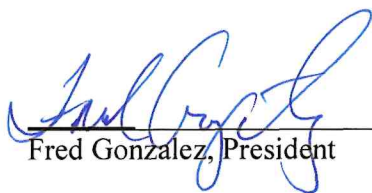
Joe Flores motioned to proceed as discussed in Executive Session with Southern Tire Mart. Seconded by Roel Villanueva. Unanimous.

Roel Villanueva motioned to approve 12 months interest only payments for Project H. Reynoso; foreclosure proceedings would initiate after 3 missed payments. Seconded by Joe Flores. Unanimous.

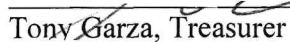
Joe Flores motioned to proceed with purchasing Mercedes Original Townsite Lot 14 blk 50 as discussed in Executive Session. Seconded by Roel Villanueva. Unanimous.

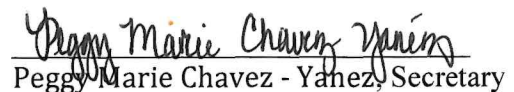
Joe Flores motioned to proceed with obtaining bids to demo the home located at Mercedes Original Townsite Lot 15 & PR of Lot 16 & 17 BLK 50. Seconded by Roel Villanueva. Unanimous.

8. Adjournment: 2:02PM



Fred Gonzalez, President

Joe Flores, Jr., Vice President

Tony Garza, Treasurer

Peggy Marie Chavez - Yanez, Secretary

Roel Villanueva, Member

Luis Huerta, Member

Marcos Garcia, Member