THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 21, 2022

On this, twenty-first (21st) day of September 2022 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Room A & B located at 275 South Kansas, Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:
JJ Serrano
Jerry Gonzalez
Sandra Charlton
Sonjia De La Fuente
Joe Olivarez

Also present were:
Steve Valdez – EDCW Executive Director
April Castaneda – EDCW Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Michelle Garcia – EDCW Social Media Manager
Gene Vaughn – EDCW Attorney – Via Skype
Alex Benavides – EDCW Attorney
Sam Maldonado – SAMES Engineering
Randy Winston – Drainage District 5

At 5:00 PM Mr. Serrano called the meeting of September 21st, 2022, to order.

I. Call to Order

A. <u>Roll Call.</u>

A quorum was formed with five Board Members present.

B. <u>Board Member's declaration of potential conflicts of interest as to any agenda items.</u>

Mr. Serrano announced that he will not be participating in any discussion or voting on Project No Socks.

II. Public Comments

This portion of the meeting is not intended to be an extended discussion or a debate and is limited to 3 minutes for each presenter. Due to the Texas Open Meetings Act, the Board members do not reply; they listen.

There were no public comments.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of August 17, 2022. (Attachment 1)

B. Approval of Minutes of Special Meeting of August 29, 2022. (Attachment 2)

C. Approval of Minutes of Special Meeting of September 1, 2022. (Attachment 3)

D. Approval of Minutes of Special Meeting of September 8, 2022. (Attachment 4)

E. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training. (Attachment 5)

F. Discussion & Possible Action regarding an extension to commence construction for Project Tower – Water Tower Plaza. (Attachment 6)

G. Discussion & Possible Action regarding an extension to complete construction for Project 300 – Oak Texas Bar & Grill. (Attachment 7)

H. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Benita Valadez and Mr. Jerry Gonzalez for the Regular Meeting of August 17th, 2022 in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Ms. Charlton made a motion to approve the consent agenda except for item III C. Approval of Minutes of Special Meeting of September 1, 2022.
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Olivarez votes in favor.

Motion passes with five votes.

Ms. Charlton made a motion to approve the minutes from September 1, 2022, with the following alternation to the votes. Ms. Charlton voted against & Mr. Perez voted against.
Mr. Jerry Gonzalez seconds the votes.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Olivarez votes in favor.

Motion passes with five votes.

Mr. Serrano announced at 5:10 PM that the EDCW Board will move out of the regular order of the agenda and into Closed Session.

At 5:58 PM Mr. Serrano announced that the EDCW Board will move out of the Closed Session and into Open Session.

IV. Old Business

A. Discussion & Possible Action Regarding the Status of Mid Valley International Industrial Park Work Schedule from SAMES Engineering.

1. Submission of construction schedule.
   Mr. Maldonado gave a brief report to the EDCW Board where he highlighted that they are on schedule and L&G will mobilize soon & he will bring an updated schedule.

   No action.

B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.
Mr. Villarreal was absent, there was no report.

No action.

C. Discussion & Possible Action Regarding an Amendment of the Façade & Weslaco 100 Grants or Selection of a Committee to Review & Update Requirements.
Mr. Valdez recommends a committee for the review of the façade & Weslaco 100 grants.
Mrs. De La Fuente, Ms. Charlton & Mr. Olivarez volunteer to be on the committee.

No action.

D. Discussion & Possible Action Regarding the Updated Project Costs and Construction of the MVIIP and Determination of a Price Per Acre Sale Amount.
Mr. Valdez presented the item to the EDCW Board and presented the recommendation from the acquisition committee. The land on the South side commercial corner of 1015 & Mile 9 asking price of $12.00 per square foot. The north side commercial land north of Economic Ave. asking price of $10.00 per square foot. And all of the industrial park land asking price of $3.55 per square foot.
Mr. Olivarez made a motion to approve the sale prices as presented.
Mr. Jerry Gonzalez seconds the motion.

Mr. Olivarez votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Serrano votes in favor.
Ms. Charlton votes in favor.
Mrs. De La Fuente votes in favor.

Motion passes with five votes.

V. Reports

A. Monthly Financial Report – July 2022.
The report was provided for the Board's review, Mr. Gonzalez was not present to make the report.

No action.

B. Executive Director's Report – Steven Valdez.
Mr. Valdez presented his report where he highlighted the following: The groundbreaking ceremony will be on October 14, 2022; Final summary leads report for the fiscal year results; Completion of the 2022-2023 budget; Restrictions of the Industrial Park; Working on a prospect that needs a 50,000 sqft. building.

No action.

C. Director's Report – April Castaneda.
Mrs. Castaneda highlighted the following from her report: Grant compliance; Counselors Tour scheduled for October 6, 2022; and the groundbreaking ceremony on October 14, 2022.

No action.

D. Accountant Report – Juan Gonzalez.
Mr. Juan Gonzalez was absent. There was no report provided.

No action.

E. Digital Communications Manager – Michelle Garcia.
Ms. Garcia presented her report to the Board where she highlighted the following items: There were about 400 backpacks given away at the Alfresco event in August; the Alfresco event in September was rained out and had to cancel the event.

No action.

VI. Closed Session

At 6:45 PM Mr. Serrano announced that the EDCW Board will move into Closed Session.

At 8:06 PM Mr. Serrano announced that the EDCW Board will move out of Closed Session and into Open Session.

VII. Action On Closed Session

A. Deliberation and Possible Action regarding commercial or financial information received by the EDC of Weslaco from a business prospect with which the EDC of Weslaco is conducting economic development negotiations or with which the EDC of Weslaco seeks to have to locate, stay or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087), including, but not limited to the following:

1. Manager of Retail Development & Commercial Real Estate Report – Maria Cisneros.

   No action.

2. Summary of Leads Report.

   No action.

3. Project Neighborhood 461-22-11-8.

   Ms. Charlton made a motion to approve the incentive based on two lots from the Hidalgo County Appraisal District legal description as discussed under Closed Session.

   Ms. Charlton votes in favor.
   Mr. Jerry Gonzalez votes in favor.
   Mr. Serrano votes in favor.
   Mrs. De La Fuente votes in favor.
   Mr. Olivarez was out of the room.

   Motion passes with four votes.

4. Project Aid II 433-21-11-30.

   Ms. Charlton made a motion to approve the staff recommendation of the grant request as discussed under Closed Session.

   Mrs. De La Fuente seconds the motion.

   Ms. Charlton votes in favor.
   Mrs. De La Fuente votes in favor.
   Mr. Serrano votes in favor.
   Mr. Jerry Gonzalez votes in favor.
   Mr. Olivarez votes in favor.

   Motion passes with five votes.

5. Project Wood 447-02-11-22.
   Mrs. De La Fuente made a motion to approve an incentive based on option one with a 10% of capital investment upon proof of a certificate of occupancy as discussed under Closed Session.
   Mr. Jerry Gonzalez seconds the motion.

   Mrs. De La Fuente votes in favor.
   Mr. Jerry Gonzalez votes in favor.
   Mr. Serrano votes in favor.
   Ms. Charlton votes in favor.
   Mr. Olivarez votes in favor.

   Motion passes with five votes.

Mr. Serrano exits the room before any discussion on Project No Socks.

6. Project No Socks 458-22-11-02.
   Ms. Charlton made a motion to approve an incentive as recommended by staff as discussed under Closed Session subject to city approval.
   Mr. Jerry Gonzalez seconds the motion.

   Ms. Charlton votes in favor.
   Mr. Jerry Gonzalez votes in favor.
   Mrs. De La Fuente votes in favor.
   Mr. Olivarez votes in favor.
   Mr. Serrano abstains from discussion and voting.

   Motion passes with four votes.

B. Deliberation and Possible Action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Section 551.072), including, but not limited to the following:

1. Discussion & Possible Action to convey property over to the City for the proposed lift station.
   Ms. Charlton made a motion to conveyance for the easement to the city as discussed under Closed Session.
   Mr. Olivarez seconds the motion.

   Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.
Mr. Serrano votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. De La Fuente votes in favor.

Motion passes with five votes.

2. Discussion & Possible Action Regarding Irrigation District easement, abandonment or relocation of drain line.
Ms. Charlton made a motion to authorize the Executive Director to negotiate an offer to purchase the easement as discussed under Closed Session and possibly subject to city approval.
Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Serrano votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. De La Fuente votes in favor.

Motion passes with five votes.

C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of employee. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).

1. Annual Evaluation of Executive Director or Selection of Committee.
Ms. Charlton made a motion to approve a raise in salary for the Executive Director effective week one of the fiscal year as discussed under Closed Session.
Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Serrano votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. De La Fuente votes in favor.

Motion passes with five votes.

D. Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to the EDC of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071), including, but not limited to the following:

1. Status of City of Weslaco & EDCW Lease Agreement.

   No action.

2. Status of Development Agreement Review.

   No action.

IX. Adjournment

With no other business before the Board, at 8:06 P.M. the EDCW Board Regular Meeting of September 21st, 2022, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on October 19, 2022.

Jerry Gonzalez - Secretary