

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 19, 2022

On this, nineteenth (19th) day of October 2022 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Board Room 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:

Mrs. Benita Valadez
Mr. Jerry Gonzalez
Mrs. Sandra Charlton
Mr. Fred Perez

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
Juan Gonzalez – EDCW Accountant
Gene Vaughn – EDCW Attorney – Via Skype
Alex Benavides – EDCW Attorney

At 5:14 PM Mrs. Valadez called the meeting of October 19th, 2022, to order.

I. Call to Order

A. Roll Call.

A quorum was formed with four Board Members present.

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

Ms. Charlton announced that she will not vote on item D of Old Business.

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 September 21, 2022.

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- B. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.
- C. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Benita Valadez and Mr. Fred Perez for the Regular Meeting of September 21st, 2022 in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Mrs. Charlton made a motion to approve the consented agenda as presented.
Mr. Jerry Gonzalez seconds the motion.

Mrs. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.

Motion Carries.

IV. Old Business

- A. Discussion & Possible Action Regarding the Status Report of Mid Valley International Industrial Park from SAMES Engineering.
Mr. Valdez gave a brief status report, where he showed a few pictures of the work being done, project is moving quickly, and he will be meeting on Friday with the drainage and water district.

No action.
- B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.
Mr. Villarreal was not present but will be meeting with Mr. Valdez.

No action.
- C. Discussion & Possible Action Regarding an amendment to the Façade & Weslaco 100 Grants policies and procedures or Selection of a Committee to Review & Update Requirements.

Tabled.
- D. Discussion & Possible Action Regarding a Replacement of AC Unit #1 for the Business, Visitor & Event Center.

Tabled.

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V. Reports

- A. Monthly Financial Report – July 2022.
Mr. Juan Gonzalez made a brief report to the EDCW Board on the monthly financials.
No action.
- B. Executive Director's Report – Steven Valdez.
Mr. Valdez gave a brief report where he highlighted the following: recognition from staff on boss's day; the groundbreaking for the MVIIP; Brew in the Woods and Pan de Campo are coming up.
No action.
- C. Director's Report – April Castaneda.
Mrs. Castaneda highlighted the following items in her report: The counselor's tour was very successful; researching the Lowe's and Rooms to Go distribution centers; EDA financial report is due semiannually and working on the new EDCW webpage.
No action.
- D. Accountant Report – Juan Gonzalez.
Mr. Juan Gonzalez highlighted the following items from his report: Ongoing review of incentive agreements, grants & sponsorships; reviewed resumes for the full-time accounting position, bank deposits & payroll.
No action.
- E. Digital Communications Manager – Michelle Garcia.
Ms. Garcia highlighted the following items from her report: about 140 people attended the groundbreaking; invited the EDCW board to the Alfresco event; working with the city and chamber for the Christmas tree lighting event for December 1st, 2022.
No action.

VI. Closed Session

At 5:47 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session as posted.

At 6:35 PM Mrs. Valadez 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

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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.

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. Project Brown 445-19-2-12.
Ms. Charlton made a motion to authorize the Executive Director to sign the contract from Project Brown as discussed under closed session.
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.

Motion carries with four votes.
2. Discussion & Possible Action Regarding Irrigation District easement, abandonment or relocation of drain line.

No action.

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

No action.

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:

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

Ms. Charlton made a motion to approve the changes as discussed under closed session.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Motion passes with four votes.

2. Status of Development Agreement Review.

Ms. Charlton made a motion to approve the development agreement as presented by the EDCW attorney as discussed under closed session.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Valadez votes in favor.

Mr. Perez votes in favor.

Motion carries with four votes.

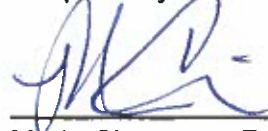
3. Status Report Regarding Sunil Wadhwani – Sarina Group, Ltd.

No action.

VIII. Adjournment

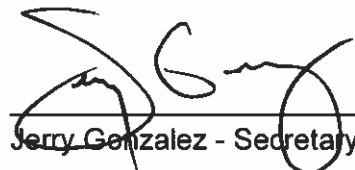
With no other business before the Board, at 6:38 P.M. the EDCW Board Regular Meeting of October 19th, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on November 16, 2022.



Jerry Gonzalez - Secretary

