

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 16, 2022

On this, sixteenth (16th) day of November 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. JJ Serrano

Mr. Jerry Gonzalez

Mrs. Sandra Charlton

Mr. Fred Perez – Arrived at 5:08 PM

Mrs. Sonjia De La Fuente

Mr. Joe Olivarez – Arrived at 5:17 PM

Also present were:

Steve Valdez – EDCW Executive Director

April Castaneda – EDCW Director

Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate

Juan Gonzalez – EDCW Accountant

Gene Vaughn – EDCW Attorney – Via Skype

Ricardo Leal – SAMES Project Manager

At 5:02 PM Mrs. Valadez called the meeting of November 16th, 2022, to order.

I. Call to Order

A. Roll Call.

A quorum was formed at 5:03 PM with five Board Members present.

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

There were no declarations of potential conflicts.

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.

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III. Presentation

- A. Presentation from Port of Brownsville by Edward Campirano, Port Director & CEO.
The presentation was rescheduled.

IV. Consent Agenda

- A. Approval of Minutes of Regular Meeting of October 19, 2022.
- B. Approval of Minutes from Special Meeting of October 25, 2022.
- C. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.
- D. Discussion & Possible Action regarding an extension to start construction for Project Tower (Tower Plaza).
- E. Discussion & Possible Action regarding the request for approval of excused absences for Mr. JJ Serrano, Mrs. Sonia De La Fuente and Mr. Joe Olivarez for the Regular Meeting of October 19th, 2022. And for Mr. Jerry Gonzalez absence from the Special Meeting of October 25th, 2022, in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Mrs. Charlton made a motion to approve the consented agenda with the exception of item C. regarding the approval of training from STC & EDCW for high-demand job training.

Mr. Jerry Gonzalez seconds the motion.

Mrs. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes with five votes.

Item C. Discussion & Possible action regarding the approval of training from STC & EDCW for high-demand job training was tabled.

V. Old Business

- A. Discussion & Possible Action Regarding the Status Report of Mid Valley International Industrial Park from SAMES Engineering.
Mr. Ricardo Leal gave a report to the Board where he mentioned that the project is moving along with the infrastructure being placed and

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B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.

Mr. Villarreal was not present, Mr. Valdez mentioned that he has been in communication with Mr. Villarreal and he has continued to be available for any questions.

No action.

C. Discussion & Possible Action Regarding an amendment to the Façade & Weslaco 100 Grants policies and procedures.

Mr. Serrano made a motion to approve the amendment to the Façade & Weslaco 100 grants as presented and to include a lien of five years on a property that has been awarded more than \$10,000.00.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passed with seven votes.

D. Discussion & Possible Action Regarding the purchase of air conditioning unit # 4 for the BVEC building.

Mr. Jerry Gonzalez made a motion to approve the purchase of the air conditioning unit with the confirmation of a 10-year warranty.

Mrs. De La Fuente seconds the motion.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passed with seven votes.

E. Discussion & Possible Action regarding preventative maintenance agreement options for both UTRGV & BVEC Buildings.

Tabled.

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VI. New Business

A. Discussion & Possible Action regarding the approval of yearly audit services from Garcia & Pena CPAs.

Ms. Charlton made a motion to approve the audit services from Garcia & Pena CPAs with the condition to include the 990 form.

Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion passed with seven votes.

B. Discussion & Possible Action regarding approval of recommendation from the CPA Firm of Garcia & Pena for EDCW to seek an exemption from filing form 990 (Non-Profit Tax Return).

Mr. Serrano made a motion to file the exemption from filing form 990.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passed with seven votes.

VII. Reports

A. Monthly Financial Report – October 2022.

Mr. Juan Gonzalez presented the monthly financial report for October 2022 to the EDCW Board.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez gave a brief report on the following items: construction update for the MVIIP; North Alamo Water Supply Corporation & Covenants, Conditions & Restrictions.

No action.

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C. Director's Report – April Castaneda.

Mrs. Castaneda gave a brief report where she highlighted the completion of the EDCW website and finalized a couple of marketing flyers.

No action.

D. Accountant Report – Juan Gonzalez.

Mr. Juan Gonzalez gave a brief report to the EDCW Board where he highlighted the following: awarded grants; submitted form 941 tax return & bank deposits and payroll.

No action.

E. Digital Communications Manager – Michelle Garcia.

Mrs. Garcia was absent but monthly report was provided for EDCW Board for their review.

No action.

VIII. Closed Session

At 6:26 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session as posted.

At 7:26 PM Mrs. Valadez announced that the EDCW Board will move out of Closed Session and into Open session.

IX. 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.

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- 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 Three 409-21-05-20.

Mr. Serrano made a motion to approve the incentive as described under Closed Session.

Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Olivarez votes in favor.

Motion passed with seven votes.

2. Project Yearn 421-21-08-05.

Mr. Serrano made a motion to approve the incentive as described under Closed Session.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Olivarez votes in favor.

Motion passed with seven votes.

3. Project Coverage 470-22-10-31- Weslaco 100.

Ms. Charlton made a motion to approve the grant as discussed under Closed Session.

Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mrs. Valadez votes in favor.

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

Motion passed with seven votes.

4. Project White 471-22-08-05 – Façade.

Ms. Charlton made a motion to approve the Façade Grant 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. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.

Motion passed with seven votes.

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:

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

No action.

2. Status of Development Agreement Review.

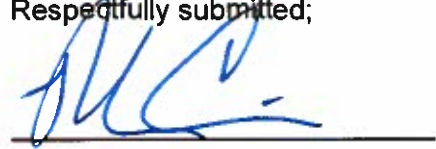
No action.

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VIII. Adjournment

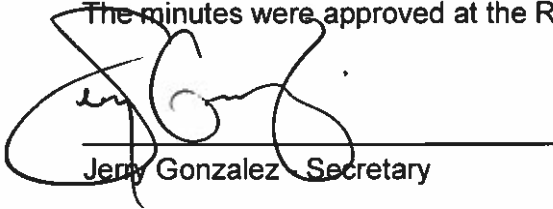
With no other business before the Board, at 7:29 P.M. the EDCW Board Regular Meeting of November 16th, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on December 21, 2022.



Jerry Gonzalez – Secretary