

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

On this, twenty-first (21st) day of December 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
Mrs. Sonjia De La Fuente
Mr. Joe Olivarez – Arrived at 5:12 PM Left at 8:47 PM

Also present were:

Steve Valdez – EDCW Executive Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Michelle Garcia – EDCW Manager Social Media
Juan Gonzalez – EDCW Accountant
Gene Vaughn – EDCW Attorney
Sam Maldonado – SAMES Project Manager
Ricardo Villarreal – ARES Consulting

At 5:09 PM Mrs. Valadez called the meeting of December 21st, 2022, to order.

I. Call to Order

A. Roll Call.

A quorum was formed at 5:09 PM with six Board Members present.

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

Mrs. Valadez announced that items 1, 5 and 6 of section B of Closed Session will be moved to section A of Closed Session.

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.

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There were no public comments.

III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of November 16, 2022.
- B. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.

Ms. Charlton made a motion to approve the minutes from the Regular Board meeting of November 16th, 2022.

Mrs. De La Fuente seconds the motion.

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

Motion passes with seven votes.

Mrs. Valadez has questions regarding the training from STC in regards to the recorded lessons and the availability of instructors for questions.

There was no action on item B.

IV. New Business

- A. Discussion and Possible action regarding the selection of officers for the EDCW Board for 2023.

Ms. Charlton nominated Mr. JJ Serrano as president.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Serrano accepts the nomination.

Motion passes with six votes.

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Ms. Charlton nominates Mr. Jerry Gonzalez for Vice President.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Olivarez votes in favor.

Mr. Jerry Gonzalez accepts the nomination.

Motion passes with six votes.

Mr. Jerry Gonzalez nominates Ms. Sandra Charlton for treasurer.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. JJ Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Ms. Charlton accepts the nomination.

Motion passes with six votes.

Mr. Olivarez nominates Mrs. De La Fuente for secretary.

Mr. Olivarez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Fred Perez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente accepts the nomination.

Motion passes with six votes.

B. Discussion and Possible action regarding moving the date for the Regular EDCW Board Meeting to be held during January 2023.

Mrs. Valadez made a motion to move the Regular Board Meeting to January 25th, 2023.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

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Mr. Olivarez votes in favor.

Motion carries with seven votes.

V. Old Business

A. Mid-Valley International Industrial Park ("MVIIP"):

1. Discussion & Possible Action regarding a construction contract for improvements to Mile 9 at the MVIIP.

The Board discussed a couple of points: negotiate with L & G's best price; meet with the city to determine their involvement and get the price for the new lift station.

Item was tabled.

2. Discussion & Possible Action regarding the color pallet selection for the wall at MVIIP.

Mr. Valdez presented different color options for the Board to choose from. The Board chose the gray color for the wall at the MVIIP.

3. Discussion and Possible action to select a water meter size for lots in the MVIIP (either a ¾ inch water line or a 1" inch water line) and compare cost differences. Mrs. Valadez made a motion to approve a ¾ inch water line for the MVIIP.

Ms. Charlton seconds the motion.

Mrs. Valadez made a motion to choose the ¾ inch water line for the Mid Valley International Industrial Park.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Serrano 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 passes with seven votes.

4. Discussion and Possible action to develop an interconnection agreement between North Alamo Water Supply and the City of Weslaco for the provision of fire protection services to the MVIIP.

Mrs. Valadez made a motion to approve the interconnection agreement.

Mr. Jerry Gonzalez seconds the motion.

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Mrs. Valadez 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.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.

Motion carries with seven votes.

B. Discussion & Possible Action regarding the renewal and extension of the highway mowing contract with Guerra Construction.

Mrs. Charlton made a motion to renew the contract with Guerra Construction.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Serrano 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 passes with seven votes.

C. Discussion & Possible Action regarding the ARPA fund request by Rigo Villarreal on behalf of the EDCW.

The Board discussed the following points: reaching out to the county auditor's office; reviewing the letter regarding the amount; include in the letter more specific details.

No action.

VI. Reports

A. Monthly Financial Report – November 2022.

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

No action.

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VII. Closed Session

At 6:48 PM Mr. Serrano announced that the EDCW Board will move into Closed Session as posted.

At 8:51 PM Mr. Serrano announced that the EDCW Board will move out of Closed Session and into Open Session.

VIII. 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. Project Ninety More 423-22-11-3.

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

Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion passes six votes.

5. Project Random House 472-22-11-28.

Ms. Charlton made a motion to approve an incentive with the conditions discussed under Closed Session.

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.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Motion passes with six votes.

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

Ms. Charlton made a motion to approve the façade grant as presented.

Mrs. Valadez seconds the motion.

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

Motion passes six 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. Project Ninety More 423-22-11-3

Item was moved to section A. in Closes Session.

2. Project Three 409-21-05-20

Ms. Charlton made a motion to approve an incentive as recommended.
Mrs. Valadez seconds the motion.

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

Motion passes with six votes.

3. Project Out of the Box 422-21-08-05

Ms. Charlton made a motion to approve an incentive as discussed under Closed Session.
Mrs. Valadez seconds the motion.

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

Motion passes with six votes.

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4. Project Yarn 421-21-08-05.

Mrs. Valadez made a motion to approve an incentive as discussed under Closed Session.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion passes with six votes.

5. Project Random House 472-22-11-28.

Item was moved to section A. in Closes Session.

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

Item was moved to section A. in Closes Session.

7. Project Good Times.

Mrs. Valadez made a motion to authorize the Executive Director to sign the agreement.

Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Ms. Charlton votes in favor.

Motion passes six 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.

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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.

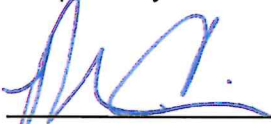
3. Cause No. C-0295-20-L; ECONOMIC DEVELOPMENT CORPORATION OF WESLACO v. SUNIL WADHWANI, ET AL: Update from attorney on the status of the case.

No action.

VIII. Adjournment

With no other business before the Board, at 8:54 P.M. the EDCW Board Regular Meeting of December 21st, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on January 25, 2023.


Sonjia De La Fuente - Secretary

