

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE SPECIAL MEETING
JANUARY 10, 2023

On this, tenth (10th) day of January 2023 at 12:00 Noon, The Economic Development Corporation of Weslaco convened its special meeting at the Business Visitor & Event Center, 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 - Absent
Benita Valadez
Fred Perez
Joe Olivarez – Arrived at 12:18 PM

Also present were:

Steve Valdez – EDCW Executive Director
April Castañeda – EDCW Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Michelle Garcia – EDCW Social Media Manager
Juan Gonzalez – EDCW Accounting Manager
Gene Vaughn – EDCW Attorney
Robert Donalson – Texas Regional Bank
Cesar Suarez – Texas Regional Bank

At 12:03 PM Mr. Serrano called the meeting of January 10, 2023, to order.

I. Call to Order

A. Roll Call

A quorum was present with five Board Members.

B. Board Members' Declaration of Potential Conflict of Interest as to Any Agenda Items.
There were no declarations.

II. Old Business

- a. Discussion and possible action to determine the Release of Sale options related to the sale of lots at the Mid Valley International Industrial Park (MVIIP) as required by Texas Regional Bank and covenants surrounding the line of credit extended to the EDCW.

The Board heard a presentation from Robert Donelson and Cesar Suarez from Texas Regional Bank regarding options with regard to modifying the lot release price provided for in the EDC's existing loan agreement with the bank for purposes of the conveyance

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE SPECIAL MEETING
JANUARY 10, 2023

of land to Glazer's, which include: (1) paying the specified release price of \$45,000.00 per acre; (2) modifying the terms of the loan to reduce the principal balance from \$12,000,000.00 to \$10,875,000.00; or (3) pledging a CD in the amount of \$1,125,000.00 as collateral for the loan with such DC to be released by the bank once the release price paid from the sale of other lots equals \$45,000.00 per acre for all the lots conveyed by the EDCW.

The Board discussed Option 3 as the most viable option because current interest rates on CDs are likely to offset some or all of the interest accrued on the loan and because the Board would like to place some of the EDCW's funds in interest-bearing accounts.

Mrs. Valadez made a motion to modify the terms of the loan with Texas Regional Bank to call for the EDCW to pledge a CD in the amount of the lot release price for the tract to be conveyed to Glazer's in the Mid Valley International Industrial Park (MVIIP).

Mr. Jerry Gonzalez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with six votes.

b. Mid-Valley International Industrial Park update.

Mr. Valdez highlighted the following items: Mr. Valdez got a pre-meeting with Alamo water supply; the MVIIP is about 25% complete; they are working on the association/restrictions and were sent to Glaziers and UPS.

No action.

III. Closed Session

At 12:27 PM Mr. Serrano made an announced that the EDCW will move into Closed Session.

At 12:50 PM Mr. Serrano announced that the EDCW will move out of Closed Session and into Open Session.

IV. Action on Closed Session

- A. 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).

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE SPECIAL MEETING
JANUARY 10, 2023

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

Ms. Charlton made a motion to accept the agreement as presented by EDCW attorney and to authorize the Executive Director to negotiate with the Weslaco Chamber of Commerce regarding the Business Visitor and Event Center.
Mr. Jerry Gonzalez seconds the motion.

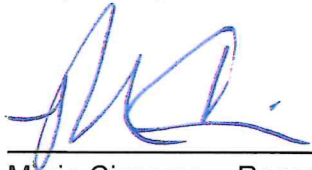
Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.

Motion carries with six votes.

V. Adjournment

With no other business before the Board, at 12:50 P.M. the EDCW Board Special Meeting of January 10, 2023, 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

