



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
NOTICE IS HEREBY GIVEN**

THAT The Economic Development Corporation of Weslaco will hold a Regular Meeting to be held on Wednesday, January 25, 2023, at 5:00 P.M. at the Business Visitors & Event Center Room A & B located at 275 South Kansas, Weslaco, Texas. Notice of this meeting is posted at the Business, Visitor & Event Center, and on the EDCW website, for the purpose of discussing and taking possible action on the following items.

NOTE: If during the course of the meeting, should the discussion of any item on the agenda be required/determined to be held in closed session, The Economic Development Corporation of Weslaco will convene the closed session in accordance with §551.001-551.145 of the Texas Government Code.

I. Call to Order

- A. Roll Call.
- B. Board Members' declaration of potential conflicts of interest as to any agenda items.

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.

III. Presentations

- A. Presentation from Julian Alvarez Senior Vice President Lone Star National Bank.

IV. Consent Agenda

- A. Approval of Minutes of Regular Meeting of December 21, 2022. (Attachment 1)
- B. Approval of Minutes of the Special Meeting of January 10, 2023. (Attachment 2)
- C. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. De La Fuente for the Special Meeting of January 10th, 2023 in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

V. Old Business

- A. Mid-Valley International Industrial Park ("MVIIP"):
1. Discussion & Possible Action regarding the status report of the Mid Valley International Industrial Park (MVIIP) from SAMES Engineering.
 2. Discussion & Possible Action regarding best and final pricing on Lift Station & Mile 9 widening.
 3. Discussion & Possible Action regarding a construction contract for improvements to Mile 9 at the MVIIP.
 4. Discussion & Possible Action regarding a construction contract for the Lift Station at the MVIIP.
 5. Discussion and Possible Action Regarding the Irrigation District #9 easement, abandonment or relocation of drain line. (Attachment 3)
 6. Discussion and Possible action to designate persons authorized to execute documents related to the modification of the EDCW's loan with Texas Regional Bank.
 7. Project Brown exercise of automatic right to extend due diligence period (Attachment 4)
- B. Discussion & Possible Action regarding the monthly report from Rigo Villarreal, including but not limited to, the ARPA fund request.
- C. Discussion & Possible Action regarding the termination of the incentive agreement with Clean Label Foods Project Falcon. (Attachment 5)
- D. Discussion & Possible Action regarding the replacement of AC unit for the Business, Visitor & Event Center. (Attachment 6)

VI. New Business

- A. Discussion and Possible action regarding bids for a new printer for the EDCW office. (Attachment 7)
- B. Discussion and Possible action to designate persons with signatory authority at PNC Bank and Texas Regional Bank.
- C. Discussion and possible action to authorize the EDCW to obtain a certificate of deposit with Texas Regional Bank, to specify the amount of such Certificate, and to designate the authorized signatories for such Certificate.

VII. Reports

- A. Monthly Financial Report – December 2022. (Attachment 8)
- B. Executive Director's Report – Steven Valdez (Attachment 9)

VIII. 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. Summary of Leads (Attachment 10)
 - 2. Project Eagle 2.0 472-22-11-22 (Attachment 11)
- 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:
- 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).
- 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.
 - 2. Status from Chuy Ramirez regarding pending legal matter.

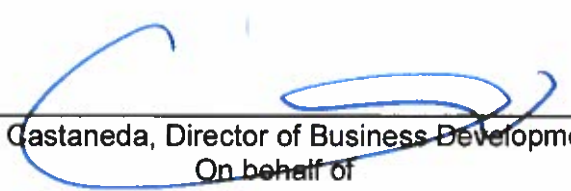
IX. Action On Closed Session



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X. Adjournment

Dated this twentieth (20th) day of January 2023.



April Castaneda, Director of Business Development

On behalf of

Steven M. Valdez, Executive Director
Economic Development Corporation of Weslaco

POSTED on this, twentieth (20th) day of January 2023 on the bulletin board at 275 South Kansas, Weslaco, Texas, and The Economic Development Corporation of Weslaco website (www.weslacoedc.com) no later than 5:00 PM