THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
FEBRUARY 15, 2023

On this, fifteenth (15th) day of February 2023 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:
Mr. JJ Serrano
Mr. Jerry Gonzalez
Ms. Sandra Charlton
Mrs. Valadez
Mr. Joe Olivarez – Arrived at 5:14 PM
Mr. Kristopher Garcia

Also present were:
Steve Valdez – EDCW Executive Director
April Castaneda – EDCW Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Michelle Garcia – EDCW Manager Social Media
Juan Gonzalez – EDCW Accountant
Gene Vaughn – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Ricardo Villarreal – SAMES Project Manager
Esteban Mejia – CEO Sky It Solutions
Manuel Garcia – Garcia & Pena Certified Public Accountants
Tina Garcia - Garcia & Pena Certified Public Accountants

At 5:01 PM Mr. Serrano called the meeting of February 15th, 2023, to order.

I. Call to Order

A. Roll Call.
A quorum was formed with five Board Members present.

Mr. Kristopher Garcia introduced himself to the EDCW Board.

B. Board Members' declaration of potential conflicts of interest as to any agenda items.
There were no declarations of potential conflicts of interest.

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 January 25, 2022. (Attachment 1)

B. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Benita Valadez for the Regular Meeting of January 25th, 2023 in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Ms. Charlton made a motion to approve the consented agenda.
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. JJ Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with five votes.

IV. Old Business

A. Selection of EDCW Board Secretary Position.

Ms. Charlton nominates Mrs. Valadez as EDCW Board secretary.
Mrs. Valadez accepts the nomination.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with four votes

B. Discussion & Possible Action regarding the grant renewal agreement with STC for workforce training.

Mrs. Valadez made a motion to approve the grant renewal agreement with STC for workforce training with the following changes: Add in classroom training, no self-guided training, online courses must have a faculty member available, lower the maximum percentage a business can use to 10%, allow the EDCW Executive Director to approve training courses equal to or less than $2,500.00.

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.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with six votes.

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

1. <u>Discussion & Possible Action regarding the status report of the Mid Valley International Industrial Park ("MVIIP") from SAMES Engineering.</u>
Mr. Ricardo Villarreal from SAMES engineering made a brief report regarding the status of the MVIIP where he highlighted the following: bidding under construction; completion is at 45%; the project is ahead of schedule.

No action.

2. <u>Discussion & Possible Action to authorize staff to enter into a contract with L & G Construction/Concrete based on best and final pricing on the Lift Station and Mile 9 widening.</u>
Mr. Olivarez made a motion to move forward with the lift station contract and tabled the widening of Mile 9.
Mrs. Valadez seconds the motion.

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

Motion passed with six votes.

3. <u>Discussion & Possible Action to approve the Declaration of Protective Covenants of MVIIP and to authorize the signing and recording of such covenants.</u>
Mrs. Valadez made a motion to authorize the Executive Director to sign & record the covenants of the Mid Valley International Industrial Park.
Mr. Joe Olivarez seconds the motion.

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

Motion passed with six votes.

D. Discussion & Possible Action regarding the monthly report from Rigo Villarreal, including but not limited to, the American Rescue Plan Act fund request.
Mr. Valdez gave a brief status report to the Board.

No action.

E. Discussion & Possible Action regarding the replacement of the air conditioning unit for the Business, Visitor & Event Center.
Mrs. Valadez made a motion to approve the purchase of a new air conditioning unit from Joe's Comfort Aire for $9,950.00 and also a Preventive Maintenance for $3,441.58.
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.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with six votes.

F. Discussion & Possible Action regarding the awarding of a Preventive Maintenance Agreement/Contract for the service of the air conditioning units within the event center and the UTRGV CIC.
Mrs. Valadez made a motion to award the Preventive Maintenance contract to Joe's Comfort Aire for one year term.
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.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with six votes.

V. New Business

A. Discussion and Possible Action regarding the Audit for the fiscal year of 2021 – 2022.

Ms. Charlton made a motion to approve the audit for the fiscal year 2021-2022 with the additional changes as presented.
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.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with six votes.

B. Discussion and Possible Action regarding upgrades to the server IT Room, including the replacement of outdated equipment and improvement to the capacity and efficiency of the workplace.

Mrs. Valadez made a motion to approve the upgrades to the server and replacement of outdated equipment and to add an external backup for each station.
Mr. Olivarez seconds the motion.

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

Motion passed with six votes.

C. Discussion and Possible Action to purchase EDCW Blazers for the EDCW Board & staff to be worn on special occasions to represent the EDCW both respectfully and professionally.

Mrs. Valadez made a motion to approve the purchase of the traditional-style blazers for the EDCW Board and staff.
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. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passed with six votes.

VI. Reports

A. Monthly Financial Report – January 2023.
Mr. Juan Gonzalez gave the monthly financial report to the Board form January 2023.

No action.

B. Executive Director's Report – Steven Valdez.
Mr. Valdez gave his report to the EDCW Board where he highlighted the following: His appointments for the month; Funeral services for his brother and thanked the Board for the flower arrangement; Ms. Michelle Garcia presented an update to the City Commission meeting; the EDCW has a new Board Member Mr. Kristopher Garcia and approved second terms for Mr. Serrano and Mr. Perez; Negotiating with best and final on the lift station and widening of Mile 9; Mrs. Castaneda has been working on the grant compliance with the EDA; marketing materials and BRE visits; Ms. Cisneros highlighted the opening of Hobby Lobby expected by May; a new commercial plaza north on Texas Blvd. and Take 5 Oil Change next to El Pato.

No action.

VII. Closed Session

At 7:16 PM Mr. Serrano announced that the EDCW will convene into Closed Session as posted.

At 7:59 PM Mr. Serrano announced that the EDCW 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. Summary of Leads.
No action.

2. Project American 463-18-03-23
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 Yearn 421-21-08-05.
No action.

C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of 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:
No action.

IX. Adjournment

With no other business before the Board, at 7:59 P.M. the EDCW Board Regular Meeting of February 15, 2023, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on March 22, 2023.

Benita Valadez - Secretary