THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
MARCH 22, 2023

On this, twenty-second (22nd) day of March 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
Mrs. Valadez
Ms. Sandra Charlton
Mr. Fred Perez
Mr. Joe Olivarez – Arrived at 5:23 PM
Mr. Kris 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
Jorge Lozano – EDCW Accountant
Gene Vaughn – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Ricardo Villarreal – SAMES Project Manager
Antonio Rodriguez – Director from the Port of Brownsville
Gilbert Saenz – Port of Brownsville
Rigo Villarreal – Ares Consulting
Robert Donelson – Texas Regional Bank
Lincoln Talbert – Texas Regional Bank

At 5:02 PM Mr. Serrano called the meeting of March 22nd, 2023, to order.

I. Call to Order

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

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. Presentation

A. Presentation from Port of Brownsville by Edward Campirano, Port Director & CEO.
Mr. Rodriguez made a presentation where he highlighted the expansion of the Port of Brownsville and the need for about 5000 jobs.

No action required.

IV. Consent Agenda

A. Approval of Minutes of Regular Meeting of February 15, 2023.

B. Approval of Minutes of the Special Meeting of February 20, 2023.

C. Approval of Minutes of the Special Meeting of February 27, 2023.

D. Discussion & Possible Action regarding the approval of an extension to commence Project Tower.

E. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Valadez absent at the Regular Meeting of February 15th, 2023; absences from Mr. Jerry Gonzalez & Mr. Joe Olivarez at the Special Meeting of February 20th, 2023; and for Mr. Fred Perez & Jerry Gonzalez absent at the Special Meeting of February 27, 2023 in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Ms. Charlton made a motion to approve the consented agenda with the exception of Item C. Approval of Minutes of the Special Meeting of February 27, 2023.
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. Perez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passes with six votes.

Ms. Charlton made a motion to approve Item C. Special Meeting of February 27, 2023, with the revision of page 1 of Old Business Item A. The motion misspells "sighers" to "signers".
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. Perez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passes with six votes.

V. Old Business

A. Discussion and possible action regarding the renewal of the grant agreement with STC for workforce training via STC's Mid Valley CDL Course.
Mrs. Valadez made a motion to approve the renewal of the grant agreement with the addition of the following requirements: must be considered on a need bases qualifications; 50% grant and 50% match; not all participants from the same company; must be employed in Weslaco; must finish the program; allocate $25,000 per year out of the regular budget towards the CDL program.
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.
Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passes with seven votes.

B. 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.
Mr. Ricardo Villarreal gave a brief update to the Board where he mentioned that the construction of the industrial park is about 50% complete and is scheduled to be finished by the end of July.

No action

2. Discussion & Possible Action regarding the construction contract with L & G Concrete Construction, Inc. (L&G") for the lift station at the MVIIP.

No action.

3. Discussion & Possible Action concerning a 60-day no-cost extension for the construction at the MVIIP as Change Order #1 to the construction contract between EDCW and L&G.
Mrs. Valadez made a motion to approve change order # 1 to the construction contract between the EDCW and L&G.
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.
Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion carries with seven votes.

C. Discussion & Possible Action regarding the monthly report from Rigo Villarreal, including but not limited to, the Hidalgo County ARPA fund request.
Mr. Rigo Villarreal gave a brief report where he mention that he is reaching out to potential prospects for development, he is also looking for additional money available and working on some assignments given by Mr. Valdez.

No action.

VI. New Business

A. 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.
Mrs. Valadez made a motion to obtain a CD with Texas Regional Bank for 4 million dollars at 13 months.
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. Perez votes in favor.

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

Motion passes with seven votes.

B. Discussion and possible action to renew the legal services agreement with Jones, Galligan, Key & Lozano Attorney Contract.
Mrs. Valadez made a motion to approve the renewal of the legal service agreement with Jones Galligan, Key & Lozano.
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. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passes with seven votes.

C. Discussion and possible action to renew the consulting agreement with Ares Consulting.
Mr. Olivarez made a motion to extend the contract with Ares Consulting for one more year.
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. Perez votes in favor.
Mr. Kris Garcia votes in favor.

Motion passes with seven votes.

VII. Reports

A. Monthly Financial Report – February 2023.
Mr. Juan Gonzalez presented the monthly financial report for February 2023 to the Board.
No action.

B. Executive Director's Report – Steven Valdez.
Mr. Valdez introduced Jorge Lozano to the Board as the new EDCW Accountant and highlighted the following items from his report: His appointments for the month, Special

Board Meeting regarding the widening of mile 9; MVIIP status report; Events attended by the EDCW staff; Mrs. Castaneda worked on file folders; Annual report; Visits to Rio Bravo, COSTEP & RGV Capitol days; Ms. Garcia worked on increasing followers on social media, upgrading the IT System for the office, working on the groundbreaking for Glazer's; Mr. Juan Gonzalez worked on the audit for the fiscal year, the 990 non-profit tax forms; Ms. Cisneros worked on cold calling for the appointments for the RECON conference, Caliber Collision will be building a site with an investment of 1.7 million dollars, a new small warehouse will be built at the old industrial park.

No action.

VIII. Closed Session

At 6:53 PM Mr. Serrano announced that the EDCW Board will move into Closed Session.

At 7:40 PM Mr. Serrano announced that the EDCW Board will move out of Closes Session and into Open Session.

IX. Action on Closed Session

A. <u>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:</u>

1. <u>Summary of Leads</u>
No action.

2. <u>Project Activity</u>
No action.

3. <u>Project Military Ops</u>
No action.

B. <u>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:</u>
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:

a. Update regarding Cause No. C-0295-20-L; Economic Development Corporation of Weslaco v Sunil Wadhwani, Nolana Self-Storage, LLC. Et al
No action.

IX. Adjournment

With no other business before the Board, at 7:41 P.M. the EDCW Board Regular Meeting of March 22, 2023, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on April 19, 2023.

Benita Valadez - Secretary