

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 19, 2023

On this, nineteenth (19th) day of April 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. Jerry Gonzalez
Mrs. Valadez
Ms. Sandra Charlton
Mr. Fred Perez
Mr. Joe Olivarez

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
Chuy Ramirez – Ramirez Law Firm
Tina Garcia – Garcia & Pena
Manuel Garcia – Garcia & Pena

At 5:12 PM Mr. Jerry Gonzalez called the meeting of April 19th, 2023, to order.

I. Call to Order

- A. Roll Call.
A quorum was formed with five 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.

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There were no public comments.

No action.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of March 22, 2023.

Ms. Charlton made a motion to approve the minutes from the Regular Meeting of March 22, 2023 with the correction for item B in New Business: Ms. Charlton seconds the motion.

Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five votes.

IV. Old Business

A. Discussion & Possible Action regarding an amendment for the audit of 2021-2022.

Mrs. Valadez made a motion to approve the amendment for the audit of 2021-2022 as presented.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five 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 report where he highlighted the following: finalizing the easement for the lift station; construction completion 63.4%.

No action.

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2. Discussion & Possible Action regarding the material testing fees & fencing options for the Mid Valley International Industrial Park ("MVIIP").

Ms. Charlton made a motion to approve the material testing fees however if it exceeds \$10,000.00 it will need Board Approval.

Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five votes.

3. Discussion & Possible Action regarding the approval to accept commercial realtors.

Mrs. Valadez made a motion to approve the recommendation of welcoming commercial realtors to help sell the lots at the MVIIP by offering a 2% commission. And look for a commercial realtor to list one lot at the MVIIP.

Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five votes.

C. Discussion & Possible Action regarding the monthly report from Rigo Villarreal.

Mr. Valdez gave a brief report on behalf of Mr. Rigo Villarreal with the following items:

Mr. Villarreal has a list of items to work on and he has started to facilitate meeting with the comptroller's office Texas Workforce Commission.

No action.

V. New Business

A. Discussion and Possible Action regarding options for the sale or disposal of EDCW surplus equipment and other items currently held in storage.

Mrs. Valadez made a motion to first sale the surplus items and then what does not sale it can be donated.

Mr. Perez seconds the motion.

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

Motion passes with five votes.

VI. Reports

- A. Monthly Financial Report – March 2023.
Mr. Lozano presented the March 2023 monthly financial report to the EDCW Board.

No action.
- B. Executive Director's Report – Steven Valdez.
The report was provided for the EDCW Board to review.

No action.

VII. Closed Session

At 6:16 PM Mr. Jerry Gonzalez announced that the EDCW Board will move into Closed Session.

At 7:09 PM Mr. Jerry Gonzalez 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. Summary of Leads.
No action.

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2. Project Grow West 489-23-03-07.

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

Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five 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 Activity 485-23-01-27.

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

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five 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.

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

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Mrs. Valadez moved to approve a motion as discussed under Closed Session.
Mr. Perez seconds the motion.

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

Motion passes with five votes.

IX. Adjournment

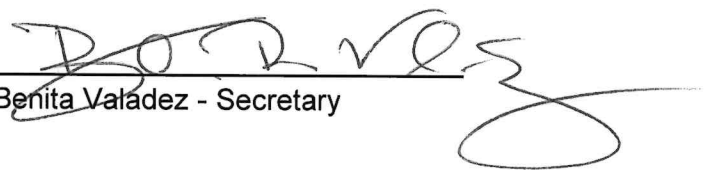
With no other business before the Board, at 7:11 P.M. the EDCW Board Regular Meeting of April 19, 2023, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on May 17, 2023.



Benita Valadez - Secretary