



**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, May 17, 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. Consent Agenda

- A. Approval of Minutes of Regular Meeting of April 17, 2023. (Attachment 1)
- B. Discussion & Possible Action regarding the request for approval of excused absences for Mr. Juan "JJ" Serrano & Mr. Kristopher Garcia absent at the Regular Meeting of April 19th, 2023; in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

IV. Old Business

- A. Mid-Valley International Industrial Park ("MVIIP"):
 - 1. Discussion & Possible Action regarding the status report of the MVIIP from SAMES Engineering.
 - 2. Discussion and Possible Action regarding report on fencing options. (Attachment 2)

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- B. Discussion & Possible Action regarding the monthly report from Rigo Villarreal.
- C. Discussion & Possible Action regarding changes to the fees and other leasing arrangements applicable to the Business Visitor & Event Center conference room. (Attachment 3)
- D. Discussion & Possible Action to approve the terms of the refinancing of the remaining principal balance and accrued, but unpaid, interest owed by CIL Hangars, LLC, to EDCW. (Attachment 4)
- E. Discussion and Possible Action to extend deadlines in the Project Extra incentive agreement. (Attachment 5)

V. New Business

- A. Discussion & Possible Action to allow staff to research alternative branding and marketing strategies for EDCW. (Attachment 6)
- B. Discussion & Possible Action to consider donation opportunities to local non-profit organizations by EDCW incentive recipients. (Attachment 7)
- C. Discussion & Possible Action to approve the terms of an additional line of credit in the amount of \$6 million with Texas Regional Bank for Mile 9 widening and lift station projects. (Attachment 8)
- D. Discussion & Possible Action to award all or part of EDCW's banking and depository services to one or more financial institutions and to designate authorized signers with such institutions. (Attachment 9)

VI. Reports

- A. Monthly Financial Report – April 2023. (Attachment 10)
- B. Executive Director's Report – Steven Valdez (Attachment 11)

VII. Closed Session

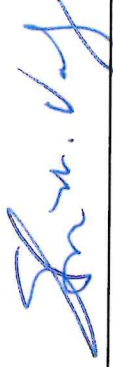
- A. Deliberation and Possible Action regarding commercial or financial information received by the EDC of Weslaco from a business prospect with which the EDC of Weslaco is conducting economic development negotiations or with which the EDC of Weslaco seeks to have to locate, stay or expand operations 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 12)
 2. Project Centro - Update
- 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 Eve (Attachment 13)
 2. Project Three – Discussion and Possible Action regarding the addition of a contract provision calling for the construction of a paved rear access drive by EDCW and final approval of the contract. (Attachment 14)
- 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).
- 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. Cause No. C-0295-20-L; Economic Development Corporation of Weslaco v Sunil Wadhvani, Nolana Self-Storage, LLC Et al

VIII. Action On Closed Session

IX. Adjournment

Dated this twelfth (12th) day of May 2023.



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

POSTED on this, twelfth (12th) day of May 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

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