THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
MAY 17, 2023

On this, seventeenth (17th) day of May 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:
JJ Serrano
Jerry Gonzalez
Benita Valadez
Sandra Charlton
Joe Olivarez - Arrived at 5:17 PM
Kris Garcia – Left at 6:18 PM

Also present were:
Steve Valdez – EDCW Executive Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Michelle Garcia – EDCW Manager Social Media
Jorge Lozano – EDCW Accountant
Gene Vaughn – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Ricardo Villarreal – SAMES Project Manager
Chuy Ramirez – Ramirez Law Firm
Cesar Juarez– Texas Regional Bank
Alex Meade – Texas Regional Bank
Jesse Ozuna– Texas Regional Bank
Luis Gonzalez– SAMES Engineering

At 5:02 PM Mr. Serrano called the meeting of May 17th, 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.

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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.
Mr. Irineo Capetilla from Kapal Industries addressed the Board asking for support regarding the relocation of his business in Donna to Weslaco and invited the Board to tour the location.

No action.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of April 17, 2023.

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.

Ms. Charlton made a motion to approve the consented agenda.
Mrs. Valadez seconded the motion.

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

Motion passes with five votes.

Mr. Serrano moved the order of the agenda to item V. 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.

IV. Old Business

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

1. Discussion & Possible Action regarding the status report of the MVIIP from SAMES Engineering.
Mr. Luis gave a status report where he highlighted a couple of items among them, phase 1 is about 70% complete.

No action.

2. Discussion and Possible Action regarding report on fencing options.

No action.

B. Discussion & Possible Action regarding the monthly report from Rigo Villarreal.
Mr. Villarreal was not present.

No action.

C. Discussion & Possible Action regarding changes to the fees and other leasing arrangements applicable to the Business Visitor & Event Center conference room.
Ms. Charlton made a motion to approve the changes regarding the agreement subject to approval from the EDCW attorney.
Mr. Jerry Gonzalez seconds the motion.

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

Motion carries five votes.

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.
Mrs. Valadez made a motion to approve the terms of the loan agreement at a fixed 5% interest rate.

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.

Motion passes with five votes.

E. Discussion and Possible Action to extend deadlines in the Project Extra incentive agreement.
Ms. Charlton made a motion to approve the recommendation to extend the deadline of the agreement.
Mrs. Valadez seconded 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. Garcia votes in favor.

Motion passes with six votes.

V. New Business

A. Discussion & Possible Action to allow staff to research alternative branding and marketing strategies for EDCW.
No action.

B. Discussion & Possible Action to consider donation opportunities to local non-profit organizations by EDCW incentive recipients.
Ms. Charlton made a motion to table this item.
Mrs. Valadez seconded 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.

Motion passes with five votes.

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.

Mr. Jerry Gonzalez made a motion to approve option two with a fixed rate.
Mrs. Valadez seconds the motion.

Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez 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 passes with six votes.

Mr. Jerry Gonzalez abstains from any discussion or voting on the following item.

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.

Mrs. Valadez made a motion to approve the recommendation.
Ms. Charlton seconds the motion.

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

Motion passes with five votes.

VI. Reports

A. Monthly Financial Report – April 2023.

B. Executive Director's Report – Steven Valdez

Reports were provided to the Board of Directors for their review.

No action required for the reports.

VII. Closed Session

At 7:10 PM Mr. Serrano announced that the EDCW Board will move out of Open Session and into Closed Session.

At 7:39 PM Mr. Serrano 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.

2. Project Centro - Update
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 Eve
Ms. Charlton made a motion to approve the offer as discussed under Closed Session.
Mr. Olivarez seconds the motion.

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

Motion passes with five votes.

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.
Ms. Charlton made a motion to approve the addition of contract provision as discussed under Closed Session.
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.

Motion passes with five votes.

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:

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a. Cause No. C-0295-20-L; Economic Development Corporation of Weslaco v Sunil Wadhwani, Nolana Self-Storage, LLC Et al
Mrs. Valadez made a motion to reject the mediator's proposal.
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.

Motion passes with five votes.

IX. Adjournment

With no other business before the Board, at 7:40 P.M. the EDCW Board Regular Meeting of May 17, 2023, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on June 20, 2023.

Benita Valadez - Secretary