THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JUNE 20, 2023

On this, twentieth (20th) day of June 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
Ms. Sandra Charlton
Mr. Fred Perez
Mr. Joe Olivarez – Arrived at 5:03 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
Jorge Lozano – EDCW Accountant
Kristen Gutierrez - EDCW Attorney
Luis Gonzalez – SAMES Engineering
Rigo Villarreal – Ares Consulting

At 5:00 PM Mr. Serrano called the meeting of June 20th, 2023, to order.

I. Call to Order

A. <u>Roll Call.</u>
A quorum was formed with four Board Members present.

B. <u>Board Members' declaration of potential conflicts of interest as to any agenda items.</u>
There weren't any declarations of potential conflicts of interest.

II. Public Comments

<u>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.</u>
There were no public comments.

III. Consent Agenda

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

B. Approval of Minutes of Special Meeting of June 2, 2023.

C. Discussion & Possible action to approve training from STC and EDCW grant.

Ms. Charlton made a motion to approve the consented agenda except for item C.
Mr. Perez seconds the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Garcia votes in favor.

Motion passes with four votes.

Ms. Charlton announced that there will be no action on item C. Discussion & Possible action to approve training from STC and EDCW grant.

IV. Old Business

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

1. Discussion & Possible Action regarding the status report of the MVIIP from SAMES Engineering.
Mr. Luis Gonzalez from SAMES Engineering made a brief status report to the Board where he highlighted the following. Phase 1 is about 77% complete; Phase 2 is 11 % complete and Phase 3 is about 26% complete.

No action.

2. Discussion & Possible Action regarding the approval of a listing agreement with CBRE, Inc. (Carlos Telles to serve as agent) concerning Lots 2 and 7 in the MVIIP, subject to approval by legal counsel for the EDCW.
Mr. Olivarez made a motion to negotiate a lower commission with Mr. Carlos Telles. Starting at 4% commission to 5% or 6% depending on the offer. Approval subject to legal counsel review & authorize signatures by title.
Mr. Perez seconds the motion.

Mr. Olivarez votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Ms. Charlton votes in favor.
Mr. Garcia votes in favor.

Motion passes with five votes.

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

Mr. Villarreal gave a brief report to the Board where he organized a couple of appointments including one with Coca Cola relocation. Also marketing the MVIIP in Mexico with his contacts. Communicating with Mr. Valdez once or twice a week.

No action.

C. Discussion & Possible Action regarding amendment to the Weslaco 100 & Façade Grant 3-year limit for use of funds.
Ms. Charlton made a motion to approve the amendment as presented.
Mr. Perez seconds the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with five votes.

D. Discussion & Possible Action to amend the Weslaco 100 & Façade yearly budget.
Ms. Charlton made a motion to amend the Façade Grant budget for $12,995.00 transfer from the opportunity fund.
Mr. Perez seconds the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with five votes.

V. New Business

A. Discussion & Possible Action to consider donation opportunities for EDCW incentive recipients.
No action.

VI. Reports

A. Monthly Financial Report – May 2023.
Mr. Jorge Lozano presented the monthly financial report of May 2023 to the EDCW Board.
No action.

B. Executive Director's Report – Steven Valdez.
Mr. Valdez presented his report to the EDCW Board, where he highlighted his items and the EDCW staff.

No action.

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.
No action.

2. Project American.
Ms. Charlton made a motion to approve the incentive as discussed under Closed Session.
Mr. Perez seconds the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with five votes.

3. Project Buy Bill.
No action.

4. Project 509.
Ms. Charlton made a motion to approve the incentive as discussed under Closed Session.
Mr. Perez seconded the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with five votes.

5. Project Boots – Façade Grant.
Ms. Charlton made a motion to approve the Façade Grant as discussed under Closed Session.
Mr. Perez seconded the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with five votes.

6. Project Nitrogen – Weslaco 100 Grant.
Ms. Charlton made a motion to approve the Weslaco 100 Grant as discussed under Closed Session.
Mr. Perez seconded the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia 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:
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 6:42 P.M. the EDCW Board Regular Meeting of June 20, 2023, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

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

Benita Valadez - Secretary