

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

On this, nineteenth (19th) day of July 2023 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center room A & B 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
Mrs. Benita Valadez
Ms. Sandra Charlton
Mr. Joe Olivarez – Arrived at 5:18 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
Gene Vaughn – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Luis Gonzalez – SAMES Engineering

At 5:00 PM Mr. Serrano called the meeting of July 19th, 2023, to order.

I. Call to Order

- A. Roll Call.
A quorum was formed with four Board Members present.
- B. Board Members' declaration of potential conflicts of interest as to any agenda items.
There weren't any 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.

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III. Consent Agenda

A. Approval of Minutes of Regular Meeting of June 20, 2023.

Ms. Charlton made a motion to approve the minutes from June 20, 2023.
Mrs. Valadez seconds the motion.

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

Motion passes with four votes.

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 presented the status report to the Board where he highlighted the following:

Phase 1 is at 82% completion.
Phase 2 is at 18% completion.
Phase 3 is at 28% completion.

No action.

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

Mr. Villarreal was absent, there wasn't a monthly report to present to the Board.

No action.

V. New Business

A. Discussion & Possible Action regarding grant request from VIDA.

Mrs. Valadez made a motion to table the item.
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.

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B. Discussion & Possible Action to consider donation opportunities for EDCW incentive recipients.

Ms. Charlton made a motion to approve the requirement of donations as recommended.
Mrs. Valadez seconds the motion.

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

Motion passes with five votes.

C. Discussion & Possible Action regarding the 2023-2024 EDCW budget.

Mrs. Valadez made a motion to approve the 2023-2024 EDCW budget as presented.
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 – June 2023.

Mr. Lozano presented the monthly report for June 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 the following: MVIIP post boxes for mail and Mr. Valdez paid \$500 to the engineer to reroute the fiber line from AT&T.

Mrs. Castaneda highlighted the following: working on the marketing strategy; data collection from different sources; tours with real estate companies.

Ms. Cisneros highlighted the following: Muelle 47 is looking to open in August; Casa Kevin should be open in two weeks; Developer for South Point Plaza 2 is considering building another plaza.

Ms. Garcia highlighted the following: Alfresco season starts August 17, 2023, with a back-to-school theme, already have received more than 300 backpacks. And we will be using new software to register merchants.

No action.

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VII. Closed Session

At 6:33 P.M. Mr. Serrano announced that the Board will move out of Open Session and into Closed Session as posted.

At 7:06 P.M. Mr. Serrano announced that the Board will move out of Closes 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 Nitrogen.
Ms. Charlton made a motion to approve the revision as discussed under executive session.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez 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

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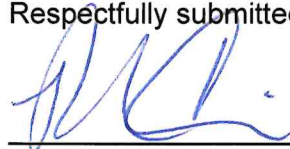
of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071), including, but not limited to the following:

- 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

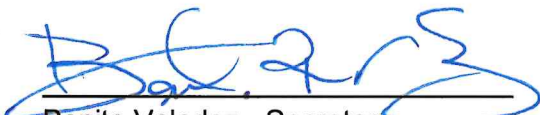
With no other business before the Board, at 7:06 P.M. the EDCW Board Regular Meeting of July 19, 2023, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

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



Benita Valadez - Secretary