

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 16, 2023

On this, sixteenth (16th) day of August 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
Mr. Jerry Gonzalez
Mrs. Benita Valadez
Ms. Sandra Charlton
Mr. Fred Perez – Left at 6:38 PM
Mr. Joe Olivarez – Arrived at 5:16 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
Sam Maldonado – SAMES Engineering
Luis Gonzalez – SAMES Engineering
Andrew Munos – City of Weslaco - Assistant City Manager
Magie Perez – City of Weslaco - Grant Writer
David Arce – Director of Public Works
Isidro Ramos - VIDA
Irma Garcia - VIDA

At 5:00 PM Mr. Serrano called the meeting of August 16th, 2023, to order.

I. Call to Order

A. Roll Call.

A quorum was formed with six 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 as to any agenda items.

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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.

III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of July 19, 2023.
- B. Status report regarding training from STC and EDCW grant.
- C. Discussion & Possible action regarding the request for approval of excused absences for Mrs. Benita Valadez for the Regular Board Meeting of June 20th, 2023, and for Mr. Jerry Gonzalez & Mr. Fred Perez for the Regular Board Meeting of July 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 as presented.

Mr. Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Garcia votes in favor.

Motion passes with six 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 from SAMES engineering presented the status report of the MVIIP where he highlighted the following:
Phase 1 is about 84% complete.
Phase 2 is about 19% complete.
Phase 3 is about 35% complete.

No action.
 - 2. Discussion & Possible Action regarding a recommended change order for encasing and electrical line over canal/ditch crossing.

Mr. Olivarez made a motion to the recommendation.
Ms. Charlton seconds the motion.

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

Motion passes with seven votes.

3. Discussion & Possible Action regarding the re-routing of AT&T fiber line.
There was no action regarding this item.

4. Discussion & Possible Action regarding a recommended change order for new cluster mailboxes.
There was no action regarding this item.

5. Discussion & Possible Action regarding a change order for higher horsepower pumps for the lift station.
Mrs. Valadez made a motion to approve the change order.
Mr. Gonzalez seconds the motion.

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

Motion passes with seven votes.

- B. Discussion & Possible Action regarding grant request from VIDA.

Mrs. Valadez made a motion to bring back this item that was Tabled at the Regular Board Meeting of July 19, 2023.
Ms. Charlton seconds the motion.

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

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Mr. Garcia votes in favor.

Motion passes with seven votes.

Mrs. Valadez made a motion to approve the grant request from VIDA for the 2023 – 2024 fiscal year for \$70,000.00.

Mr. Gonzalez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion passes with seven votes.

V. New Business

A. Discussion & Possible Action regarding the approval of services from Garcia & Pena CPA for the yearly audit.

Ms. Charlton made a motion to approve the services from Garcia & Pena CPA for the yearly audit.

Mr. Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion passes with seven votes.

B. Discussion & Possible Action regarding a renewal of support to the City of Weslaco's City Park improvement in the amount of \$500,000.00.

Ms. Charlton made a motion to approve the incentive as presented.

Mr. Gonzalez seconds the motion.

Ms. Charlton votes in favor.

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Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

C. Discussion & Possible Action regarding the request from the City of Weslaco for the Non-Entitlement Grant Assistance for the Weslaco Mid -Valley Airport.

Ms. Charlton made a motion to approve the request and use the funds from this fiscal year 22-32 opportunity fund.

Mr. Olivarez seconds the motion.

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

Motion passes with six votes.

At 6:48 PM, Mr. Serrano moved the order of the agenda to discuss the following item into Closed Session.

D. Discussion & Possible Action regarding a City of Weslaco request for the EDCW to participate in the purchase of a roll-off truck vehicle for the City of Weslaco.

At 7:03 PM, Mr. Serrano moved the meeting out of Closed Session and back into Open Session to the regular order of the agenda.

Ms. Charlton made a motion to approve the request for 50% of the cost of the lowest bid to be taken from the opportunity funds from the 23-24 budget. Because the proposed roll-off truck will facilitate the recruitment of occupants in the new industrial park (a project of the EDCW) and will facilitate the recruitment and retention of primary jobs in the City of Weslaco.

Mrs. Valadez seconds the motion.

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

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Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with six votes.

VI. Reports

- A. Monthly Financial Report – July 2023.
No action.

- B. Executive Director's Report – Steven Valdez.
No action.

VII. Closed Session

At 7:06 PM Mr. Serrano announced that the EDCW Board will move in to Closed Session as posted.

At 7:43 PM Mr. Serrano announced that the EDW 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 Beauty & The Beast.
Ms. Charlton made a motion to approve an incentive 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. Gonzalez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

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Motion passes with six 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 Twins.

Ms. Charlton made a motion to accept the offer as presented.

Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Gonzalez votes in favor.

Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion passes with six votes.

2. Project Eve.

Ms. Charlton made a motion to stay with the original price approved.

Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mr. Serrano votes in favor.

Mr. Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Garcia votes in favor.

Motion passes with six 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:

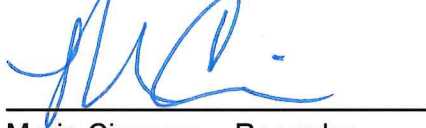
No action.

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IX. Adjournment

With no other business before the Board, at 7:46 P.M. the EDCW Board Regular Meeting of August 16, 2023, was adjourned.

Respectfully submitted;

A handwritten signature in blue ink, appearing to be 'MC', written over a horizontal line.

Maria Cisneros – Recorder

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

A handwritten signature in blue ink, appearing to be 'B. Valadez', written over a horizontal line.

Benita Valadez - Secretary