



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

**NOTICE OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE ECONOMIC DEVELOPMENT
CORPORATION OF WESLACO
NOTICE IS HEREBY GIVEN**

THAT The Board of Directors of The Economic Development Corporation of Weslaco will hold a Regular Meeting to be held on Wednesday, September 20, 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 August 16, 2023. (Attachment 1)
- B. Status report regarding training from STC and EDCW grant. (Attachment 2)

IV. Old Business

- A. Discussion & Possible Action regarding request for second amendment to agreement with Trinity MEP requesting changes to project commencement and completion dates under Project Fire & Water. (Attachment 3)

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- B. Mid-Valley International Industrial Park (“MVIIP”):
 - 1. Discussion & Possible Action regarding the status report of the MVIIP from SAMES Engineering.

V. New Business

- A. Discussion and Possible Action to award the Business Visitor & Event Center, Weslaco Chamber of Commerce & Economic Development Corporation of Weslaco janitorial service contract for the Fiscal Year Ending September 30, 2024, and authorize the Executive Director to execute related documents. (Attachment 4)

VI. Reports

- A. Monthly Financial Report – August 2023. (Attachment 5)
- B. Executive Director’s Report – Steven Valdez. (Attachment 6)

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 7)
- 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 Yearn - Discussion and Possible Action to consider extending the start of construction dates from 18 months to 24 months for Project Yearn’s, commercial development on Lots 20C & 20D at the Mid Valley International Industrial Park. (Attachment 8)
 - 2. Project Twins – Discussion and Possible Action to consider two options. Option 1 – buying only lot 20B at same price. Option 2 – buying the two lots 20A & 20B with an extension of 18 months to start construction on lot 20B and 36



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months to start construction on lot 20A at the Mid Valley International Industrial Park. (Attachment 9)

3. Project 1928 – Weslaco 100 Grant. (Attachment 10)
 4. Discussion & Possible Action to review and consider the purchase of land on Military Highway 281. (Attachment 11)
- 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).
1. Discussion & Possible Action regarding the evaluation of Executive Director Steven Valdez.
- 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. Discussion and Possible Action to consider dismissing all remaining claims and lawsuits against Sunil Wadhwani, Nolana's co-defendants, pending in either Starr and Hidalgo County. (Attachment 12)

VIII. Reconvene in Open Session

- A. Project Yearn - Possible Action to consider extending the start of construction dates from 18 months to 24 months for Project Yearn's, commercial development on Lots 20C & 20D at the Mid Valley International Industrial Park. (Attachment 8)
- B. Project Twins –Possible Action to consider two options. Option 1 – buying only lot 20B at same price. Option 2 – buying the two lots 20A & 20B with an extension of 18 months to start construction on lot 20B and 36 months to start construction on lot 20A at the Mid Valley International Industrial Park. (Attachment 9)
- C. Possible action related to Project 1928 – Weslaco 100 Grant. (Attachment 10)
- D. Possible Action to review and consider the purchase of land on Military Highway 281. (Attachment 11)
- E. Possible Action to approve the evaluation of Executive Director Steven Valdez.

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- F. Possible Action to dismiss all remaining claims and lawsuits against Sunil Wadhwani, Nolana's co-defendants, pending in either Starr and Hidalgo County. (Attachment 12)

IX. Adjournment

Dated this fifteenth (15th) day of September 2023.



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

POSTED on this, fifteenth (15th) day of September 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.