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

On this, twentieth (20th) day of September 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
Ms. Sandra Charlton
Mr. Joe Olivarez – Arrived at 5:14 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
Ivan Perez – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Luis Gonzalez – SAMES Engineering

At 5:02 PM Mr. Serrano called the meeting of September 20th, 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 were no declarations from the Board Members.

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 August 16, 2023.

B. Status report regarding training from STC and EDCW grant.
Ms. Charlton made a motion to approve the consented agenda.
Mr. Gonzalez seconds the motion.

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

Motion passes with four votes.

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.
Mr. Gonzalez made a motion to approve the item as presented with a cap of $67,092.00.
Ms. Charlton seconds the motion.

Mr. Gonzalez 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.

B. 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 items: Phase 1 86% complete; Phase 2 34% complete; Phase 3 46% complete.

No action.

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.

Mr. Olivarez made a motion to approve the proposal from Maid as recommended.

Ms. Charlton seconds the motion.

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

Motion passes with five votes.

VI. Reports

A. Monthly Financial Report – August 2023.

Mr. Lozano presented the monthly report of August 2023 to the EDCW Board where he highlighted the following: Balance sheet, Check Register – Operating Bank Accounts; Schedule Bank & Investment Funds; Narrative of Outlier Transactions; Income Statement; Business Incentive Detailed Report & Credit Card Charges Report.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his monthly report to the EDCW Board where he highlighted the following: All his appointments; Meeting with North Alamo Water; Attended the Retail Live Event with Maria in Austin; Attended a recruitment event in Monterrey Mexico with Michelle. Michelle is working at the Alfresco Event with a Diecises de Septiembre theme; a workshop for veterans on how to start a business. April has submitted an RFI; has sent 10 calls/emails for recruitment efforts; Texas Enterprise Zone report due for Kapal. Maria: Attended the Retail Live event ant followed up with leads; Cold Stone Creamery grand opening; Cita's Boutique opening next week. Jorge: completed audits for Kapal and Glazer's; Banking services and payroll; Presented the fiscal budget to the city.

No action.

At 6:08 PM Mr. Serrano announced that the EDCW Board will move into Closed Session.

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.

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.

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

3. Project 1928 – Weslaco 100 Grant.

4. Discussion & Possible Action to review and consider the purchase of land on Military Highway 281.

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).

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.

At 7:20 PM Mr. Serrano announced that the EDCW Board will move out of Closed Session and into Open Session.

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.
Ms. Charlton made a motion to extend the start of construction dates from 18 to 24 months as recommended by staff.
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.
Mr. Garcia votes in favor.

Motion passes with five votes.

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.
Ms. Charlton made a motion to authorize the amendment to the contract to extend the construction start date for lot 20A to 36 months and lot 20B to 18 months with the additional clawback provisions as recommended by staff.
Mr. Gonzalez seconded the motion.

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

Motion passes with five votes.

C. Possible action related to Project 1928 – Weslaco 100 Grant.
Ms. Charlton made a motion to authorize the lowest bid with the Weslaco 100 Grant covering 50% in the amount of $12,859.06 with evidence of construction & full payment prior to issuing a reimbursement.
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.

Mr. Garcia votes in favor.

Motion passes with five votes.

D. Possible Action to review and consider the purchase of land on Military Highway 281.
No action.

E. Possible Action to approve the evaluation of Executive Director Steven Valdez.
Ms. Charlton made a motion to approve a pay increase as discussed under executive session to start at the beginning of the new fiscal year of 2023 – 2024.
Mr. Gonzalez seconds the motion.

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

Motion passes with five votes.

F. Possible Action to dismiss all remaining claims and lawsuits against Sunil Wadhwani, Nolana's co-defendants, pending in either Starr and Hidalgo County.
Ms. Charlton made a motion to authorize legal counsel to dismiss remaining claims & lawsuits against Sunil Wadhwani, Nolana's co-defendants, pending in Starr and Hidalgo County.
Mr. Gonzalez seconded the motion.

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

Motion passes with five votes.

IX. Adjournment

With no other business before the Board, at 7:23 P.M. the EDCW Board Regular Meeting of September 20, 2023, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on October 18, 2023.

Benita Valadez - Secretary