

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 18, 2023

On this, eighteenth (18th) day of October 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 5:16 PM

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
Gene Vaughan – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Aldo Garcia – SAMES Engineering
Mark Hanna – Hanna Solutions Real Estate

At 5:01 PM Mr. Serrano called the meeting of October 18th, 2023, to order and moved to discuss those items that are only discussion items with no action needed.

Mr. Serrano moved the regular order of the agenda to item V. Old Business B. Mid Valley International Industrial Park.

I. Call to Order

A. Roll Call.

A quorum was formed at 5:16 PM 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.

III. Consent Agenda

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

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- B. Status report regarding candidates for training from STC and EDCW grant.
- C. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Benita Valadez and Mr. Fred Perez who were absent from the Regular Meeting held on September 20, 2023; in accordance with the City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.
Ms. Charlton made a motion to approve the consented agenda.
Mr. Olivarez seconds the motion.
- Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
- Motion passes with four votes.

IV. New Business

- A. Discussion and Possible Action regarding landmark lettering for Weslaco.
Mr. Valdez presented the item to the Board; the Board liked the project and asked Mr. Valdez to move forward with getting quotes.
- No action.
- B. Discussion and Possible Action regarding Social Life Magazine Advertising opportunity.
Mrs. Valadez made a motion to approve the advertisement in the magazine as recommended by staff.
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.
- Motion passes with four votes.

V. Old Business

- A. Discussion & Possible Action regarding change order request from L & G.
1. Discussion and Possible Action regarding a 90-day extension on Mile 9 expansion.
Mrs. Valadez made a motion to approve the extension.
Ms. Charlton seconds the motion.
- Mrs. Valadez votes in favor.
Ms. Charlton votes in favor.

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Mr. Olivarez votes in favor.
Mr. Serrano votes in favor.

Motion passes with four votes.

2. Discussion and Possible Action regarding a 60-day extension on block wall construction.

Mrs. Valadez made a motion to approve the extension.
Ms. Charlton seconds the motion.

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

Motion passes with four votes.

3. Discussion and Possible Action regarding a 60-day extension on offsite sanitary sewer system.

Mrs. Valadez made a motion to approve the extension.
Ms. Charlton seconds the motion.

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

Motion passes with four votes.

4. Discussion and Possible Action regarding approval of pricing for the MVIIP cluster box installation.

Mrs. Valadez made a motion to approve two cluster boxes, item number 3316.
Ms. Charlton seconds the motion.

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

Motion passes with four votes.

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

1. Discussion & Possible Action regarding the status report of the MVIIP from SAMES Engineering, including contingency funding update.

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Mr. Aldo Garcia gave a status report to the EDCW Board, where he highlighted the following:

Phase 1 is at 88% completion.

Phase 2 is at 38% completion.

Phase 3 is at 48% completion.

No action.

C. Update on the status of EDCW Board Members terms.

Ms. Cisneros presented the EDCW Board terms; Mr. Serrano's second term was approved by the City to end on February 7, 2026; however, Mr. Serrano would like to follow the Articles of Incorporation policy. Mr. Serrano's term ends on March 5, 2025.

No action.

VI. Reports

A. Monthly Financial Report – September 2023.

The report was provided for review.

No action.

B. Executive Director's Report – Steven Valdez.

The report was provided for review.

No action.

VII. Closed Session

At 6:29 PM Mr. Serrano announced that the EDCW Board will move into Closed Session as posted.

At 7:30 PM Mr. Serrano announced that the EDCW Board will move out of Closed 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:

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1. Summary of Leads.

No action.

2. Project Seattle - Discussion and Possible Action regarding an incentive request for an additional location.

Mrs. Valadez made a motion to approve the incentive request as discussed under Closed Session.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mr. Serrano votes in favor.

Motion passes with four 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 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:

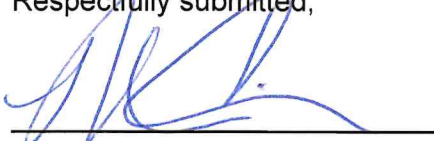
No action.

IX. Adjournment

With no other business before the Board, at 7:31 P.M. the EDCW Board Regular Meeting of October 18, 2023, was adjourned.

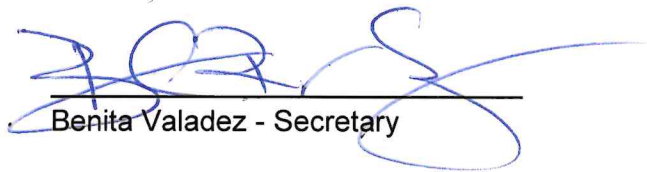
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Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on November 15, 2023.



Benita Valadez - Secretary