

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 15, 2023

On this, fifteenth (15th) day of November 2023 at 4:00 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 – Arrived at 4:06 PM and left at 5:10 PM

Ms. Sandra Charlton

Mr. Joe Olivarez – Stepped out of the meeting at 5:24 PM and came back to the meeting at 5:28 PM

Mr. Fred Perez

Mr. Kris Garcia

Also present were:

Steve Valdez – EDCW Executive Director

April Castaneda – EDCW Director

Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate

Jorge Lozano – EDCW Accountant

Michelle Garcia – EDCW Manager Social Media

Gene Vaughan – EDCW Attorney

Kristen Gutierrez - EDCW Attorney

Aldo Garcia – SAMES Engineering

Daniel Galvan – Coldwell Banker Real Estate

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.

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.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 15, 2023

III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of October 18, 2023. (Attachment 1)
- 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 Mr. Jerry Gonzalez, Mr. Kristopher Garcia and Mr. Fred Perez who were absent from the Regular Meeting held on October 18, 2023; in accordance with the City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Ms. Charlton made a motion to approve the consent agenda.
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. Perez votes in favor.
Mr. Garcia votes in favor.

Motion passes with six votes.

IV. New Business

- A. Discussion and Possible Action regarding a reservation of a booth at ICSC Las Vegas Tradeshow held in May18, 2024.

The Board asked who is attending the trade shows and price.
No action.

- B. Discussion and Possible Action regarding contract with Placer, ai software.

Mrs. Valadez made a motion to approve a contract with Placer, ai software as recommended.

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.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 15, 2023

C. Discussion and Possible Action regarding contract with Civic Serve software.

No action.

D. Discussion and Possible Action regarding moving the date for the EDCW Regular Board Meeting to be held during December 2023.

Mrs. Valadez made a motion to move the EDCW Regular Board to December 14, 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. Garcia votes in favor.

Motion passes with seven votes.

V. Old Business

A. Discussion & Possible Action regarding contract services with Coldwell Banker (Daniel Galvan as listing agent) concerning two lots at the MVIIP.

Ms. Charlton made a motion to approve the recommendation of agreement for services with Coldwell Banker Daniel Galvan as listing agent for two lots at the MVIIP subject to legal counsel.

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. Perez votes in favor.

Mr. Garcia votes in favor.

Motion passes with seven 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.

Mr. Garcia made a brief status report where he highlighted the following:

Phase 1 is 89% Completed

Phase 2 is 38% Completed

Phase 3 is 51% Completed

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 15, 2023

No action.

C. Discussion and Possible Action regarding a change order request from L & G as a result of NAWSC reconnect.

Ms. Charlton made a motion to approve the change order as requested by L&G.

Mr. Perez seconds the motion.

Ms. Charlton votes in favor.

Mr. Perez 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 – October 2023.

Mr. Lozano made the financial report to the Board for October 2023.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez made a brief report to the Board where he highlighted the following: His appointments for the month; The savings assessed by SAMES for the slops; The fencing for the MVIIP; AT&T Resolution. April Castaneda: Weslaco ISD 3rd Annual Counselors Tour; Continue recruitment for distribution/fulfillment centers; EDA Grant compliance. Maria Cisneros: Interview with Telemundo about the Façade Grant; Continue recruitment efforts for retail; Project Palm Tree a Weslaco 100 grant. Michelle Garcia: How to Start a Business for Veterans; Up-grade phone systems in office, Weslaco EDC has been in the news every month of the year. Jorge Lozano: Completed Basic Economic Development Course with Board Member Kris Garcia; Audited expenditure and payment documents and processed Weslaco 100 Grant payment for Buzzed Bull Creamery; Updated and resubmitted reimbursement application/documents to EDA for the full award amount of \$1,500,000.00.

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 15, 2023

VII. Closed Session

At 5:39 PM Mr. Serrano announced that the EDCW Board will move into Closed Session as posted.

At 5:56 PM Mr. Serrano announced that the EDCW Board will move out of Closed Session and into Open Session as posted.

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 Seattle - Discussion and Possible Action regarding an increase to the incentive request that was approved at the Board Meeting of October 18, 2023.
Ms. Charlton made a motion to approve the incentive as discussed under Closed Session.
Mr. Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garica votes in favor.

Motion passes with six votes.

3. Project Palm Tree - Discussion and Possible Action regarding a request for the Weslaco 100 Grant.
Ms. Charlton made a motion to approve the Weslaco 100 Grant as discussed under Closed Session.
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. Perez votes in favor.
Mr. Garcia votes in favor.

Motion passes with six votes.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 15, 2023

4. Project Smooth Build - Discussion regarding an incentive request in the form of a loan.
No action.

- 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.

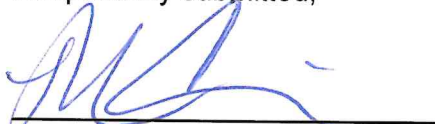
- C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of employee. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).
No action.

- 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 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 5:57 P.M. the EDCW Board Regular Meeting of November 15, 2023, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on December 14, 2023.



Benita Valadez - Secretary