



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, November 15, 2023, at 4:00 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 October 18, 2023. (Attachment 1)
- B. Status report regarding candidates for training from STC and EDCW grant. (Attachment 2)
- 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.



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IV. New Business

- A. Discussion and Possible Action regarding the reservation of a booth at ICSC Las Vegas Tradeshow to be held on May 18, 2024. (Attachment 3)
- B. Discussion and Possible Action regarding approval of contract with Placer, ai software, subject to review by legal counsel. (Attachment 4)
- C. Discussion and Possible Action regarding approval of contract with Civic Serve software, subject to review by legal counsel. (Attachment 5)
- D. Discussion and Possible Action regarding moving the date for the EDCW Regular Board Meeting to be held during December 2023.

V. Old Business

- A. Discussion & Possible Action regarding approval of a listing agreement with Coldwell Banker (Daniel Galvan as listing agent) concerning two lots at the MVIIP, subject to review by legal counsel. (Attachment 6)
- 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.
- C. Discussion and Possible Action regarding approval of a change order request from L & G as a result of NAWSC reconnect. (Attachment 7)

VI. Reports

- A. Monthly Financial Report – October 2023. (Attachment 8)
- B. Executive Director's Report – Steven Valdez. (Attachment 9)

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



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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 10)
 2. Project Seattle - Discussion and Possible Action to increase the incentive amount that was approved at the Board Meeting of October 18, 2023. (Attachment 11)
 3. Project Palm Tree - Discussion and Possible Action regarding a request for the Weslaco 100 Grant. (Attachment 12)
 4. Project Smooth Build - Discussion regarding an incentive request to be structured as a loan. (Attachment 13)
- 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:
- 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).
- 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:

VIII. Action on Closed Session

IX. Adjournment

Dated this ninth (9th) day of November 2023.

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



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POSTED on this, ninth (9th) day of November 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.