



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 Thursday, December 14, 2023, at 5:00 P.M. at Weslaco City Hall Legislative Chamber located at 255 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 November 15, 2023. (Attachment 1)
- B. Approval of Minutes of Special Meeting of November 30, 2023. (Attachment 2)
- C. Discussion & Possible Action regarding the request for approval of excused absences for Mr. Fred Perez and Mr. Joe Olivarez absent at the Special Meeting of November 30, 2023; in accordance with the City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.
- D. Status report regarding candidates for training from STC and EDCW grant.



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IV. New Business

- A. Discussion and Possible Action regarding election of EDCW Board Officers for President, Vice President, Secretary and Treasurer.

V. Old Business

- A. Mid-Valley International Industrial Park ("MVIIP"):
 - 1. Discussion & Possible Action regarding the status report of the MVIIP from SAMES Engineering, including contingency funding update.
- B. Discussion and Possible Action to accept change order charges related to a Hidalgo & Cameron County Irrigation District (HCCID #9) ditch/culvert extension allowing for the completion of the force main sewer line, specific to Phase 3 of the construction of lift station. (Attachment 3)
- C. Discussion and Possible Action concerning the renewal of the commercial landscape maintenance contract with Guerra Construction for the 2024 calendar year, or authorize staff to solicit proposals for the same. (Attachment 4)
- D. Discussion and possible action regarding the renewal of the grant agreement with STC for workforce training. (Attachment 5)
- E. Project Steel- Discussion and Possible Action regarding an amendment to extend the term of the agreement. (Attachment 6)

VI. Reports

- A. Monthly Financial Report – November 2023. (Attachment 7)
- B. Executive Director's Report – Steven Valdez. (Attachment 8)

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:



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1. Summary of Leads. (Attachment 9)
 2. Project Free Fall - Discussion and Possible Action regarding an incentive for a commercial project. (Attachment 10)
 3. Project Fedora - Discussion and Possible Action regarding a Façade Grant request. (Attachment 11)
 4. Project Superior - Discussion and Possible Action regarding a Façade Grant request. (Attachment 12)
 5. Project New Venture: Discussion and Possible Action regarding a Weslaco 100 Grant request. (Attachment 13)
 6. Discussion regarding local factors conducive to attracting businesses to the city.
- 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. Adjournment

Dated this eleventh (11th) day of December 2023.

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

POSTED on this, eleventh (11th) day of December 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.

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