

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
DECEMBER 14, 2023

On this, fourteenth (14th) day of December 2023 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Weslaco City Hall Legislative Chamber located at 255 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
Jerry Gonzalez
Mrs. Benita Valadez
Ms. Sandra Charlton
Fred Perez
Mr. Joe Olivarez – Arrived at 5:10 PM
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 Accounting Manager
Michelle Garcia – EDCW Manager Social Media
Kristen Gutierrez - EDCW Attorney
Alfredo Bonilla – GABO
Luis Gonzalez – SAMES
Mario Garcia - SAMES

At 5:03 PM Mr. Serrano called the meeting of December 14th, 2023, to order and moved to discuss those items that are only discussion items with no action needed.

I. Call to Order

A. Roll Call.

A quorum was formed at 5:03 PM with six 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.

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III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of November 15, 2023.
- B. Approval of Minutes of Special Meeting of November 30, 2023.
- 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.

Mrs. Valadez made a motion to approve items C and D of the consented agenda.
Mr. Gonzalez seconds the motion.

Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Ms. Charlton votes in favor.
Mr. Serrano votes in favor.
Mr. Perez votes in favor.
Mr. Garcia votes in favor.

Motion passes with six votes.

Ms. Charlton made a motion to approve item A with a change to the approval date of the Regular Board Meeting of December 14th, 2023.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Perez votes in favor.
Mr. Garcia votes in favor.

Motion passes with six votes.

Ms. Charlton made a motion to approve item B with a change to the approval date of the Regular Board Meeting of December 14th, 2023.
Mrs. Valadez seconds the motion.

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Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano 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 election of EDCW Board Officers for President, Vice President, Secretary and Treasurer.

Mrs. Valadez nominates Mr. Jerry Gonzalez for president.
Mr. Serrano nominates Ms. Charlton for president.
Mr. Fred Perez seconds the nomination for Mr. Jerry Gonzalez.

Mr. Jerry Gonzalez accepts the nomination.

Mrs. Valadez votes in favor of Mr. Jerry Gonzalez.
Mr. Perez votes in favor of Mr. Jerry Gonzalez.
Ms. Charlton votes in favor of Mr. Jerry Gonzalez.
Mr. Serrano votes in favor of Mr. Jerry Gonzalez.
Mr. Olivarez votes in favor of Mr. Jerry Gonzalez.
Mr. Garcia votes in favor of Mr. Jerry Gonzalez.

Motion passes with six votes.

Mr. Serrano nominates Ms. Charlton for vice president.
Mrs. Valadez seconds the nomination.

Ms. Charlton accepts the nomination.

Mr. Serrano votes in favor of Ms. Charlton.
Mrs. Valadez votes in favor of Ms. Charlton.
Mr. Gonzalez votes in favor of Ms. Charlton.
Mr. Perez votes in favor of Ms. Charlton.
Mr. Olivarez votes in favor of Ms. Charlton.
Mr. Garcia votes in favor of Ms. Charlton.

Motion passes with six votes.

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Mr. Serrano nominates Mrs. Valadez as secretary. Mrs. Valadez withdraws her nomination.

Mrs. Valadez nominates Mr. Perez as secretary. Mr. Perez accepts the nomination.

Mrs. Valadez votes in favor of Mr. Perez.

Mr. Serrano votes in favor of Mr. Perez.

Mr. Gonzalez votes in favor of Mr. Perez.

Ms. Charlton votes in favor of Mr. Perez.

Mr. Olivarez votes in favor of Mr. Perez.

Mr. Garcia votes in favor of Mr. Perez.

Motion passes with six votes.

Ms. Charlton nominates Mr. Serrano as treasurer.

Mr. Perez nominates Mrs. Valadez as treasurer.

Mr. Gonzalez seconds the nomination for Mrs. Valadez as treasurer. Mrs. Valadez accepts the nomination.

Mr. Perez votes in favor Mrs. Valadez.

Mr. Gonzalez votes in favor of Mrs. Valadez.

Mr. Olivarez votes in favor of Mrs. Valadez.

Mr. Garcia votes in favor of Mrs. Valadez.

Ms. Charlton votes in favor of Mrs. Valadez.

Mr. Serrano votes in favor of Mrs. Valadez.

Motion passes with six votes.

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.

Mr. Luis Garcia presented his report of the MVIIP to the Board where he highlighted the following:

Phase 1 is about 89% complete; Phase 2 is about 38% complete; Phase 3 is about 54% complete.

No action.

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.

Mr. Serrano made a motion to approve the recommendation of the change order.

Mrs. Valadez seconds the motion.

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Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez 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.

- 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.

Mrs. Valadez made a motion to approve the renewal of the contract with Guerra Construction for \$36,000 per year.
Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.
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. Garcia votes in favor.

Motion passes with seven votes.

- D. Discussion and possible action regarding the renewal of the grant agreement with STC for workforce training.

Mr. Serrano made a motion to approve the renewal of the grant agreement with STC for workforce training.
Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.
Ms. Charlton votes in favor.
Mr. Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

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- E. Project Steel- Discussion and Possible Action regarding an amendment to extend the term of the agreement.

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Mr. Serrano made a motion to approve the extension as recommended.
Mrs. Valadez seconds the motion.

Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

VI. Reports

A. Monthly Financial Report – November 2023.

Mr. Lozano presented the monthly financial report for November 2023.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his report where he highlighted the following: Celebration of Thanksgiving with the Board of Directors, EDCW staff and their spouses; continue working on Project Blue Diamond & Project Seattle. Mrs. Castaneda highlighted the following: continue efforts to recruit distribution and/or fulfillment centers; working on logistics for ICSC Red River; working on annual report. Ms. Cisneros highlighted the following: continue working on three grants to present to the Board; Project Beauty and the Beast and Project Home. Mr. Lozano highlighted the following: Processed grant payment for Weslaco 100 grant for Oak Texas Bar & Grill; EDA grant reimbursement and processed incentive installment for La Abuela Mexican Foods. Mr. Valdez highlighted Alfresco and holiday gifts for prospects on behalf of Ms. Garcia.

No action.

VII. Closed Session

At 5:48 PM Mr. Gonzalez announced that the EDCW Board will move into Closed Session as posted.

At 7:17 PM Mr. Gonzalez announced that the EDCW will move out of Closed Session as posted.

VIII. Action on Closes 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

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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 Free Fall - Discussion and Possible Action regarding an incentive for a commercial project.
Mrs. Valadez made a motion to approve the incentive as discussed under Closed Session and authorize the Executive Director to negotiate.
Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
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 seven votes.

3. Project Fedora - Discussion and Possible Action regarding a Façade Grant request.
Ms. Charlton made a motion to approve the façade grant request as recommended.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

4. Project Superior - Discussion and Possible Action regarding a Façade Grant request.
Ms. Charlton made a motion to approve the façade grant as recommended.
Mr. Serrano seconds the motion.

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

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Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

5. Project New Venture: Discussion and Possible Action regarding a Weslaco 100 Grant request.

Ms. Charlton made a motion to approve the Weslaco 100 grant as recommended.
Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

6. Discussion regarding local factors conducive to attracting businesses to the city.
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 or employee. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).
No action.

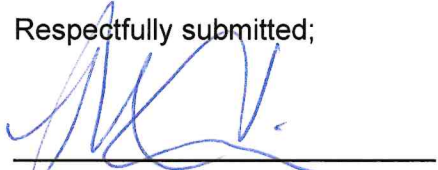
D. Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to the EDC of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with 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.

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IX. Adjournment

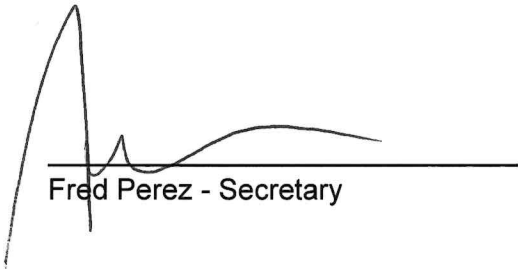
With no other business before the Board, at 7:19 P.M. the EDCW Board Regular Meeting of December 14, 2023, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on January 17, 2024.



Fred Perez - Secretary

