



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, January 17, 2024, at 5:00 P.M. at the Business Visitors & Event Center Room A 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 December 14, 2023. (Attachment 1)
- B. Status report regarding candidates for training from STC and EDCW grant.

IV. New Business

- A. Discussion and Possible Action regarding EDCW advertising opportunities through a land lease and construction of a highway billboard, and related costs. (Attachment 2)

**275 S. Kansas, Suite #A • Weslaco, Texas • 78596
(956) 969-0838 • (956) 969-8611 Fax
www.weslacoedc.com**



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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.
 - 2. Discussion & Possible Action regarding an amendment to the construction budget to include a contingency fund for offsite sewer improvements, Phase 3 of the MVIIP project. (Attachment 3)
 - 3. Discussion & Possible Action to coat and treat the cedar fencing at the MVIIP with a color sealant to preserve the quality of the fence at a cost of \$6,105.00. (Attachment 4)
- B. Discussion and possible action to modify the payment request conditions for active and future economic development agreements and to ratify the processing of payment requests for certain active economic development agreements. (Attachment 5)

VI. Reports

- A. Monthly Financial Report – December 2023. (Attachment 6)
- B. Executive Director's Report – Steven Valdez. (Attachment 7)

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:
 - 1. Summary of Leads. (Attachment 8)
 - 2. Project 219 - Weslaco 100 grant request. (Attachment 9)
 - 3. Project Empire – Incentive Request. (Attachment 10)



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- 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 twelfth (12th) day of January 2024.

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

POSTED on this, the twelfth (12th) day of January 2024 on a bulletin board at 275 South Kansas Avenue, Weslaco, Texas, and The Economic Development Corporation of Weslaco website (www.weslacoedc.com) no later than 5:00 PM.