

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JANUARY 17, 2024

On this, seventeenth (17th) day of January 2024 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Room A 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:

Jerry Gonzalez
Sandra Charlton
Fred Perez
JJ Serrano
Joe Olivarez – Arrived at 5:15 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
Gene Vaughn – EDCW Attorney
Kristen Gutierrez - EDCW Attorney
Luis Gonzalez – SAMES

At 5:01 PM Mr. Gonzalez called the meeting of January 17th, 2024, to order.

I. Call to Order

- A. Roll Call.
A quorum was formed at 5:01 PM with five 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.

III. Consent Agenda

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- A. Approval of Minutes of Regular Meeting of December 14, 2023.
- B. Status report regarding candidates for training from STC and EDCW grant.
Ms. Charlton made a motion to approve the consent agenda with the following changes to the Minutes for the Regular Meeting of December 14, 2023: On page 4 Mr. Perez is marked as voting twice and adding Ms. Charlton votes in favor of Mrs. Valadez as treasurer.
Mr. Perez seconds the motion.
- Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Garcia votes in favor.
- Motion passes five votes.

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.
No action.

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 Gonzalez made a brief status report to the Board where he highlighted the following:
Phase 1 is about 89.92% complete.
Phase 2 is about 49.31% complete.
Phase 3 is about 62.43% complete.
 - No action.
 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.
Mr. Serrano made a motion to approve the recommendation as presented.
Ms. Charlton seconds the motion.
 - Mr. Serrano votes in favor.
Ms. Charlton votes in favor.
Mr. Gonzalez votes in favor.
Mr. Perez votes in favor.

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Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion passes with six votes.

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.

Ms. Charlton made a motion to approve the recommendation not to exceed \$6,105.00.

Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mr. Garcia votes in favor.

Motion passes with six votes.

- 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.

Ms. Charlton made a motion to approve staff recommendation to modify the payment request deadlines.

Mr. Garcia seconds the motion.

Ms. Charlton votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Motion passes with six votes.

VI. Reports

- A. Monthly Financial Report – December 2023.

Mr. Lozano gave a brief monthly financial report for December 2023.

No action.

- B. Executive Director's Report – Steven Valdez.

Mr. Valdez gave a report to the Board where he highlighted the following: The Christmas & New Year's Mixer; Backdrop Banners for ICSC Dallas; UPS Started Construction; Meetings with the City Manager. Mrs. Castaneda highlighted the following: Continue recruitment efforts for the industrial park; Logistics for ICSC Red River and marketing

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materials; Continue work on the annual report. Ms. Cisneros highlighted the following: Preparations for the ICSC Red River event; Presentation for Project 219; Approval of Project Free Fall from the city. Ms. Garcia highlighted the following: Extension of Alfresco; EDCW has been in the news every month; Assist with logistics for ICSC Red River event. Mr. Lozano highlighted the following: Participated in a webinar "Insight of Key Steps in Grant Procurement"; Drafted contracts for landscaping services; Assisted drafting agreements for the approved projects of the Façade and Weslaco 100.

No action.

VII. Closed Session

At 6:11 PM Mr. Gonzalez announced that the EDCW Board will move into Closed Session as posted.

At 6:50 PM Mr. Gonzalez announced that the EDCW will move out of Closed 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 219 - Weslaco 100 grant request.
Mr. Serrano made a motion to approve the grant of \$21,608.50 as discussed under Closed Session with the overage to be taken from the opportunity fund.
Ms. Charlton seconds the motion.

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

Motion passes with six votes.

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3. Project Empire – Incentive Request.

Mr. Olivarez made a motion to approve Option 2 as discussed under Closed Session.

Mr. Garcia seconds the motion.

Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Motion passes with six votes.

- 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.

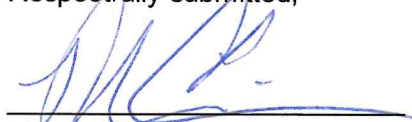
- D. Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to the EDC of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts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

IX. Adjournment

With no other business before the Board, at 6:52 P.M. the EDCW Board Regular Meeting of January 17, 2024, was adjourned.

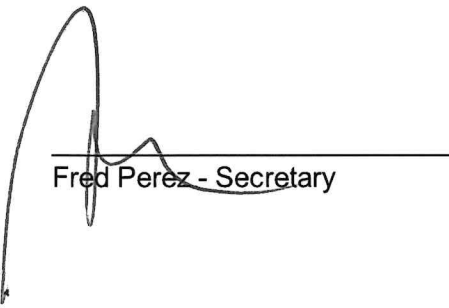
Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on February 21, 2024.

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Fred Perez - Secretary