THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
FEBRUARY 21, 2024

On this, twenty-fist (21st) day of February 2024 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:
Jerry Gonzalez
Sandra Charlton
Benita Valadez
Fred Perez
JJ Serrano – Arrived at 5:03 PM
Kris Garcia – Arrived at 5:03 PM

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
Mario Garcia – SAMES
Daniel Silva – RGV Partnership

At 5:01 PM Mr. Gonzalez called the meeting of February 21st, 2024, to order and moved to discuss those items that are only discussion items with no action needed.

I. <u>Call to Order</u>

A. <u>Roll Call.</u>
A quorum was formed at 5:01 PM with four Board Members present.

B. <u>Board Members declaration of potential conflicts of interest as to any agenda items.</u>
There were no declarations from the Board Members.

II. Public Comments

<u>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.</u>

Mr. Daniel Silva, director of the RGV Partnership addressed the Board to ask for support for his item on the agenda regarding an incentive to help fix some items on the building.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of January 17, 2024.

B. Discussion and Possible Action regarding approval of training from STC and EDCW for high demand job training.

Ms. Charlton made a motion to approve the consent agenda.
Mr. Serrano seconds the motion.

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

Motion passes with six votes.

Mr. Gonzalez announced is going to change the regular order of the agenda and will move into Closed Session. At 5:06 the EDCW Board moved into Closed Session.

At 5:25 the EDCW Board convened back into Open Session.

Mr. Gonzalez moved out of the original order of the agenda to item VI A. Monthly Financial Report January 2024.

Mr. Gonzalez moved out of the original order of the agenda to item IV D. Discussion and Possible Action regarding Façade Grant for the RGV Partnership.

IV. New Business

A. Discussion and Possible Action to designate persons with signatory authority at Texas Regional Bank.
Mr. Serrano made a motion to approve the designated persons as presented: ECW staff is recommending that the Board of Directors grant signatory authority to the following persons for all accounts at Texas Regional Bank, and remove all other individuals not listed below:
Jerry Gonzalez, President

Sandra Charlton, Vice-President
Fred Perez, Secretary
Benita R. Valadez, Treasurer
Steven M. Valdez, Executive Director

Mr. Garcia seconds the motion.

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

Motion passes with six votes.

B. Discussion and Possible Action to authorize EDCW to renew certificate of deposit with Texas Regional Bank, to specify the amount of such Certificate, and to designate persons with signatory authority for such Certificate.
Ms. Charlton made a motion to approve the recommendation from staff. The renewal of the Certificate of Deposit in the amount of $1,125,000.00 Option B. 6 months at 5.00% and to designate the authorized signatories of such Certificate.
Jerry Gonzalez, President
Sandra Charlton, Vice-President
Fred Perez, Secretary
Benita R. Valadez, Treasurer
Steven M. Valdez, Executive Director

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. Garcia votes in favor.

Motion passes with six votes.

C. Discussion and Possible Action to schedule a workshop between the City Commission and the EDCW Board.
Ms. Charlton made a motion to continue communications in moving forward with the workshop between the City commission and the EDCW Board.
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. Garcia votes in favor.

Motion passes with six votes.

D. Discussion and Possible Action regarding a Façade Grant for the RGV Partnership.
Mr. Serrano made a motion to approve one time $5,000.00 grant for the façade of the RGV Partnership building.
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.
Mrs. Valadez votes in favor.
Mr. Garcia votes in favor.

Motion passes with six votes.

V. Old Business

A. Discussion regarding an update concerning the Mid Valley Airport from Andrew Munoz Assistant City Manager.
No action.

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.
Mr. Luis Gonzalez presented a brief report to the EDCW Board where he highlighted the following:
Phase 1 is at 91% completion.
Phase 2 is at 65% completion.
Phase 3 is at 68% completion.

No action.

2. Discussion & Possible Action regarding fencing at the Mid Valley International Industrial Park ("MVIIP") with a cedar or block wall.
Ms. Charlton made a motion to approve the recommendation.
Mrs. Valadez seconds the motion.

Ms. Charlton amended the motion to include not to exceed $20,000.00.
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. Garcia votes in favor.

Motion passes with six votes.

C. <u>Discussion and Possible Action regarding an amendment to the EDCW 2023 – 2024 Fiscal budget.</u>
Ms. Charlton made a motion to approve the amendment of the EDCW 2023-2024 Fiscal Budget as presented.
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. Garcia votes in favor.

Motion passes with six votes.

D. <u>Discussion and Possible Action to authorize Steven M. Valdez, Executive Director, to proceed with the closing of PNC Bank account.</u>
Mr. Serrano made a motion to authorize Mr. Steven M. Valdez, Executive Director, to proceed with the closing of PNC Bank account.
Mrs. Valadez seconds the motion.

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. Garcia votes in favor.

Motion passes with six votes.

E. Discussion and Possible Action regarding pending job incentive payments to Kapal Gallery LLC dba Kapal Millwork for Project Cabinet III.

Mrs. Valadez made a motion to pay $14,300.00 in job incentive payment as recommended by staff.

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. Garcia votes in favor.

Motion passes with six votes.

F. Discussion and Possible Action to authorize Steven Valdez, Executive Director, to initiate the loan payoff for the Lars K. Hansen property and to authorize a payment not to exceed $1,015,000.00.

Mrs. Valadez made a motion to approve the recommendation from staff.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.
Ms. Charlton 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.

G. Discussion and Possible Action to approve the terms of the refinancing of the remaining principal balance and accrued, but unpaid, interest owed by Valley Striping Corp. to EDCW.

Mr. Serrano made a motion to approve option 2.

Mrs. Valadez seconds the motion.

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. Garcia votes in favor.

Motion passes with six votes.

VI. Reports

A. Monthly Financial Report – January 2024.
Mr. Lozano presented the monthly financial report for January 2024.

No action.

B. Executive Director's Report – Steven Valdez.
Mr. Valdez presented his monthly report where he highlighted the following: His appointments for the month; Ribbon Cutting Ceremony; ICSC in Dallas; First Downtown Business Meeting; and Hike and Bike Trail Groundbreaking Ceremony.
Mrs. April Castaneda highlighted the BRE visit at Johnson Controls Inc. and continue recruitment efforts for distribution and/or fulfillment centers.
Ms. Maria Cisneros highlighted the following: Started to reach out for appointments for ICSC in Las Vegas; received more applications for the Façade and Weslaco 100 grants; Attended ICSC Red River in Dallas.
Ms. Michelle Garcia highlighted the following: Alfresco had an average of 7,540 attendees throughout 6 months with an average length of stay per attendee of 97 minutes.
Mr. Jorge Lozano highlighted the following: Complied with the submittal of all documents and disclosures for the audit to Garcia & Pena, CPA.; Submitted and collected payoff invoice to the City of Weslaco for $1,243,062.14 regarding the loan for the land purchase of the 18 acres near Mid Valley Airport; generated several date-driven reports/charts for Project Empire.

No action.

VII. Closed Session

At 7:09 PM Mr. Gonzalez announced that the EDCW Board will move into Closed Session.

At 7:20 PM Mr. Gonzalez announced that the EDCW Board will move out of Closed Session and into Open Session.

VIII. Action on Closed Session

A. Deliberation and Possible Action regarding commercial or financial information received by EDCW from a business prospect with which EDCW is conducting economic development negotiations or with which EDCW 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 Day - Discussion and Possible Action regarding a Weslaco 100 grant request.
   Ms. Charlton made a motion to approve the grant as presented.
   Mrs. Valadez second 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. Garcia 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:

1. Project Twins – Discussion and Possible Action regarding an amendment to the contract for the sale of Lots 20A and 20B.
   Mr. Serrano made a motion to approve the recommendation as discussed under closed session.
   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. Garcia votes in favor.

   Motion passes with six votes.

2. Project Brown.
   No action.

C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of 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 EDCW 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 7:21 P.M. the EDCW Board Regular Meeting of February 21, 2024, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on March 20, 2024.

Fred Perez - Secretary