

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF REGULAR MEETING
MARCH 20, 2024

On this, twentieth (20th) day of March 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
JJ Serrano
Joe Olivarez – Arrived at 5:03 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
Mario Garcia – SAMES
Rigo Villarreal – EDCW Consultant
Andrew Munoz – Assistant City Manager/Airport Director
Patricia Hernandez – Airport Manager

At 5:01 PM Mr. Gonzalez called the meeting of March 20th, 2024, to order.

I. Call to Order

A. Roll Call.

A quorum was formed with five Board Members present.

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B. Board Members declaration of potential conflicts of interest as to any agenda items.

Mrs. Valadez announced that she will abstain from Project Pleasant Grove.

Mr. Gene Vaughn communicated to the Board that he did some research and there was no conflict of interest based on the Texas Law and the Government Code Chapter 171.

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

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

B. Approval of Minutes of the Special Meeting of March 7, 2024.

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

D. Discussion & Possible Action regarding the request for approval of excused absences for Mr. Olivarez absent at the Regular Meeting of February 21, 2024, and for Mr. JJ Serrano and Mr. Joe Olivarez absent at the Special Meeting of March 7, 2024; in accordance with the City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Ms. Charlton made a motion to approve the approve the consent agenda as presented.

Mr. Garcia seconds the motion.

Ms. Charlton votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Motion passes with five votes.

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Mr. Gonzalez changed the regular order of the agenda and moved onto item IV. B & V. A.

IV. New Business

- A. Discussion and Possible Action regarding a cost share opportunity for the RGV Partnership exhibitor booth at ICSC Las Vegas in partnership with other RGV municipalities and Economic Development Corporations.

Mr. Serrano made a motion to split the cost of the booth with the City of Weslaco for the booth at ICSC Las Vegas for \$5,000.00 each.

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. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion carries with six votes.

- B. Discussion and Possible Action regarding signage along highway between Monterrey Mexico and the Rio Grande Valley promoting the Mid Valley Airport and the Mid Valley International Industrial Park ("MVIIP").

Mrs. Valadez made a motion to table this item.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion passes with six votes.

- C. Discussion and Possible Action regarding lawn services for MVIIP. (Attachment 5)
Note: Competitive bids are due March 18, 2024, and will be made available at the meeting.

Mr. Serrano made a motion to table this item.

Mr. Garcia seconds the motion.

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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. Olivarez votes in favor.

Motion carries with six votes.

V. Old Business

- A. Discussion regarding an update concerning Mid Valley Airport from Andrew Munoz Assistant City Manager/Airport Director.

Mr. Munoz made a presentation to the Board regarding the Mid Valley Airport.

No action.

- B. Discussion regarding a report from Rigo Villarreal.

Mr. Rigo Villarreal made a report to the EDCW Board.

No action.

- C. Mid-Valley International Industrial Park ("MVIIP"):

1. Discussion & Possible Action regarding the status report concerning the MVIIP from SAMES Engineering, including contingency funding update.

Mr. Luis Gonzalez made a status report to the Board where he highlighted the following: Phase 1 is about 90% completed, Phase 2 is about 70% completed, Phase 3 is about 68% completed.

No action.

VI. Reports

- A. Monthly Financial Report – February 2024.

Mr. Lozano presented the monthly financial report for February 2024.

No action.

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- B. Executive Director's Report – Steven Valdez.
Mr. Valdez presented his report to the Board, where he highlighted the following: Meeting Governor Greg Abbott; RGV Partnership's Commercial Tour; Governor's Small Business Summit; Meeting with the Mayor, City Manager & Chamber; City & EDCW Workshop; ICSC Las Vegas booth; DPS & Overweight Corridor.

No action.

VII. Closed Session

At 6:24 PM Mr. Gonzalez announced that the EDCW will move into Closed Session.

At 7:17 PM Mr. Gonzalez announced that the EDCW will move out of Closed Session and into Open Session.

VIII. Action on the 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 The Walking Man - Discussion and Possible Action regarding a Weslaco 100 grant request.

Mrs. Valadez made a motion to approve the grant as discussed under Closed Session.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Mr. Garcia votes in favor.

Motion passes with six votes.

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3. Project Pleasant Grove – Discussion and Possible Action regarding an incentive.

Ms. Charlton made a motion to approve the incentive as discussed under Closed Session.

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. Serrano votes in favor.

Mr. Garcia votes in favor.

Motion carries 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 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).

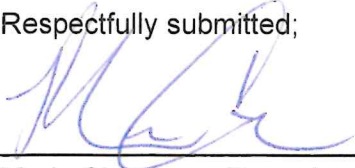
No action.

IX. Adjournment

With no other business before the Board, at 7:18 P.M. the EDCW Board Regular Meeting of March 20, 2024, was adjourned.

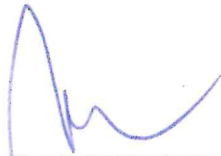
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Respectfully submitted;

A handwritten signature in blue ink, appearing to be 'M. Cisneros', written over a horizontal line.

Maria Cisneros – Recorder

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

A handwritten signature in blue ink, appearing to be 'Fred Perez', written over a horizontal line.

Fred Perez - Secretary