

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

On this, seventeenth (17th) day of April 2024 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business, Visitor & Event Center located at 275 South Kansas, Weslaco, Texas: for the purpose of discussing and taking possible action on the following items.

The following members were present:

Sandra Charlton

Benita Valadez

Fred Perez

Joe Olivarez – Arrived at 5:23 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

Luis Gonzalez – SAMES

Mario Garcia – SAMES

Rigo Villarreal – EDCW Consultant

At 5:00 PM Ms. Charlton called the meeting of April 17th, 2024, to order.

I. Call to Order

A. Roll Call.

A quorum was formed with four Board Members present.

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

There were no declarations of potential conflicts of interest as to any agenda items from the Board Members.

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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 March 20, 2024.
- B. Approval of Minutes of the Special Meeting of March 25, 2024.
- C. Discussion & Possible Action regarding the request for approval of excused absences for Mr. Fred Perez absent at the Regular Meeting of March 20, 2024, and for Mr. Joe Olivarez & Mr. Kris Garcia absent at the Special Meeting of March 25, 2024; 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 the consented agenda as presented.
Mr. Perez seconded the motion.

Mrs. Valade votes in favor.
Mr. Perez votes in favor.
Mr. Garcia votes in favor.
Ms. Charlton votes in favor.

Motion passes with four votes.

IV. Old Business

- A. Discussion and Possible action to authorize the EDCW to renew two (2) Certificates of Deposit with Texas Regional Bank and to designate the current authorized signatories to execute such Certificates; or, in the alternative, to authorize the EDCW to redeem two (2) Certificates of Deposit with Texas Regional Bank and to designate the current authorized signatories to execute such request.

Mrs. Valadez made a motion to renew two certificates of deposit with Texas Regional Bank with authorized EDCW Board officers and Executive Director.

Mr. Perez votes in favor.

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

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Mr. Garcia votes in favor.
Ms. Charlton votes in favor.

Motion passes with four votes.

- B. Discussion and Possible action to authorize the EDCW to obtain a Certificate of Deposit (CD) with the financial institution that presents the most favorable value, to specify the amount of such Certificate, and to designate the authorized signatories for such Certificate.

Mrs. Valadez made a motion for no action for this agenda item.
Mr. Perez seconds the motion.

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

Motion passes with four votes.

- C. Discussion and Possible action to amend the terms of the Economic Development Agreement between EDCW and Aaron Garcia regarding the remaining installment of the Capital Expenditures Payment for Senor Barbas (Project 509).

Mrs. Valadez made a motion to keep the terms of the current agreement with two installments.
Mr. Olivarez seconds the motion.

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

Motion passes with five votes.

- D. Discussion and Possible Action regarding signage along the highway between Monterrey, Mexico, and the Rio Grande Valley for the purpose of promoting the Mid Valley Airport and the Mid Valley International Industrial Park ("MVIIP") [NOTE: This item was tabled at the prior meeting.]

Mrs. Valadez made a motion to table this item.
Mr. Olivarez seconded the motion.

Mrs. Valadez votes in favor.

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

Motion passes with five votes.

E. Discussion and Possible Action regarding EDCW advertising opportunities for a highway digital billboard.

Mr. Perez made a motion to move forward with continuing research & development, put the property under contract and move forward with the feasibility study for 90 days, pending legal review.

Mr. Garcia seconds the motion.

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

Motion passes with five votes.

F. MVIIP:

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

Mr. Luis Gonzalez gave a brief status report to the Board, where he highlighted the following:

Phase 1 is 90% complete; Phase 2 is 74% complete; and Phase 3 is 89% complete.

No action.

2. Discussion and possible action to consider adding a monument sign at the entrance of the Mid Valley International Industrial Park.

Mrs. Valadez made a motion to continue research regarding this item.

Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.

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

Motion passes with five votes.

3. Discussion and Possible Action regarding lawn services for MVIIP.
Mrs. Valadez made a motion to approve lawn services for MVIIP to include a 30-day cancellation notice and trash pick-up, subject to review from legal counsel.
Mr. Perez seconds the motion.

Mrs. Valadez 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 five votes

- G. Discussion & Possible Action regarding contract renewal from Rigo Villarreal ARES Consulting Services.
Mrs. Valadez made a motion to move forward with the recommendation to renew the contract with Rigo Villarreal ARES Consulting Services.
Mr. Perez seconds the motion.

Mrs. Valadez 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 five votes.

V. Reports

- A. Monthly Financial Report – March 2024.
Mr. Jorge Lozano presented the monthly financial report to the Board.

No action.

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B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his monthly report to the Board, where he highlighted the following: RGV Partnership/EDCW Commercial & Investment Tour; The Governors Small Business Summit; WSS and McDonald's permits with TDLR; SAMES & L & G Agreement; 4th of July Update.

No action.

VI. Closed Session

At 6:41 PM Ms. Charlton announced that the EDCW will move into Closed Session.

At 6:52 PM Ms. Charlton announced that the EDCW will move out of Closed Session and into Open Session.

VII. Action on the Closed Session

A. Deliberation and Possible Action regarding economic development matters (as permitted under Tex. Gov't Code Section 551.087), including, but not limited to the following:

1. Summary of Leads.
No action.

B. Deliberation and Possible Action regarding real property matters (as permitted under Tex. Gov't Code Section 551.072), including, but not limited to the following:
No action.

C. Deliberation & Possible Action regarding EDCW employment matters. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).
No action.

D. Consultation with Attorney (as permitted under Tex. Gov't Code Section 551.071).
No action.

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IX. Adjournment

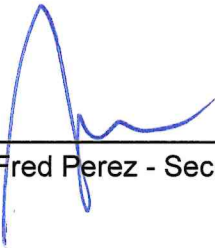
With no other business before the Board, at 6:52 P.M. the EDCW Board Regular Meeting of April 17, 2024, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on May 15, 2024.



Fred Perez - Secretary

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