THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JUNE 19, 2024

On this, nineteenth (19th) day of June 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:
Jerry Gonzalez
Sandra Charlton
Fred Perez
JJ Serrano – Arrived at 5:10 PM
Joe Olivarez – Arrived at 5:14 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
Mario Garcia – SAMES
Carlos Marin – Jacana Development Group
Mario Lizcano – DHR Health
Stephanie Huerta – DHR Health

At 5:00 PM Mr. Gonzalez called the meeting of June 19th, 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.

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. Presentation

A. Presentation from DHR Health System regarding a potential partnership with the EDCW to provide financial support for students pursuing health care certifications within the new Health Science Institute and Renaissance.
Mr. Mario Lizcano and Stephanie Huerta delivered an engaging presentation on DHR's mission and online education initiatives to provide to Weslaco residents.

No action

IV. Consent Agenda

A. Approval of Minutes of Regular Meeting of May 15, 2024.

B. Discussion & Possible Action to authorize a training between STC and EDCW for high-demand job training.
Mr. Serrano made a motion to approve the consent agenda without item A. Approval of minutes of the Regular Meeting of May 15, 2024.
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 carries with six votes.

Ms. Charlton made a motion to approve the minutes of the Regular Meeting on May 15, 2024, with the following corrections: Item 1 A. Approval of Minutes of Regular Meeting of May 15, 2024. Correction: Mrs. Valadez made a motion to approve the minutes and Mr. Garcia seconds the motion. On Item 1 C. Status report regarding training from STC and EDCW grant. Include Mr. Perez voted in favor and the motion passes with six votes.
Mr. Serrano seconds the motion.

Ms. Charlton votes in favor.

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

Motion carries with six votes.

V. New Business

A. Discussion and Possible action to determine whether containers constitute business structures eligible for Weslaco 100 & Façade Grants.
No action.

VI. Old Business

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

1. Discussion & Possible Action regarding the MVIIP status report from SAMES Engineering, including contingency funding update.
Mr. Mario Garcia gave a brief update regarding the MVIIP where he highlighted the following:
Phase 1 is 100% complete; phase 2 is 90% complete, and phase 3 is 100% complete.

No action.

B. Discussion and Possible action to authorize the purchase of twelve (12) wi-fi tablets to be distributed to EDCW board members and staff.
Mr. Serrano made a motion to approve the purchase of tablets and authorized up to $6,000 for the purchase.
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.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.

Motion passes with six votes.

C. 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 meetings.]**.
No action.

D. Discussion and Possible Action to amend the terms of the Economic Development Agreement between the EDCW and MA Investments, LLC (Project Ship).
No action.

E. Review of EDCW budget for the 2024 – 2025 fiscal year.
Mr. Jorge Lozano presented the budget for 2024-2025 to the Board.

No action.

VII. Reports

A. Monthly Financial Report – May 2024.
Mr. Jorge Lozano gave a brief report of the monthly financial report of May 2024.

No action.

B. Executive Director's Report – Steven Valdez.
Mr. Steven Valdez presented his monthly report to the Board, where he highlighted the following: UPS; Support of Girls Softball State Champions; Reopening of Neighborhood Walmart; Texas Roadhouse Opens; 5th of July Festival.
No action.

VIII. Closed Session

At 6:43 PM Mr. Gonzalez announced that the EDCW Board will move into Closed Session as posted.

At 7:57 PM Mr. Gonzalez announced that the EDCW Board will move out of Closed Session and into Open Session.

IX. 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.

2. Project Brady Bunch - Discussion and Possible action regarding an incentive.
Ms. Charlton made a motion to approve the incentive as discussed under closed session.
Mr. Serrano seconds the motion.

Ms. Charlton votes in favor.
Mr. Serrano 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.

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:

1. Discussion and Possible Action to authorize the signing of a Letter of Intent ("LOI") with Jacana Development Group, LLC to assist the EDCW & City of Weslaco with a possible public-private partnership agreement.
Ms. Charlton made a motion to authorize Mr. Steven Valdez to sign the LOI.
Mr. Serrano seconds the motion.

Ms. Charlton votes in favor.
Mr. Serrano 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.

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).
Ms. Charlton made a motion to approve Project Ahmed as discussed under closed session.
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. Olivares votes in favor.

Motion passes with six votes.

IX. Adjournment

With no other business before the Board, at 7:59 P.M. the EDCW Board Regular Meeting of June 19, 2024, was adjourned.

Respectfully submitted;

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Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on July 24, 2024.

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Fred Perez - Secretary