



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

**NOTICE OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO
NOTICE IS HEREBY GIVEN**

THAT The Board of Directors of The Economic Development Corporation of Weslaco ("EDCW") will hold a Regular Meeting to be held on Wednesday, July 24, 2024, at 5:00 P.M. at the RGV Partnership, located at 322 South Missouri Ave., Weslaco, Texas. Notice of this meeting is posted at the Business, Visitor & Event Center, and on the EDCW website, for the purpose of discussing and taking possible action on the following items.

NOTE: If, during the meeting, should the discussion of any item on the agenda be required/determined to be held in closed session, The Economic Development Corporation of Weslaco will convene the closed session in accordance with §551.001-551.145 of the Texas Government Code.

I. Call to Order

- A. Roll Call.
- B. Board Members declaration 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 three (3) minutes for each presenter. Presenters may address the Board of the EDCW regarding any item on the agenda that will be discussed by the Board during the open portion of the meeting. Board members do not reply; they listen.

III. Presentation

- A. Valley Nature Center – Executive Director Holly Johnston

IV. Consent Agenda

- A. Approval of Minutes of Regular Meeting of June 19, 2024. (Attachment 1)
- B. Discussion & Possible Action to authorize training between STC and EDCW for high-demand job training. (Attachment 2)



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V. New Business

- A. Discussion & Possible Action regarding moving the date for the Regular Board Meeting to be held during August 2024.
- B. Discussion & Possible Action regarding advertisement at airports located in Mexico for promoting the Mid Valley International Industrial Park (MVIIP)
- C. Discussion and Possible Action regarding the waiving of EDCW Fiscal Policy (Section M.) Purchasing/Procurement Policy and allowing Written Quotes in lieu of Sealed Bids for the procurement of construction services related to the Monument Signage to be constructed at Mid Valley International Industrial Park.

VI. Old Business

- A. MVIIP:
 - 1. Discussion & Possible Action regarding the status report concerning the MVIIP from SAMES Engineering, including contingency funding update.
 - 2. Discussion & Possible Action regarding a monument sign at the entrance of the Mid Valley International Industrial Park (MVIIP).
- B. 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.]**
- C. Discussion & Possible Action regarding possible request from Valley Nature Center for EDCW's sponsorship of Spring Festival, Spring Chirp Birding Festival, and Summer Camp Event. (Attachment 3)
- D. Discussion and Possible Action regarding the EDCW Budget for the 2024-2025 fiscal year. (Attachment 4)
- E. Discussion and Possible Action to amend the terms of the Economic Development Agreement between EDCW and Domain Development Corp. regarding Project Second Verse. (Attachment 5)
- F. Discussion and Possible Action to amend the terms of the Economic Development Agreement between EDCW and Shops at N Bridge, LLC regarding Project Bridge. (Attachment 6)
- G. Discussion and Possible Action to amend the terms of the Economic Development Agreement between EDCW and Shops at Westgate, LLC regarding Project No Socks. (Attachment 7)



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VII. Reports

- A. Monthly Financial Report June 2024 – Jorge Lozano. (Attachment 8)
- B. Executive Director's Report – Steven Valdez. (Attachment 9)

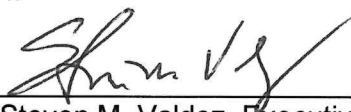
VIII. Closed Session

- 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. (Attachment 10)
 - 2. Project Too Hot to Handle - Discussion and Possible Action regarding an incentive. (Attachment 11)
 - 3. Project Blue Diamond - Discussion and Possible Action regarding an incentive. (Attachment 12)
- 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. Project Five Guys – Discussion and Possible Action regarding an incentive.
- C. Deliberation & Possible Action regarding EDCW employment matters. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).
- D. Consultation with Attorney (as permitted under Tex. Gov't Code Section 551.071).

IX. Action on the Closed Session

X. Adjournment

Dated this nineteenth (19th) day of July 2024.



Steven M. Valdez, Executive Director
The Economic Development Corporation of Weslaco

POSTED on this, the nineteenth (19th) day of July 2024 on a bulletin board at 275 South Kansas Avenue, Weslaco, Texas, and The Economic Development Corporation of Weslaco website (www.weslacoedc.com) no later than 5:00 PM