

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 24, 2024

On this, twenty-fourth (24th) day of July 2024 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the RGV Partnership located at 322 South Missouri, 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 5:13 PM

Also present were:

Steve Valdez – EDCW Executive Director

April Castaneda – EDCW Director

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

Melissa Nieta – Valley Nature Center, Board Member

Hollie Johnston - Valley Nature Center, Executive Director

At 5:06 PM Mr. Gonzalez called the meeting of July 24th, 2024, to order.

I. Call to Order

A. Roll Call.

A quorum was present with four Board Members present.

B. Board Members declaration of potential conflicts of interest as to any agenda items.
Mr. Serrano mentioned that he will not be participating on any discussion or possible action for Project Blue Diamond.

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

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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.
There were no public comments.

III. Presentation

- A. Valley Nature Center – Executive Director Holly Johnston
Mrs. Johnston provided an overview of the Valley Nature Center, and how the support of funds is used. Mrs. Johnston asked for continued support for the next three years for \$12,000.00 per year.

IV. Consent Agenda

- A. Approval of Minutes of Regular Meeting of June 19, 2024.
- B. Discussion & Possible Action to authorize training between STC and EDCW for high-demand job training.
Ms. Charlton made a motion to approve the consent agenda as presented.
Mrs. Valadez seconds the motion.
- Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
- Motion passes with five votes.

V. New Business

- A. Discussion & Possible Action regarding moving the date for the Regular Board Meeting to be held during August 2024.
Ms. Charlton made a motion to move the EDCW Regular Board Meeting to August 20th, 2024.
Mrs. Valadez seconds the motion.
- Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
- Motion passes with five votes.

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- B. Discussion & Possible Action regarding advertisement at airports located in Mexico for promoting the Mid Valley International Industrial Park (MVIIP).

Ms. Michelle Garcia provided an overview regarding advertisement at airports located in Mexico.

No action.

- 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.

Ms. Charlton made a motion to approve the waving of the current purchasing/procurement EDCW policy only for this item.

Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five votes.

VI. Old Business

- A. MVIIP:

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

Mario Garcia & Luis Gonzalez presented the last status report on the closing of the project of the MVIIP. Phase 1 is 100% complete; Phase 2 is 100% complete; Phase 3 is 100% complete.

No action.

2. Discussion & Possible Action regarding a monument sign at the entrance of the Mid Valley International Industrial Park (MVIIP).

Mrs. Valadez made a motion to approve the recommendation for the quote from Insta Signs.

Mr. Serrano seconds the motion.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Motion passes with five votes.

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- 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.]

Mr. Valdez gave a brief update regarding the signage.

No action.

- 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.

Mrs. Valadez made a motion to approve the sponsorship and increase it to \$15,0000.00.
Motion dies from lack of second motion.

Mr. Serrano made a motion to approve the recommendation at \$12,000.00 for three years.
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. Olivarez votes in favor.

Motion passes with five votes.

- D. Discussion and Possible Action regarding the EDCW Budget for the 2024-2025 fiscal year.

Mr. Lozano presented the EDCW Budget for the 2024-2025 fiscal year to the Board.

Mrs. Valadez made a motion to approve the budget for the 2024-2025 fiscal year as presented.

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.

Motion passes with five votes.

- E. Discussion and Possible Action to amend the terms of the Economic Development Agreement between EDCW and Domain Development Corp. regarding Project Second Verse.

Mr. Serrano made a motion to approve the amendment as recommended.

Mrs. Valadez seconds the motion.

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Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.

Motion passes with five votes.

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.

Mr. Serrano made a motion to pay 75% of the incentive amount if appraised value meets or exceeds \$5M. Otherwise, pay the pro rata amount of the appraised valuation.
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.

Motion passes with five votes.

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.

Mr. Serrano made a motion to approve a 4.5% appraisal value up to \$1.2 Million with the discount.
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.

Motion passes with five votes.

VII. Reports

A. Monthly Financial Report June 2024 – Jorge Lozano.

Mr. Lozano presented the monthly financial report for June 2024 to the EDCW Board.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his monthly report where he highlighted the following items: Project 5 Guys; Owner Financing EDCW Land; LOI Signed; Rotary Club Presentation.

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No action.

VIII. Closed Session

At 6:41 PM Mr. Gonzalez announced that the EDCW Board will move into Closed Session.

At 7:40 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 Too Hot to Handle - Discussion and Possible Action regarding an incentive.
Ms. Charlton made a motion to approve the recommendation as presented.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.

Motion passes with five votes.

3. Project Blue Diamond - Discussion and Possible Action regarding an incentive.
Mr. Serrano abstained from any discussion and voting.

Ms. Charlton made a motion to approve an incentive as discussed in closed session.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Olivarez votes in favor.

Motion passes with four votes.

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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.
No action.

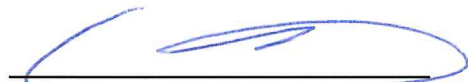
C. Deliberation & Possible Action regarding EDCW employment matters. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).
No action.

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

X. Adjournment

With no other business before the Board, at 7:41 P.M. the EDCW Board Regular Meeting of July 24, 2024, was adjourned.

Respectfully submitted;



April Castaneda – Recorder

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



Fred Perez - Secretary

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