



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 Tuesday, August 20, 2024, at 5:00 P.M. at the Business Visitor & Event Center Room A, located at 275 South Kansas, 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. VIDA Presentation – Felida Villarreal, CPA President & CEO

IV. Consent Agenda

- A. Approval of Minutes of Special Meeting of July 17, 2024. (Attachment 1)
- B. Approval of Minutes of Regular Meeting of July 24, 2024. (Attachment 2)
- C. Status report regarding candidates for training from STC and EDCW grant. (attachment 3)
- D. Discussion & Possible Action to authorize training between STC and EDCW for high-demand job training with Kapal Industries. (Attachment 4)



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- E. Discussion & Possible Action to authorize training between STC and EDCW for high-demand job training with Johnson Controls Inc. (Attachment 5)

V. Old Business

- A. Mid Valley International Industrial Park ("MVIIP"):
 - 1. Discussion & Possible Action regarding a monument sign at the entrance of the MVIIP. (Attachment 6)
- B. Status report from Rigo Villarreal with Ares Consulting.
- C. Discussion and Possible Action regarding a grant request from VIDA. (Attachment 7)
- D. Discussion and Possible action to authorize EDCW to renew a certificate of deposit ("CD") with Texas Regional Bank, to specify the amount of such CD, and to designate the authorized signatories for such CD. (Attachment 8)
- E. Discussion and Possible Action to rescind the action taken at the Regular Board Meeting of July 24, 2024, for Shops at N Bridge, LLC regarding Project Bridge.
- 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 9)
- G. Discussion and Possible Action to rescind the action taken at the Regular Board Meeting of July 24, 2024, for Shops at Westgate, LLC regarding Project No Socks.
- H. 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 10)
- I. Discussion and Possible Action to amend the terms of the Economic Development Agreement between EDCW and CIL Fresh, LLC regarding Project 200. (Attachment 11)

VI. Reports

- A. Monthly Financial Report July 2024 – Jorge Lozano. (Attachment 12)
- B. Executive Director's Report – Steven Valdez. (Attachment 13)



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VII. 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 14)
 - 2. Project Cricut- Discussion and Possible Action regarding a Façade Grant. (Attachment 15)
- 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. (Attachment 16)
 - 2. Project Green Mile - Discussion and Possible Action regarding an incentive. (Attachment 17)
 - 3. Project Mobile Phone - Discussion and Possible Action regarding an incentive. (Attachment 18)
- 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).

VIII. Action on the Closed Session

IX. Adjournment

Dated this sixteenth (16th) day of August 2024.

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

POSTED on this, the sixteenth (16th) day of August 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