THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2024

On this, eighteenth (18th) day of September 2024 at 5:00 P.M., The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Board Room A located at 275 South Kansas, Weslaco, Texas: for discussion and taking possible action on the following items.

The following members were present:
Jerry Gonzalez
Sandra Charlton
Joe Olivarez
Kris Garcia

Also present were:
Steven Valdez – EDCW Executive Director
April Castaneda – EDCW Director
Maria Cisneros – Commercial Real Estate & Retail Recruitment Manager
Jorge Lozano – EDCW Accountant
Michelle Garcia - EDCW Manager Social Media
Ivan Perez - EDCW Attorney

At 5:02 Mr. Gonzalez called the Board Meeting 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 from any of the Board Members.

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.
There were no public comments.

III. Consent Agenda

A. Approval of Minutes of Special Meeting of August 16, 2024.

B. Approval of Minutes of Regular Meeting of August 20, 2024.

C. Approval of Minutes of Special Meeting of September 9, 2024.
Ms. Charlton made a motion to approve the consent agenda as presented.
Mr. Garcia seconds the motion.

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

Motion passes with four votes.

IV. Old Business

A. Discussion and Possible action regarding EDCW advertising opportunities through the construction of a highway billboard and/or a monument sign, and related costs.
Mr. Olivarez made a motion to hire Mr. Ray Robles to survey the property located off Texas and Frontage, and to consolidate it into one lot, and initiate the process to transfer the property to the EDCW.
Mr. Garica seconds the motion.

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

Motion passes with four votes.

B. Discussion and Possible Action regarding assigning committees for EDCW Grants.
Ms. Charlton made a motion to form a committee regarding the grants with Mrs. Valadez, Mr. Garcia, and herself.
Mr. Olivarez seconds the motion.

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

Motion passes with four votes.

V. Reports

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

No action.

B. Executive Director's Report – Steven Valdez.
Mr. Valdez presented his monthly report where he highlighted the following items: Project Rip Wheeler; Chamber Investor Lunchon; Land Scaping vs Pavers; Staff Evaluation; Retail Live, and Ribbon Cuttings.

No action.

VI. Action on Closed Session

At 5:47 P.M. Mr. Gonzalez announced that the Board of Directors will move into Closed Session.

At 6:40 P.M. Mr. Gonzalez announced that the Board will move out of Closed Session and into Open Session.

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.
No action.

2. Project White Coats – Discussion and Possible action regarding an incentive.
Ms. Charlton made a motion to approve the incentive as recommended.
Mr. Garcia seconds the motion.

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

Motion passes with four votes.

3. Project Rip Wheeler – Discussion and Status update.
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).

1. Discussion and Possible Action regarding the evaluation of the Executive Director.

Ms. Charlton made a motion to table this item.

Mr. Olivarez seconds the motion.

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

Motion passes with four votes.

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

VIII. Adjournment

With no other business before the Board, at 6:42 P.M. the EDCW Board Regular Meeting of September 18, 2024, was adjourned.

Respectfully submitted;

Maria Cisneros - Recorder

The minutes were approved at the Regular Board Meeting of October 16th, 2024.

Fred Perez – Secretary