THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 16, 2024

On this, sixteenth (16th) day of October 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
Fred Perez
Benita Valadez
JJ Serrano
Joe Olivarez – Arrived at 5:09 PM
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
Eugene Vaughn - EDCW Attorney
Ron Garza – UTRGV Entrepreneurship and Commercialization Center Sr. Associate Vice President

At 5:04 P.M. Mr. Gonzalez called the Board Meeting to order.

I. Call to Order

A. Roll Call.
A quorum was formed with six 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. Presentation

A. UTRGV Presentation – Ron Garza, Sr. Associate Vice-President.
Mr. Ron Garza presented details about the Kauffman Program for the EDCW Board's consideration.

IV. Consent Agenda

A. Approval of Minutes of Regular Meeting of September 18, 2024.

B. Discussion & Possible action regarding the request for approval of excused absences for Mr. Perez, Mrs. Valadez, and Mr. Serrano, who were absent from the Regular Meeting of September 18, 2024; in accordance with the City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

C. Status report regarding candidates for training from STC and EDCW grant.

D. Discussion & Possible action to authorize training between STC and EDCW for high-demand job training with Glazers Beer & Beverage.

E. Discussion & Possible action to authorize training between STC and Jonson Controls Inc.
Ms. Charlton made a motion to approve the consent agenda as presented.
Mrs. Valadez second the motion.

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

Motion passes with seven votes.

V. New Business

A. Discussion and Possible action regarding the grant proposal for the Kauffman Fast program from UTRGV Entrepreneurship and Commercialization Center.
Mr. Serrano made a motion to continue discussions with UTRGV regarding the Kauffman Fast Program.
Mrs. Valadez seconds the motion.

Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.

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

Motion passes with seven votes.

B. Discussion and Possible action regarding independent financial audit services for the fiscal year ending September 30, 2024.
Mr. Serrano made a motion to approve the recommendation to hire Garcia & Pena CPA for the audit services.
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.
Mrs. Valadez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

VI. Old Business

A. Discussion and Possible action regarding approval to reserve a booth at the ICSC Red River Trade Show to be held on January 29th - 31st in Dallas.
Mrs. Valadez made a motion to approve the recommendation as presented.
Ms. Charlton seconds the motion.

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

Motion passes with seven votes.

B. Discussion and Possible action regarding renewal of two (2) certificates of deposit (CD) with Texas Regional Bank, to specify the amount and terms of such Certificates, and to designate the authorized signatories for such Certificates.
Mr. Serrano made a motion to redeem the entire value approximately 4.1 million dollars.
Mr. Olivarez seconds the motion.

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

Motion passes with seven votes.

C. Discussion and Possible action to authorize the EDCW to obtain a certificate of deposit (CD) with the financial institution that presents the most favorable value, to specify the amount of such Certificate, and to designate the authorized signatories for such Certificate.

Ms. Charlton made a motion to approve the recommendation from EDCW staff with Lone Star National Bank and designate the four officers for signatures and Mr. Steven Valdez.
Mrs. Valadez seconds the motion.

Mrs. Valadez votes in favor.
Ms. Charlton votes in favor.
Mr. Gonzalez votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

D. Discussion and Possible action for the Board to consider renewal of the commercial landscape maintenance contract with Guerra Construction for the 2025 calendar year; or authorize staff to solicit proposals for same.

Mr. Serrano made a motion to approve the recommendation as presented by EDCW staff.
Mrs. Valadez seconds the motion.

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

Motion passes with seven votes.

E. Discussion and Possible action for the Board to consider renewal of the BVEC Janitorial Services contract with Maid for the RGV for a one-year period effective on November 1, 2024; or authorize staff to solicit proposals for the same.

Mr. Serrano made a motion to approve the item as recommended by EDCW staff.
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. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Garcia votes in favor.

Motion passes with seven votes.

F. Discussion and Possible action regarding an amendment to the EDCW 2023-2024 fiscal budget.

Ms. Charlton made a motion to approve the budget amendment although not considering any debit adjustments to other categories and only reflecting the additional expenses added by the Jobs incentive and Capital Improvements incentive for CIL Fresh, LLC.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez 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 seven votes.

G. Discussion and Possible action regarding an amendment to the EDCW 2024-2025 fiscal budget.

Ms. Charlton made a motion to approve the budget amendment to only reflect the actual intended expenses which include the Jobs incentive allocation for CIL Fresh, LLC. and voiding the budget allocation for Shops at Westgate Category I Improvements incentive.
Mrs. Valadez seconds the motion.

Ms. Charlton votes in favor.
Mrs. Valadez 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 seven votes.

VII. Reports

A. Monthly Financial Report September 2024 – Jorge Lozano.
Mr. Jorge Lozano presented the monthly financial report for the last month of the fiscal year.

No action.

B. Executive Director's Report – Steven Valdez.
Mr. Steven Valdez presented his report to the EDCW Board where he highlighted the following: Recruitment Mixer; Contract Catchup; National Manufacturing Day; Historic Fire Station; Parking for Alfresco; HWY Frontage Property; Christmas Tree Lighting Ceremony; Wall, Ceiling and Floor Repairs at UTRGV.

No action.

VIII. Closed Session

At 6:06 P.M. Mr. Gonzalez announced that the EDCW Board will move into Closed Session.

At 6:52 P.M. Mr. Gonzalez announced that the EDCW Board will move out of Closed Session and into Open Session.

IX. Action on 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.

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. **NOTE: This item was tabled at the prior meeting.**
Mrs. Valadez made a motion to approve the item as discussed under Closed Session.
Ms. Charlton seconds the motion.

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

Motion passes with seven votes.

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 6:53 P.M. the EDCW Regular Board Meeting of October 16, 2024, was adjourned.

Respectfully submitted;

Maria Cisneros - Recorder

The minutes were approved at the Regular Board Meeting of November 20th, 2024.

Fred Perez – Secretary