

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

On this, eighteenth (18th) day of December 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
JJ Serrano
Joe Olivarez – Arrived at 5:05 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
Kristen Gutierrez – EDCW Attorney
Adrian Gonzalez – Mayor City of Weslaco
Martin Garza – Weslaco City Manager
Hector Solis – Owner Providence Transport

At 5:01 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 regarding 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.

Mr. Mohammed addressed the Board and asked for support regarding the amendment request on the agreement.

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III. Consent Agenda

A. Approval of Minutes of Regular Meeting of November 20, 2024.

Ms. Charlton made a motion to approve the consent agenda.

Mr. Perez seconds the motion.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mr. Garcia votes in favor.

Mr. Solis votes in favor.

Motion passes with six votes.

IV. New Business

A. Discussion and Possible action to elect EDCW Officers (President, Vice President, Secretary, and Treasurer) for 2025.

Mr. Perez nominates Ms. Charlton for President.

Mr. Garcia seconds the motion.

Mr. Perez votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Mr. Solis votes in favor.

Motion passes with six votes.

Ms. Charlton accepts the nomination.

Ms. Charlton nominates Mr. Perez for Vice President.

Mr. Garcia seconds the motion.

Ms. Charlton votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Mr. Solis votes in favor.

Motion passes with six votes.

Mr. Perez accepts the nomination.

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Ms. Charlton nominates Mr. Garcia for Secretary.
Mr. Serrano seconds the motion.

Ms. Charlton votes in favor.
Mr. Serrano votes in favor.
Mr. Gonzalez votes in favor.
Mr. Perez votes in favor.
Mr. Olivarez votes in favor.
Mr. Solis votes in favor.

Motion passes with six votes.

Mr. Garcia accepts the nomination.

Mr. Serrano nominates Mr. Gonzalez as Treasurer.
Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.
Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Garcia votes in favor.
Mr. Olivarez votes in favor.
Mr. Solis votes in favor.

Motion passes with six votes.

Mr. Gonzalez accepts the nomination.

Ms. Charlton changed the order of the agenda and moved to section V. Old Business Item I.

After discussion of section V. Old Business item, Ms. Charlton moved to the regular order of the agenda.

B. Discussion and Possible action to designate persons with signatory authority at Texas Regional Bank and Lone Star National Bank.

Mr. Serrano made a motion to approve the signatory, which included Board President Ms. Sandra Charlton, Vice President Mr. Fred Perez, Treasurer Mr. Jerry Gonzalez, Secretary Mr. Kristopher Garcia, and EDCW Executive Director Mr. Steven Valdez. And to remove all other individuals not listed.
Mr. Garcia seconds the motion.

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

Motion passes with seven votes.

C. Discussion and Possible action regarding the renewal of the grant agreement with STC for workforce training.

Mr. Serrano made a motion to approve the recommendation as presented.
Mr. Gonzalez seconds the motion.

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

Motion passes with seven votes.

V. Old Business

A. Discussion and Possible action regarding an update for the traffic concerns at the intersection of Pike Blvd. and Vo Tech Drive.

Mr. Serrano made a motion to approve the recommendation with a six-month agreement period.
Mr. Gonzalez seconds the motion.

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

Motion passes with seven votes.

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B. Discussion and Possible action regarding the cost for the repair of lights at the underpass on Texas Blvd. and the frontage road.

Mr. Olivarez made a motion to approve the recommendation with a split of the cost 50/50 with the city and look for other vendors.

Mr. Gonzalez seconds the motion.

Mr. Olivarez votes in favor.

Mr. Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Garcia votes in favor.

Mr. Serrano votes in favor.

Mr. Solis votes in favor.

Motion passes with seven votes.

C. Discussion and Possible action regarding the waiving of the 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 UTRGV CIC for the Makerspace and Janitorial Room. (Item was Tabled on November 20th 2024)

Mr. Serrano made a motion to approve the recommendation.

Mr. Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Garcia votes in favor.

Mr. Olivarez votes in favor.

Mr. Solis votes in favor.

Motion passes with seven votes.

D. Discussion and Possible action regarding competitive bids for construction services related to the UTRGV CIC for the Makerspace and Janitorial Room. (Attachment 7) (Item was Tabled on November 20th 2024)

Mr. Serrano made a motion to approve the split cost between the city and the EDCW for the proposal from Granchelli Construction LLC. for \$13,205.51.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Ms. Charlton votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Mr. Olivarez votes in favor.

Mr. Solis votes in favor.

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Motion passes with seven votes.

E. Discussion and Possible action regarding repairs or replacement of the RTU 2 HVAC at the UTRGV Center for Innovation and Commercialization.

Mr. Olivarez made a motion to give Ms. Michelle Garcia the authority to negotiate the warranty for three years on parts and one year on labor for the replacement of two coils.

Mr. Olivarez amends his motion to approve the replacement of the two coils at the same price and negotiate more warranty.

Mr. Gonzalez seconds the motion.

Mr. Olivarez votes in favor.

Mr. Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Garcia votes in favor.

Mr. Serrano votes in favor.

Mr. Solis votes in favor.

Motion passes with seven votes.

F. Discussion and Possible action regarding an extension request for Project Steele – MagX Science.

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

Mr. Solis seconds the motion.

Mr. Serrano votes in favor.

Mr. Solis votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Garcia votes in favor.

Mr. Gonzalez votes in favor.

Mr. Olivarez votes in favor.

Motion passes with seven votes.

G. Discussion and Possible action regarding an extension request for Project 219 – Renata's Event Center # 2.

Mr. Serrano made a motion to approve the recommendation.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Ms. Charlton votes in favor.

Mr. Garcia votes in favor.

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Mr. Gonzalez votes in favor.
Mr. Olivarez votes in favor.
Mr. Solis votes in favor.

Motion passes with seven votes.

H. Discussion and Possible action regarding the Economic Development Agreement between EDCW and OL RE Holdings, LLC Project Latin Sports.

Mr. Serrano made a motion to approve the recommendation.

Mr. Garcia seconds the motion.

Mr. Serrano votes in favor.
Mr. Garcia votes in favor.
Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Gonzalez votes in favor.
Mr. Olivarez votes in favor.
Mr. Solis votes in favor,

Motion passes with seven votes.

I. Discussion and Possible action regarding the Economic Development Agreement between EDCW and A3H Foods II, LLC Project Ahmed.

Mr. Serrano made a motion to approve the recommendation for alternative number two as presented.

Mr. Garcia seconds the motion.

Mr. Serrano votes in favor.
Mr. Garcia votes in favor.
Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mr. Solis votes in favor.

Motion passes with seven votes.

VI. Reports

A. Monthly Financial Report November 2024 – Jorge Lozano.

Mr. Lozano presented the monthly financial report for November 2024.

No action.

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- B. Executive Director's Report – Steven M. Valdez.
Mr. Valdez presented his monthly report, in which he highlighted the following items:
Weslaco Taxable Sales Increase and commercial and industrial market values.

No action.

VII. Action on Closed Session

At 6:47 PM Ms. Charlton announced that the Board would convene in Closed Session.

At 7:36 PM Ms. Charlton announced that the Board will move out of Closed Session and into Open Session.

VIII. Closed Session

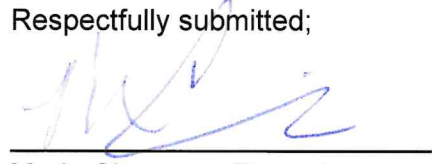
- A. Deliberation and Possible action regarding economic development matters (as permitted under Tex. Gov't Code Section 551.087), including, but not limited to the following:
1. Summary of Leads.
- No action.
- B. Deliberation and Possible action regarding real property matters (as permitted under Tex. Gov't Code Section 551.072), including, but not limited to the following:
1. Project Trademark – Discussion and Possible action to consider separate vendors.
- 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.

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IX. Adjournment

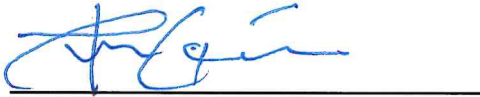
With no other business before the Board, at 7:37 P.M. the EDCW Regular Board Meeting of December 18, 2024, was adjourned.

Respectfully submitted;

A handwritten signature in blue ink, appearing to read 'Maria Cisneros', is written over a horizontal line.

Maria Cisneros - Recorder

The minutes were approved at the Regular Board Meeting of January 15th, 2025.

A handwritten signature in blue ink, appearing to read 'Kris Garcia', is written over a horizontal line.

Kris Garcia – Secretary

