THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
MARCH 12, 2025

On this, twelfth (12^{th}) day of March 2025 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:
Sandra Charlton
Fred Perez – Left at 5:30 PM.
Jerry Gonzalez
Kris Garcia – Arrived at 5:12 P.M.
Joe Olivarez – Arrived at 5:25 P.M.
Hector Solis

Also present were:
Steven Valdez – EDCW Executive Director
Maria Cisneros – Commercial Real Estate & Retail Recruitment Manager
Jorge Lozano – EDCW Accountant
Gene Vaughn - EDCW Attorney

At 5:00 P.M., Ms. Charlton called the Board Meeting 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.
There were no member declarations of potential 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.
There were no public comments.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of February 12, 2025.

Mr. Gonzalez made a motion to approve the consent agenda.
Mr. Perez seconds the motion.

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

Motion passes with four votes.

IV. New Business

A. Discussion and possible action regarding Site Selection Magazine: Texas Edition Advertising opportunity.

Mr. Gonzalez made a motion to approve the item as recommended.
Mr. Solis seconds the motion.

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

Motion passes with four votes.

V. Reports

A. Monthly Financial Report February 2025 – Jorge Lozano.

Mr. Lozano presented the monthly financial report for February 2025 to the Board.

No action.

B. Executive Director's Report – Steven M. Valdez.

Mr. Valdez presented his monthly report to the Board where he highlighted the environmental assessment of the old fire station.

No action.

VI. Closed Session

At 5:21 P.M., Ms. Charlton announced that the EDCW Board will move into Closed Session.

At 6:18 P.M., Ms. Charlton announced that the EDCW Board will move out of Closed Session and into Open Session.

VII. 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.

2. Project Submarine – Incentive Request.
Mr. Olivarez made a motion to table the item.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

3. Project Legal Beagle – Incentive Amendment.
Mr. Gonzalez made a motion to approve the incentive as discussed in closed session.
Mr. Garcia seconds the motion.

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

Motion passes with five votes.

4. Project Centro – Incentive Request.
Mr. Gonzalez made a motion to approve the incentive request as presented.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

5. Project New Venture 2.0 – Weslaco 100 & Façade Grant Request.

Mr. Gonzalez made a motion to approve the grant request as presented.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

6. Project File in Style – Façade Grant Request.

Mr. Garcia made a motion to approve the grant request as presented.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

7. Project Blue Ribbon – Façade Grant Request.

Mr. Solis made a motion to approve the grant request as presented.
Mr. Gonzalez seconds the motion.

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

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

Motion passes with five votes.

B. Deliberation and Possible action regarding real property matters (as permitted under Tex. Gov't Code Section 551.072).
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.

VIII. Adjournment

With no other business before the Board, at 6:21 P.M., the EDCW Regular Board Meeting of March 12, 2025, was adjourned.

Respectfully submitted:

____
Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of April 16, 2025.

____
Kris Garcia - Secretary