THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 16, 2025

On this, sixteenth (16th) day of April 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
Joe Olivarez – Arrived at 5:26 PM
Hector Solis
Robert Donalson

Also present were:
Steven Valdez – EDCW Executive Director
April Castaneda – EDCW Director of Business Development
Maria Cisneros – EDCW Commercial Real Estate & Retail Recruitment Manager
Michelle Smith – EDCW Digital Communications Manager
Jorge Lozano – EDCW Accountant
Gene Vaughn - EDCW Attorney
Juan Cantu – ERO Architects
Jose Garza – CHANIN Engineering, LLC
Eloy Palacios - Terracon

At 5:00 P.M., Ms. Charlton 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 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. Presentation

A. Presentation from ERO Architects regarding the fire station.
Mr. Cantu presented the report on the fire station to the EDCW Board.

No action.

IV. Consent Agenda

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

B. Approval of Minutes of Special Meeting of March 13, 2025.

C. Approval of Minutes of Special Meeting of March 25, 2025.

D. Update regarding job training grant program between STC and EDCW.
Mr. Perez made a motion to approve the consent agenda.
Mr. Solis seconds the motion.

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

Motion passes with four votes.

V. New Business

A. Discussion and possible action regarding an amendment to the minutes from December 18, 2024, Old Business Item B. Project Trademark.
Mr. Solis made a motion to amend the minutes as recommended.
Mr. Perez seconds the motion.

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

Motion passes with four votes.

B. Discussion and Possible action regarding EDCW retention records policy.

Mr. Solis made a motion to approve the recommendation to adopt the City of Weslaco's retention records management policy and hire a temporary additional employee to assist with this job & procure a shredding company.
Mr. Perez seconds the motion.

Mr. Solis votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Olivares votes in favor.
Mr. Donalson votes in favor.

Motion passes with five votes.

C. Discussion and possible action to appoint a Board Committee for Kauffman Fast Trac Program.
Mr. Solis and Mr. Donalson have volunteered to join the committee, and Mrs. Castaneda will reach out to the Board to add one more Board member to the committee.

No action.

VI. Old Business

A. Update regarding the EDCW Marketing Grant.
Mrs. Michelle Smith gave a brief report to the EDCW Board regarding the marketing grant.

No action.

VII. Reports

A. Monthly Financial Report March 2025 – Jorge Lozano.
Mr. Lozano made his monthly report for March 2025 to the Board.

No action

B. Executive Director's Report – Steven M. Valdez.
Mr. Valdez did not have a report due to a business trip to VIVA Fresh.

No action.

VIII. Action on Close Session

At 5:52 PM, Ms. Charlton announced that the EDCW will move into Close Session as posted.

At 6:50 PM Ms. Charlton announced that the EDCW Board will move out of Close Session and into Open Session.

IX. 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.
No action.

3. Project Primo – Façade Grant Request.
Mr. Donalson made a motion to approve the façade grant as presented.
Mr. Solis seconds the motion.

Mr. Donalson votes in favor.
Mr. Solis votes in favor.
Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Perez 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).

1. Project Hawk.
Mr. Solis made a motion to authorize the Executive Director and legal counsel to negotiate the terms of a transaction for the purchase and sale of multiple lots in the new industrial park, as discussed in Closed Session.
Mr. Perez seconds the motion.

Mr. Solis votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mr. Donalson votes in favor.

Motion passes with five votes.

2. Project Nexus.

Mr. Solis made a motion to authorize the Executive Director to negotiate the terms of a transaction to purchase land and a building, as discussed in the Close Session. Mr. Olivarez seconds the motion.

Mr. Solis votes in favor.
Mr. Olivarez votes in favor.
Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mr. Donalson votes in favor.

Motion passes with five votes.

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.

X. Adjournment

With no other business before the Board, at 6:52 P.M., the EDCW Regular Board Meeting of April 16, 2025, was adjourned.

Respectfully submitted:

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of May 14, 2025.

Kris Garcia - Secretary