THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
MAY 14, 2025

On this, fourteenth (14th) day of May 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
Kris Garcia
Jerry Gonzalez
Joe Olivarez – Arrived at 5:15 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
Vanessa Ochoa – Lone Star National Bank
Gracie Salinas – Plains Capital Bank
Jessee Santana – Plains Capital Bank

At 5:01 P.M., Ms. Charlton 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.
Mr. Gonzalez and Mr. Donalson declared a conflict of interest for New Business item A & B, and Old Business item A.

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 April 16, 2025.

B. Discussion and Possible Action regarding the request for approval of excused absences for the following Board Members in accordance with the City of Weslaco Ordinance No. 2022-19, Sec. 8-100.

- Mr. Fred Perez was absent from the Regular Board Meeting of December 18, 2024.
- Mr. Jerry Gonzalez & Mr. Hector Solis were absent from the Regular Board Meeting of February 12, 2025.
- Mr. Robert Donalson was absent from the Regular Board Meeting of March 12, 2025.
- Mr. Fred Perez & Mr. Kris Garcia were absent from the Special Meeting of March 13, 2025.
- Mr. Joe Olivarez was absent from the Special Meeting of March 25, 2025.
- Mr. Jerry Gonzalez & Mr. Kris Garcia were absent from the Regular Board Meeting of April 16, 2025.

Mr. Garcia made a motion to approve the consent agenda as presented.
Mr. Perez seconds the motion.

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

Motion passes with six votes.

IV. New Business

A. Discussion and Possible action to award all or part of EDCW's banking and depository services to one or more financial institutions and to designate authorized signers with such institutions.

Mr. Gonzalez & Mr. Donalson abstained from voting.

Mr. Solis made a motion to continue with Texas Regional Bank for EDCW's banking and depository services.

Mr. Perez seconds the motion.

Mr. Solis votes in favor.
Mr. Perez votes in favor.

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

Motion passes with five votes.

B. 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 CD, and to designate the authorized signatories for such CD.

No action.

V. Old Business

A. Discussion and Possible action to authorize the EDCW to renew the certificate of deposit ("CD") with Lone Star National Bank, to specify the amount of such CD, and to designate the authorized signatories for such CD.
Mr. Gonzalez and Mr. Donalson abstained from voting.

Mr. Garcia made a motion to non-renew the CD and authorize Mr. Valdez to execute the redemption in full.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

B. Discussion and Possible Action for the Board to consider renewal of the MVIIP Shredding Services contract with Lawn Rangers, effective June 2025, or authorize staff to solicit proposals for the same.
Mr. Solis made a motion to renew the contract with Lawn Rangers as presented.
Mr. Perez seconds the motion.

Mr. Solis 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. Donalson votes in favor.

Motion passes with seven votes.

C. Discussion and Possible Action regarding renewal of Rigo Villarreal ARES Consulting Services.
Mr. Gonzalez made a motion to approve the renewal of ARES Consulting Services with Rigo Villarreal up to 2 years to coincide with the city's agreement.
Mr. Perez seconds the motion.

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

Motion passes with seven votes.

D. Status report regarding candidates for the Kauffman Fast Trac Program.
Mrs. Castaneda provided a brief status report to the Board, highlighting that there are seven participants remaining in the program.

No action.

VI. Reports

A. Monthly Financial Report April 2025 – Jorge Lozano.
Mr. Lozano presented the monthly financial report for April 2025 to the EDCW Board.

No action.

B. Executive Director's Report – Steven M. Valdez.
Evolving into the A/I-Online Age, MVIIP Sign Complete, Texas A&M Meeting Postponed, Project Centro Signed.

No action.

VII. Closed Session

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

At 8:04 PM, Ms. Charlton announced that the EDCW Board will move out of Closed Session and into Open Session.

VIII. 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 Obed – Incentive Request.

   No action

3. Project Wrench – Façade Grant Request.
   Mr. Gonzalez made a motion to approve the grant as presented.
   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.
   Mr. Garcia votes in favor.
   Mr. Olivarez votes in favor.
   Mr. Donalson votes in favor.

   Motion passes with seven votes.

4. Project Olive Tree – Façade Grant Request.
   Mr. Solis made a motion to approve the grant request as presented.
   Mr. Garcia seconds the motion.

   Mr. Solis 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. Donalson votes in favor.

   Motion passes with seven votes.

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

1. Project Hawk – Purchase of land.
   Mr. Gonzalez made a motion to approve the project as discussed under Closed Session.
   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.
Mr. Garcia votes in favor.
Mr. Olivares votes in favor.
Mr. Donalson votes in favor.

Motion passes with seven votes.

2. Project 5 Guys – Incentive Request.
Mr. Solis made a motion to approve the incentive request as discussed under Closed Session.
Mr. Perez seconds the motion.

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

Motion passes with six 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).

1. Discussion Regarding 2025-2026 Budget.

No action.

IX. Adjournment

With no other business before the Board, at 8:04 P.M., the EDCW Regular Board Meeting of May 14, 2025, was adjourned.

Respectfully submitted:

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of June 18, 2025.

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Kris Garcia - Secretary