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

On this, sixteenth (16th) day of July 2025 at 5:00 P.M., the Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Board Room located at 275 South Kansas Ave., 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 – Arrived at 5:02 PM
Joe Olivarez – Arrived at 5:22 PM
Hector Solis

Also present were:
Steven Valdez – EDCW Executive Director
Jorge Lozano – EDCW Assistant Executive Director
Maria Cisneros – EDCW Commercial Real Estate & Retail Recruitment Manager
Michelle Smith – EDCW Digital Communications Manager
Angelina Rodriguez – EDCW Administrative Assistant
Kristen Gutierrez – EDCW Attorney
Ted P. Sunderland – Sunderland Properties
Richard Mesquias – Texas Southmost College
Marcos Silva – RGV Lead
Cindy Zavala - Valley Metro

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 declarations of potential conflicts of 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.
Mr. Ted Sunderland addressed the Board asking for support for his façade grant request for $8,000.00.

No action.

III. Presentation

A. Richard Mesquias - Texas Southmost College.

Mr. Mesquias provided a brief presentation to the Board, highlighting workforce development initiatives and outlining the associated program costs.

No action.

B. Marcos Silva - RGV Lead.

Mr. Silva delivered a brief presentation to the Board, emphasizing the connection between economic and academic development, along with an overview of the associated program costs.

No action.

C. Ruben Suarez - Valley Metro.

Mrs. Cindy Zavala was present on behalf of Mr. Ruben Suarez presenting the STC Jag Express Purple Line, along with an overview of the associated costs.

No action.

IV. Consent Agenda

A. Approval of Minutes of Regular Meeting of June 18, 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, Kris Garcia, and Hector Solis were absent from the Regular Board Meeting of June 18, 2025.

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

Motion passes with six votes.

V. Old Business

A. <u>Discussion regarding the budget for the 2025-2026 fiscal year.</u>
Mr. Lozano presented the budget for the 2025-2026 budget allocations.

No action.

VI. Reports

A. <u>Monthly Financial Report June 2025 – Jorge Lozano.</u>
Mr. Lozano presented the monthly financial report for June 2025 to the Board.

No action.

B. <u>Executive Director's Report – Steven M. Valdez.</u>
Mr. Valdez presented his monthly report where he highlighted the following: Project Blue Dimond; Figueroa sponsorship; TIPA golf tournament; PNC building; Clever Foods; Highway property.

No action.

VII. Closed Session

At 6:37 PM Ms. Charlton announced that the EDCW Board will move out of Open Session and into Closed Session.

At 7:24 PM Ms. Charlton announced that the EDCW Board will move out of Closed Session and into Open Session.

VIII. Action on Closed Session

A. <u>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:</u>

1. <u>Summary of Leads.</u>
No action.

2. <u>Project Weekly Specials – Façade Grant Request.</u>
Mr. Gonzalez made a motion to approve the façade grant request as presented.
Mr. Garcia seconds the motion.

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

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

Motion passes with six votes.

3. <u>Project Sunshine – Façade Grant Request.</u>
Mr. Gonzalez made a motion to approve the façade 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. Perez votes in favor.
Mr. Garcia votes in favor.
Mr. Olivarez votes in favor.

Motion passes with six votes.

4. <u>Project 509-2.0 – Façade Grant Request.</u>
Mr. Gonzalez made a motion to approve the façade 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. Perez votes in favor.
Mr. Garcia votes in favor.
Mr. Olivarez votes in favor.

Motion passes with six votes.

5. <u>Project Bell – Façade Grant Request.</u>
Mr. Gonzalez made a motion to approve the façade grant request as presented.
Mr. Garcia seconds the motion.

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

Motion passes with six votes.

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

1. Project Obed.
   Mr. Garcia made a motion to approve Project Obed as discussed under Closed Session.
   Mr. Perez seconded the motion.

   Mr. Garcia votes in favor.
   Mr. Perez voted in favor.
   Ms. Charlton votes in favor.
   Mr. Gonzalez votes in favor.
   Mr. Olivarez votes in favor.
   Mr. Solis 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).
No action.

IX. Adjournment

With no other business before the Board, at 7:24 P.M., the EDCW Regular Board Meeting of July 16, 2025, was adjourned.

Respectfully submitted:

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of August 20, 2025.

Kris Garcia - Secretary