THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 17, 2025

On this, seventeenth (17th) day of September 2025 at 5:00 P.M., the Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Room A & B 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
Jerry Gonzalez
Hector Solis
Robert Donalson

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
Kristen Gonzalez - EDCW Attorney
Ramiro Garza - RGV Business Journal

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.
There were no public comments.

III. Consent Agenda

A Approval of Minutes of Regular Meeting of August 20, 2025.

B. Update for Marketing Grant recipients.

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. Donalson votes in favor.

Motion passes with four votes.

IV. New Business

A. Discussion and Possible action regarding approval of sponsorship with RGV Business Journal.

Mr. Gonzalez made a motion to approve the sponsorship with the RGV Business Journal as recommended.
Mr. Solis seconds the motion.

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

Motion passes with four votes.

V. Old Business

A. Discussion and Possible action regarding a grant request from South Texas College for the fiscal year 2025 - 2026.

Mr. Solis made a motion to approve the grant from South Texas College for the fiscal year 2025-2026 as recommended.
Mr. Donalson seconds the motion.

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

Motion passes with four votes.

B. Discussion and Possible action to authorize training between STC and EDCW for high- demand job training with CIL, Glazer's, La Abuela, Johnson Controls, Kapal, Rhino Services, Smile Inc., and Colimex.

Mr. Gonzalez made a motion to approve the training between STC and EDCW to begin on October 1, 2025.
Mr. Solis seconds the motion.

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

Motion passes with four votes.

C. Discussion and Possible action for the Board to consider renewal of the BVEC Janitorial Services contract with Maid for the RGV for a one-year period effective November 1, 2025; or authorize staff to solicit proposals for the same.
Mr. Solis made a motion to approve the recommendation to renew the contract with Maid for RGV for janitorial services.
Mr. Gonzalez seconds the motion.

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

Motion passes with four votes.

D. Discussion and Possible action regarding independent financial audit services for the fiscal year ending September 30, 2025.
Mr. Gonzalez made a motion to approve the financial services as recommended.
Mr. Solis seconds the motion.

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

Motion passes with four votes.

VI. Reports

A. Monthly Financial Report August 2025 - Jorge Lozano.
Mr. Lozano presented the financial report for August 2025 to the Board.

No action.

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

Mr. Valdez presented his monthly report to the Board, highlighting the following: Sam's Groundbreaking, updates on two MVIIP contracts, EDCW staff adjustments, and office improvements.

No action.

VII. Closed Session

At 5:57 P.M., Ms. Charlton announced that the EDCW Board will move into Closed Session.

At 7:01 P.M., 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 Pulse - Facade Grant Request.

Mr. Gonzalez made a motion to approve the facade grant 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. Donalson votes in favor.

Motion passes with four votes.

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

1. Project Hawk.

Mr. Gonzalez made a motion to ratify changes to the contract of lot 6 as discussed under Closed Session.

Mr. Donalson seconds the motion.

Mr. Gonzalez votes in favor.

Mr. Donalson votes in favor.

Ms. Charlton votes in favor.

Mr. Solis votes in favor.

Motio passes with four votes.

Mr. Solis made a motion to authorize the Executive Director to execute any and all closing documents related to the purchase and sale of lots 5 and 6 on behalf of the EDCW.

Mr. Gonzalez seconds the motion.

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

Motion passes with four votes.

C. Deliberation & Possible action regarding EDCW employment matters. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).

1. Discussion and Possible action regarding the evaluation of the Executive Director.
   Mr. Gonzalez made a motion to approve the evaluation of the Executive Director 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. Donalson votes in favor.

   Motion passes with four votes.

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 7:04 P.M., the EDCW Regular Board Meeting of September 17, 2025, was adjourned.

Respectfully submitted:

Maria Cisneros - Recorder

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

Kris Garcia - Secretary