THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE SPECIAL MEETING
OCTOBER 16, 2025

On this, sixteenth (16th) day of October 2025 at 5:00 P.M., the Economic Development Corporation of Weslaco convened its special meeting at City Hall Legislative Chamber located at 255 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
Joe Olivarez – Arrived at 12:06 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
Eugene Vaughn – EDCW Attorney
Julian Alvarez – Lonestar National Bank Sr. Vice President of Business Development

At 5:00 P.M., Ms. Charlton called the Board Meeting to order.

I. Call to Order

A. <u>Roll Call.</u>
A quorum was formed with four Board Members present.

B. <u>Board Members' declaration of potential conflicts of interest as to any agenda items.</u>
There were no declarations of potential conflicts of interest as to any agenda items.

II. Public Comments

<u>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 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.</u>
There were no public comments.

III. Consent Agenda

A. <u>Approval of Minutes of Regular Meeting of September 17, 2025.</u>

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, Mr. Joe Olivarez, and Mr. Kris Garcia were absent from the Regular Board Meeting of September 17, 2025.

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

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

Motion passes with four votes.

IV. Old Business

A. Discussion and Possible action to authorize the EDCW to renew the certificate of deposit with Lone Star National Bank, to specify the amount of such Certificate, and to designate the authorized signatories for such Certificate.

Mr. Garcia made a motion to approve the renewal of the certificate of deposit with Lone Star National Bank.
Mr. Solis seconds the motion.

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

Motion failed for lack of a majority.

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 Certificate, and to designate the authorized signatories for such Certificate.

Mr. Olivarez made a motion to solicit quotes for a $6,000,000 CD and authorized staff to proceed with the most favorable option.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

C. Discussion and Possible Action for the Board to consider renewal of the commercial landscape maintenance contract with Guerra Construction for the 2026 calendar year; or authorize staff to solicit proposals for the same.
Mr. Olivarez made a motion to approve the renewal of the commercial landscape maintenance with Guerra Construction for the 2026 calendar year.
Mr. Solis seconds the motion.

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

Motion passes with five votes.

V. Reports

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

No action.

B. Executive Director's Report – Steven M. Valdez.
Mr. Valdez stated that his report will be included in the Summary of Leads to be discussed during the Closed Session.

No action.

C. Report Regarding CODESM Marketing Strategy – Michelle Smith.
Mrs. Michelle Smith reported on Code SM's progress during the two months since the agreement was signed.

No action.

VI. Closed Session

At 12:54 PM Ms. Charlton announced that the EDCW Board will move into Closed Session.

At 1:24 PM 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 Zebra – Incentive Request.
   No action.

3. Project Cloud – Façade Grant Request.
   Mr. Solis made a motion to approve the façade grant as discussed under Closed Session.
   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. 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).

   1. Project Eve – MVIIP Lots 1A, 1B, 1C Extension Request.
      Mr. Solis made a motion to approve the extension 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. Olivarez 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.

VIII. Adjournment

With no other business before the Board, at 1:25 P.M., the EDCW Regular Board Meeting of October 16, 2025, was adjourned.

Respectfully submitted:

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of November 19, 2025.

Kris Garcia - Secretary