

**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019**

On this, eighteenth (18th) day of September, 2019 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business-Visitor & Event Center Board Room located at 275 South Kansas Avenue, Weslaco, Texas.

The following members were present:

Joe Olivarez – President
Diana Fuentes-Aguilar – Vice President
Stephen Charlton – Treasurer
Rick Talbert
Benita Valadez
Juan Jose “JJ” Serrano

Also present were:

Marie McDermott – EDCW Executive Director
Steven Valdez – EDCW Director
Maria Cisneros – EDCW Manager
Miroslava Valdez – EDCW Manager
Lillie Delgado – EDCW Manager
Rudy Salinas - EDCW CPA
Chuy Ramirez – EDCW Attorney
Calvin Lackey
Mario Mendiola

I. CALL TO ORDER

At 6:04 PM, Mr. Olivarez called the meeting of August 21, 2019 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of August 21st, 2019.

Mrs. Aguilar made a motion to approve the minutes from the Regular Board Meeting of August 21, 2019.

Mr. Serrano seconds the motion.

Mrs. Aguilar votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Mr. Charlton votes in favor.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

Mr. Talbert votes in favor.
Mrs. Valadez votes in favor.

Motion passes.

B. Special Board Meeting of August 26th, 2019.

Mrs. Valadez made a motion to approve the minutes from the Special Board Meeting of August 26, 2019.

Mr. Serrano seconds the motion.

Mrs. Valadez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mrs. Aguilar votes in favor.
Mr. Charlton votes in favor.
Mr. Talbert votes in favor.

Motion passes.

III. PUBLIC COMMENTS

Mr. Calvin Lackey introduced himself to the Board and is in attendance to see if there are any questions regarding his item on the agenda.

Mr. Mario Mendiola introduced himself to the Board, and is in attendance for any questions for his item on the agenda.

IV. NEW BUSINESS

A. Discussion and Possible Action Regarding Lease Agreement from the City of Weslaco to the Economic Development Corporation of Weslaco, and EDC of Weslaco Sublease With/For the Weslaco Chamber of Commerce, and UTRGV.

Ms. McDermott presented the item to the Board, where she presented the letter received from the City of Weslaco. After discussion from the Board, there was No Action.

No Action.

B. Discussion and Possible Action Regarding Upcoming Legislative Changes, SB 1640 & Section 552.234 as Per EDCW Attorney.

Mr. Ramirez addresses the Board regarding upcoming legislative changes, and presented his attachments.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

No Action.

C. Regarding City of Weslaco Request of \$10,000 for tables and chairs for the Business and Event Center.

Ms. McDermott presented the request to the Board, the City of Weslaco is requesting the EDC for \$10,000 for tables and chairs for the Business Visitor & Event Center.

Mrs. Valadez made a motion to approve the request of \$10,000 for the Weslaco Chamber of Commerce for tables and chairs.

Mr. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Mr. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mrs. Aguilar votes in favor.

Mr. Talbert votes in favor.

Mr. Serrano votes in favor.

Motion passes.

D. Discussion and Possible Action Regarding CPA Firms for EDC of Weslaco Audit for October 2018-September 2019.

Mr. Talbert made a motion to ask for an engagement letter to Garcia & Pena CPA for audit of 2018-2019. Engagement letter must have a timeline, hard deadline, and cost.

Mr. Charlton seconds the motion.

Mr. Talbert votes in favor.

Mr. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mrs. Aguilar votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Motion passes.

V. OLD BUSINESS

A. Discussion & Status Regarding Project Light 233-18-24-11.

Mr. Valdez made a status report to the Board regarding Project Light, everything is on schedule to finish project by the end of November 2019.

No Action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

B. Discussion and Possible Action Regarding Workforce Training Program with Matching Funds Between EDC of Weslaco and South Texas College.

Mr. Valdez presented the item to the Board, and recommends approval of the addition of 2 employee's that received training.

Mrs. Valadez made a motion to approve a total of 17 employees training as presented.
Mr. Serrano seconds the motion.

Mrs. Valadez votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mrs. Aguilar votes in favor.
Mr. Talbert votes in favor.
Mr. Charlton votes in favor.

Motion passes.

C. Discussion and Possible Action to Amend the Incentive Between the EDC of Weslaco and the City of Weslaco dated February 25th, 2019.

Mrs. Valadez made a motion to approve \$25,000 without deductions to the City of Weslaco for the project and to be completed as soon as possible.
Mrs. Aguilar seconds the motion.

Mrs. Valadez votes in favor.
Mrs. Aguilar votes in favor.
Mr. Olivarez votes in favor.
Mr. Charlton votes in favor.
Mr. Talbert votes in favor.
Mr. Serrano votes in favor.

Motion passes.

D. Discussion and Possible Action Regarding UTRGV CIC 1 Year Walk-through.

Mrs. Aguilar made a motion to accept the final completion under the contract of the UTRGV CIC 1 year walk-through.
Mr. Charlton seconds the motion.

Mrs. Aguilar votes in favor.
Mr. Charlton votes in favor.
Mr. Olivarez votes in favor.
Mrs. Valadez votes in favor.
Mr. Serrano votes in favor.
Mr. Talbert abstains from voting.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

Motion passes.

E. Discussion and Possible Action Regarding the Incentive Agreement for Texas Aviation Academy.

Mrs. Valadez made a motion to authorize the Executive Director to proceed based on the contract with the advice of the EDCW attorney.

Mrs. Aguilar seconds the motion

Mrs. Valadez votes in favor.

Mrs. Aguilar votes in favor.

Mr. Olivarez votes in favor.

Mr. Charlton votes in favor.

Mr. Talbert votes in favor.

Mr. Serrano votes in favor.

Motion passes.

F. Status Report: BPMP Payment of the \$200,000 Incentive Remaining.

Ms. McDermott reported to the Board regarding the final payment for B.P.M.P.

No action required.

G. Status Report: Mid-Valley Airport Projects.

Ms. McDermott presented a status report regarding the Mid-Valley Airport project which included the Kapal Investments, AWOS, and EDA/Hangar Construction.

No action required.

H. Status Report: EDC of Weslaco Was Awarded the Grant From High Demand Job Training (HJT) Program.

Ms. McDermott made a report to the Board regarding the EDCW grant that was awarded for High Demand Job Training.

No action required.

I. Status Report: Application For Texas Enterprise Project for Kapal Cabinet House LLC.

Ms. McDermott gave a report to the Board regarding the Texas Enterprise Project for Kapal Cabinet House LLC.

No action required.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

VI. REPORTS

A. Monthly Financial Report – August 2019.

Mr. Salinas gave the financial report for August 2019 to the Board.

No action required.

B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

The Board reviewed the report and did not have any questions.

No action required.

C. Economic Development Director Report, Steven Valdez.

- Monthly Report

The Board reviewed the report and did not have any questions.

No action required.

D. Economic Development Manager Report, M. Cisneros.

- Monthly Report

Mr. Serrano asked about Project Katz, Ms. Cisneros received an email from them and it seems that they are prospecting for retailers, for a long time there has been no movement.

No action required.

E. Economic Development Manager Report, L. Delgado.

- Monthly Report

Ms. Delgado reported to the Board where she highlighted the posting on the EDCW website of Little Caesars, and Delia's Tamales postcard along with Alfresco for September.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

No action required.

F. Economic Development Accounting Services/H.R. Report/ Business Visitor & Event Center Report, Miros Valdez.

- Monthly Report

The Board reviewed the report, there were no comments.

No action required.

VII. EXECUTIVE SESSION

At 7:54 PM Mr. Olivarez announces that the EDCW Board is in Executive Session.

At 9:10 PM Mr. Olivarez announces that the EDCW Board is out of Executive Session and will reconvene in Open Session.

VIII. ACTION ON EXECUTIVE SESSION

A. Discussion and Possible Action Regarding a Request from the City of Weslaco on Property on East Pike and Vo-Tech Drive to protect the Mid-Valley Airport.

Mrs. Aguilar made a motion to authorize the Executive Director to gather additional information as discussed under Executive Session and bring item back next Board meeting.

Mr. Talbert seconds the motion.

Mrs. Aguilar votes in favor.

Mr. Talbert votes in favor.

Mr. Olivarez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Charlton votes against.

Motion passes.

B. Project Tenant 282-19-08-24 : Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Mr. Serrano made a motion to approve \$5,000 façade grant.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

Mrs. Valadez seconds the motion.

Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mr. Olivarez votes in favor.
Mrs. Aguilar votes in favor.
Mr. Talbert votes in favor.
Mr. Charlton votes in favor.

Motion passes.

- C. Project Corner 281-19-08-22: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

There was no action regarding this item.

- D. Project Harris 209-18-10-04: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Mrs. Aguilar made a motion to approve amendment payment of \$975.00 for the façade grant.
Mrs. Valadez seconds the motion.

Mrs. Aguilar votes in favor.
Mrs. Valadez votes in favor.
Mr. Olivarez votes in favor.
Mr. Charlton votes in favor.
Mr. Talbert votes in favor.
Mr. Serrano votes in favor.

Motion passes.

- E. Project Stainless Steel 264-19-04-18: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

There was no action regarding this item.

- F. Project Park 99-16-09-01: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 18, 2019

There was no action regarding this item.

- G. Discussion and Deliberation Regarding Evaluation of the Executive Director of the EDC of Weslaco, Goals, and Objectives. (as permitted under Tex. Gov't Code Section 551.074)

The item was tabled.

IX. ADJOURNMENT

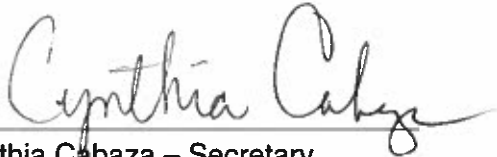
With no other business before the Board, at 9:13 PM the EDCW Board Meeting of September 18th, 2019 was adjourned.

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of October 16th, 2019.



Cynthia Cabaza – Secretary