

**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 16, 2019**

On this, sixteenth (16th) day of October, 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
Cynthia Cabaza - Secretary – Arrived at 6:09 PM
Rick Talbert
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

I. CALL TO ORDER

At 6:04 PM, Mr. Olivarez called the meeting of October 16, 2019 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of September 18th, 2019.

Mrs. Aguilar made a motion to approve the minutes from September 18, 2019.
Mr. Serrano seconds the motion.

Mrs. Aguilar votes in favor.
Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mrs. Cabaza votes in favor.
Mr. Talbert votes in favor.

Motion passes.

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B. Special Board Meeting of October 3rd, 2019.

Mr. Serrano made a motion to approve the minutes from October 3, 2019.
Mrs. Aguilar seconds the motion.

Mr. Serrano votes in favor.
Mrs. Aguilar votes in favor.
Mr. Olivarez votes in favor.
Mrs. Cabaza votes in favor.
Mr. Talbert votes in favor.

Motion passes.

III. PUBLIC COMMENTS

There were no public comments.

IV. NEW BUSINESS

A. Presentation by EDC Attorney Regarding EDC Reasonable Discretion in Allocating Sales Tax Revenues to Projects.

Mr. Ramirez addressed the Board regarding the definition as the Hidalgo County description, whether projects qualifies for grants/incentives, and requested to be placed on the Appendix of the EDCW Board binders.

V. OLD BUSINESS

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

Mr. Valdez made a status report regarding the progress of Project Light, progress has been steady and is on schedule.

No action required.

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

Mr. Valdez asked for approval on a new training for OSHA for Wood Crafters and South Texas College.

Mr. Serrano votes to approve training with Wood Crafters and South Texas College.
Mr. Talbert seconds the motion.

Mr. Serrano votes in favor.
Mr. Talbert votes in favor.

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Mr. Olivarez votes in favor.
Mrs. Aguilar votes in favor.
Mrs. Cabaza votes in favor.

Motion passes.

- C. Discussion & Status Action Regarding the Incentive Agreement for Texas Aviation Academy.
Mrs. Valadez gave a status report to the Board regarding the Incentive Agreement for Texas Aviation Academy. After discussion from the Board, Mr. Ramirez EDCW Attorney will review the agreement for appropriate response.

No action taken.

- D. Status Report: Application For Texas Enterprise Zone Project for Kapal Cabinet House LLC.
Ms. McDermott gave a report to the Board where she stated that there were some deficiencies that were corrected and waiting on response from the state.

No action taken.

VI. REPORTS

- A. Monthly Financial Report – August 2019.
Mr. Salinas made the financial report of August 2019 to the Board.
Ms. McDermott highlighted the Sales Tax Allocation Report, where Weslaco has a 5.84% for October 2019.

No action required.

- B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

Ms. McDermott gave her report to the Board where she highlighted, the following: Industrial Park, a Call Center Project, Meeting with Annabel Cardona & Ramiro Garza, Redevelopment Project, Visit to Amazon Fulfillment Center, Baker Katz, Clay Trozzo, and Business Retention with Rio Grande Precision, UT Reception, and Frontera Audubon October Fest.

No action required.

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C. Economic Development Director Report, Steven Valdez.

- Monthly Report

Mr. Valdez highlighted a few appointments from his report with Project Stainless Steel, STC Workforce Training, EDC Bus Tour, and Prospect for the Façade Grant, also a Business Retention visit with L & W Supply, the alleyway project, Lunch at Muelle 37, preparing for City Commission meeting.

No action required.

D. Economic Development Manager Report, M. Cisneros.

- Monthly Report

Ms. Cisneros made her report where she highlighted Little Caesars opening of new location, Project Christmas mailed out more than 600 postcards, Project Dock barking ground January 2020, Project Ship is still interested in Weslaco, Project Katz they are recruiting for their site, Project Dog coordinated meeting, Project Exotic coming to Weslaco, Invited Valley Baptist to the Bus Tour, Project Centro meeting for redevelopment. Also working on attendance of ICSC Red River States Conference & Deal Making Jan 8-10, 2020. Retail report of Bealls transition to Gordmans early next year.

No action required.

E. Economic Development Manager Report, L. Delgado.

- Monthly Report

Ms. Delgado reported on the Alfresco for October 17th with BuckNCrazy band and over 65 vendors confirmed, along with postings on Facebook, Digital Billboard advertisers JS Hospice, Alfresco Weslaco, Cisneros Fine Jewelry, Villa De Cortez Haunted House, Teddy's BBQ. Also working on information for South Texas-Tamaulipas Economic Development Collaboration.

No action required.

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

- Monthly Report

Mrs. Valdez presented her report to the Board where she highlighted the EDA closeout documents approved final payment of \$195,835.53 to be processed within one week, also once final payment & grant closure letter is received will need to prepare the last 425 report for the second half of FY 2019 showing zero balance.

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No action required.

As per EDCW Attorney, Project Alley will be discussed in Open Session.

A. Project Alley 190-18-17-07: 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 the amount of \$30,000 for the City of Weslaco to do the work and prioritize before the Weslaco 100 celebration.

Mrs. Aguilar seconds the motion.

Mr. Serrano votes in favor.

Mrs. Aguilar votes in favor.

Mr. Olivarez votes in favor.

Mrs. Cabaza votes in favor.

Mr. Talbert votes in favor.

Motion passes.

VIII. EXECUTIVE SESSION

At 7:09 PM Mr. Olivarez announces that the EDCW Board is now in Executive Session.

At 7:46 PM the Board exits from Executive Session.

At 7:46 PM Ms. Cisneros announces that the Board goes back into Executive Session to discuss items C & E of Executive Session as applicable on Section 551.071, consultation with Attorney and Section 551.074 Personnel Matters.

C. Consideration of Matter Regarding Motel 6 and Approval of any Action (as permitted under Tex. Gov't Code 551.071)

Item was Tabled.

E. 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)

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Mr. Olivarez assigned a subcommittee regarding the evaluation of the Executive Director of the EDCW involving of Mr. Olivarez, Mrs. Valadez, and Mr. Serrano.

At 8:28 PM Mr. Olivarez announces that the EDCW Board is out of Executive Session and will reconvene in Open Session as posted.

VII. ACTION ON EXECUTIVE SESSION

- A. Project Alley 190-18-17-07: 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)
Item discussed and voted in Open Session.

- B. Project Joe 283-19-08-13: Discussion 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)
Item was Tabled.

- C. Consideration of Matter Regarding Motel 6 and Approval of any Action (as permitted under Tex. Gov't Code 551.071)
Item was Tabled.

Mr. Talbert exits the Board room prior to any discussion to Project Park.

- D. 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)
There was no action regarding this item.

- E. 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)
Mr. Olivarez assigned a subcommittee regarding the evaluation of the Executive Director of the EDCW involving of Mr. Olivarez, Mrs. Valadez, and Mr. Serrano.

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IX. ADJOURNMENT

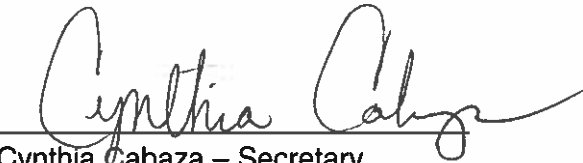
With no other business before the Board, at 8:30 PM the EDCW Board Meeting of October 16th, 2019 was adjourned.

Respectfully submitted;

A handwritten signature in black ink, appearing to read 'M. Cisneros', written over a horizontal line.

Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of November 20th, 2019.

A handwritten signature in black ink, appearing to read 'Cynthia Cabaza', written over a horizontal line.

Cynthia Cabaza - Secretary