

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
JANUARY 15, 2020

On this, fifteenth (15<sup>th</sup>) day of January, 2020 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:

Juan Jose "JJ" Serrano  
Benita Valadez  
Stephen Charlton  
Diana Fuentes-Aguilar  
Fred Perez  
Sonjia De La Fuente

Also present were:

Marie McDermott – EDCW Executive Director  
Steven Valdez – EDCW Director  
Maria Cisneros – EDCW Manager  
Miroslava Valdez – EDCW Manager  
Lillie Delgado – EDCW Manager  
Jesus "Chuy" Ramirez – EDCW Attorney  
Rudy Salinas - EDCW CPA  
Mike Perez – Weslaco City Manager

**I. CALL TO ORDER**

At 6:00 PM, Mr. Serrano called the meeting of January 15, 2020 to order.

Mr. Serrano asked that the EDCW Board proceed out of order of the agenda and move into Executive Session and made the following announcement:

It's 6:01PM and the EDCW Board will convene in Executive Session to discuss item Project Park 99-16-09-01 as applicable to Section 551.072 of the Government Code.

- 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)

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At 6:16PM the Board stepped out of Executive Session and reconvene into the regular order of the Agenda.

**II. APPROVAL OF MINUTES**

A. Regular Board Meeting of December 18<sup>th</sup>, 2019.

Mr. Charlton made a motion to approve the minutes of December 18<sup>th</sup>, 2019.  
Mrs. Valadez seconds the motion.

Mr. Charlton votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Serrano votes in favor.  
Mrs. Aguilar votes in favor.  
Mr. Perez votes in favor.  
Mrs. De La Fuente votes in favor.

Motion passes.

**III. PUBLIC COMMENTS**

Mr. Spamer addressed the Board to ask for support on his Project Global, and thank the Board for the support of the two warehouses that are already up and running. His business continues to grow and would like to bring his planes to Weslaco.

**IV. NEW BUSINESS**

A. Discussion and Possible Action Regarding Bids for the Sale of Hanger at Mid-Valley Airport (E-24).

No discussion regarding this item.

B. Discussion and Possible Action Regarding the Weslaco Museum Funding.

Item was tabled.

**V. OLD BUSINESS**

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

Mr. Valdez made a report to the Board regarding Project Light were he indicated the project has been completed, the total amount was \$133,000.

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No action required.

B. Discussion & Status Regarding Strategic Planning for EDC of Weslaco.

Ms. McDermott asked for a date to meet for a Strategic Planning Workshop, the Board agreed meeting on February 29<sup>th</sup>, 2020 from 8 am-12 noon.

No action required.

**VI. REPORTS**

A. Monthly Financial Report – December 2019.

Mr. Salinas presented the financial report from December 2019, the EDCW Board discussed the items.

No action required.

B. Executive Director Report, Marie McDermott.

- Monthly Report
- Summary Leads

Ms. McDermott gave her report to the Board where she highlighted the following items:

- Industrial Park: Research on a couple of properties
- Project Dock: Will be asking for an incentive
- Project Crazy: Approved by the City
- Reached out to Walmart regarding fuel station
- Attended ICSC in Fort Worth, Maria Cisneros planned event
- Trip to Toyota manufacturing plant with RSTEC in San Antonio
- Sale of the Hanger
- Meeting with Weslaco Museum

No action required.

C. Economic Development Director Report, Steven Valdez.

- Monthly Report

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Mr. Valdez presented his report to the Board where he highlighted a few of his appointments; the completion of the underpass lighting; sending UPS information on property; assisting RSTEC regarding the FAM tour; more activity posting on LinkedIn; & continue sending emails to prospects.

No action required.

D. Economic Development Manager Report, M. Cisneros.

- Monthly Report

Ms. Cisneros presented her report to the Board where she highlighted the following: Prepare for ICSC in Fort Worth included the marketing materials on page 9; Agenda and appointments for ICSC; Sent all the materials requested by Project Dog; Public Information Requests; Reports for Board Meetings; and Minutes.

No action required.

E. Economic Development Manager Report, L. Delgado.

- Monthly Report

Ms. Delgado reported to the Board: posting on the EDCW Facebook of the Estero Llano Grande December events; City of Weslaco Emergency Shelter, and Valley Baptist Micro Hospital Ribbon Cutting Event. The Alfresco event has more than 82 vendors registered; the band is Steven May & the Southern Knights & Steve Urbina will be Emceeding the event.

No action required.

F. Economic Development Accounting Services/H.R. Miros Valdez.

- Report/ Business Visitor & Event Center

- Monthly Report

Mrs. Valdez report highlighted the following: Continued working with UTRGV-CIC repairs and maintenance; letter to the hanger tenant Texas Aviation Academy regarding move-out date; Compass Bank; 2018-2019 Audit; Texas National Bank, and monthly accounting operations.

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**VII. EXECUTIVE SESSION**

At 7:41 P.M. Mr. Serrano announces that the EDCW Board will convene in Executive Session.

At 9:14 P.M. Mr. Serrano announces that the EDCW Board will move in to Open Session.

**VIII. ACTION ON EXECUTIVE SESSION**

- A. Project Global 315-20-01-01: 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)

Mrs. Valadez made a motion to authorize the Executive Director to negotiate in the terms discussed under Executive Session.

Mr. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Mr. Charlton votes in favor.

Mr. Serrano votes in favor.

Mrs. Aguilar votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes.

- B. Project Cabinet # II 317-19-12-05: 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 551.087)

Item was Tabled.

- C. Report by Legal Counsel on Motel 6 Matter and Any Necessary Action. (as permitted under Tex. Gov't Code section 551.071)

Mr. Charlton made a motion to retain Mr. Jesus "Chuy" Ramirez in a contingency contract as per Mr. Ramirez proposal, as soon as possible.

Mrs. Aguilar seconds the motion.

Mr. Charlton votes in favor.

Mrs. Aguilar votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

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Mr. Perez votes in favor.  
Mrs. De La Fuente votes in favor.

Motion passes.

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)

Mrs. Aguilar made a motion to authorize Mr. Perez to proceed as discussed under Executive Session on purchase of property.  
Mr. Charlton seconds the motion.

Mrs. Aguilar votes in favor.  
Mr. Charlton votes in favor.  
Mr. Serrano votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Perez votes in favor.  
Mrs. De La Fuente votes in favor.

Motion passes.

E. Discussion and Deliberation Regarding Acquisition of Real Property. (as permitted under Tex. Gov't Code Section 551.072)

No action.

F. Discussion and Deliberation Regarding EDCW Executive Director Review. (as permitted under Tex. Gov't Code Section 551.074)

Item was Tabled.

**IX. ADJOURNMENT**

With no other business before the Board, at 9:17 PM the EDCW Board Meeting of January 15<sup>th</sup>, 2020 was adjourned.

Respectfully submitted;

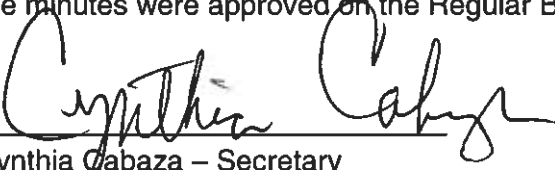


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Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of February 19<sup>th</sup>, 2020.



Cynthia Cabaza – Secretary