

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JUNE 17, 2020

On this, seventeenth (17) day of June 2020 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting via videoconference/telephone as granted by Governor Greg Abbott, temporary suspension of the Open Meeting Act as a precaution of spread of COVID-19.

The following members were in attendance:

Jose "JJ" Serrano – Arrived at 6:41 PM
Benita Valadez
Stephen Charlton
Fred Perez
Sonjia De La Fuente – Arrived at 6:10 PM
Patrick Gonzalez

Also present were:

Marie McDermott – Executive Director
Steven Valdez – Director
Maria Cisneros – Commercial Real Estate & Retail Marketing Manager
Lillie Delgado – Digital Communications Manager
Veronica Montemayor – Finance Manager
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Rudy Salinas – EDCW CPA
Sheila R. Shidler – Executive Director of the Weslaco Museum
Holley Johnston – Executive Director of the Valley Nature Center

I. CALL TO ORDER

At 6:04 P.M. Mrs. Valadez called the meeting from May 20th, 2020 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of May 20, 2020.

Mr. Charlton made a motion to approve the minutes from May 20, 2020 as presented.
Mrs. Valadez seconds the motion.

Mr. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Gonzalez votes in favor.

Motion carries.

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III. PUBLIC COMMENTS:

There were no public comments.

IV. OLD BUSINESS

A. Discussion & Possible Action Regarding Landscaping for EDCW and City of Weslaco.

Mr. Charlton made a motion to table this item.

Mr. Gonzalez seconds the motion.

Mr. Charlton votes in favor.

Mr. Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

B. Status Regarding the Weslaco Small Assistance Training.

Ms. McDermott gave a status report regarding the Weslaco Small Business Assistance Training, will take place on June 23rd Economic Development Corporation of Weslaco about EDCW Resources;

July 16th South Texas College Training on Computers and Website Also Promoting your Business Online & Marketing;

July 22nd Lower Rio Grande Workforce Solutions & UTRGV about Small Business Development, LiftFund;

July 29th Weslaco Area Chamber of Commerce Regarding their Resources They Offer to Their Members. This will take place at the Business Visitor & Event Center and via Zoom.

No action required.

C. Discussion & Possible Action Regarding an Update on Proposed Clarification to Rule 3.334 (Sales Tax by Online Purchases).

Ms. McDermott gave an update regarding the Rule 3.334 to the Board, where she mention that it has passed and online shopping orders will it will take effect in October 2020.

No action required.

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V. NEW BUSINESS

A. Discussion & Possible Action Regarding the City of Weslaco COVID-19 Funding for EDCW Projects.

Ms. McDermott presented a status report to the Board, where she mention that Mr. Mike Perez was not able to attend the meeting to present the item. A brief report, the City will be giving the EDCW the money that was spent for the Small Business Grants to help with COVID affected businesses and in return the City will ask for a consultant to look for grants.

No action.

B. Discussion & Possible Action Regarding Grant Request from the Weslaco Museum.

Ms. McDermott presented this item to the Board, recommending approval for the grant request from the Weslaco Museum.

Mr. Charlton made a motion to approve the grant request from the Weslaco Museum for \$21,577.82 as recommended.

Mr. Gonzalez seconds the motion.

Mr. Charlton votes in favor.

Mr. Gonzalez votes in favor.

Mr. Perez votes in favor.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

C. Discussion & Possible Action Regarding Grant Request from Valley Nature Center.

Ms. McDermott presented the item to the Board regarding the grant request from the Valley Nature Center and request approval.

Mrs. Valadez made a motion to approve the grant for \$15,000 for the Valley Nature Center as recommended.

Mr. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Mr. Charlton votes in favor.

Mr. Perez votes in favor.

Mr. Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

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Motion carries.

VI. REPORTS

A. Monthly Financial Report – June 2020.

Mrs. Montemayor presented the financial report for June 2020 to the Board.
No action required.

B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

Ms. McDermott presented her report to the Board, where she highlighted the following: Weslaco's Industrial Park; Weslaco's Small Business Recovery Assistance Loan/Grant; Mediation meeting with Sunil Wadhawani; Landscape; talk to Josh Bratton; Project Ahmed; Project Cabinet House III; Weslaco Museum Grant; Valley Nature Center; Domain Development; Bar-B Cuties; VIDA; and Summary Leads.

No action required.

C. Economic Development Director Report, Steven Valdez.

- Monthly Report

Mr. Valdez presented his report to the Board where he highlighted the following: Meeting with Kapal; Rotary; Horacio Salinas; Matt Ruzcazak. Webinars with GIS Tech; Bus. Strategies for Evolving Future; Governor's Office. Also press release on grant recipients; Script for video to promote industrial businesses; Site selection plan re-evaluation; followed up with Woodcrafters; followed up with two prospects & took pictures of grant recipients.

No action required.

D. Commercial Real Estate & Retail Marketing Manager Report, Maria Cisneros.

- Monthly Report

Ms. Cisneros presented her report to the Board where she highlighted the following: Project Ship; Project Ahmed; Project Pam; Project Cream; Project Venti. Along with Agendas, Minutes; Reports; and Summary Leads.

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No action required.

E. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Ms. Delgado gave her report where she highlighted the continue posting on social media information regarding COVID-19; Posting on EDCW website the Weslaco Business Grant/Loan Application and Press Release; Agenda; Minutes. Took two webinars; Marketing the Texas Border Business Advertisement.

No action required.

F. Finance Manager, Veronica Montemayor.

- Monthly Report

- BVEC Report

Mrs. Montemayor gave her report where she highlighted the following:
Invoiced rent for UTRGV-CIC; Received SDI check; Working on 2020-2021 Budget; Attended a 3 Day IEDC Finance Program Online; Worked on Weekly and Monthly Reports; There was no Activity at the BVEC due to COVID-19.

No action required.

VII. EXECUTIVE SESSION

At 7:03 PM Ms. Cisneros announced that the EDCW Board will convene in Executive Session as Posted.

At 8:01 PM Mr. Serrano announced that the EDCW Board will resume in Open Session in Accordance with the Posted Notice.

VIII. ACTION ON EXECUTIVE SESSION

A. Deliberation and possible action regarding commercial or financial information received by the EDC of Weslaco from a business prospect with which the EDC of Weslaco is conducting economic development negotiations or with which the EDC of Weslaco seeks

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to have locate, stay, or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087).

No action.

- B. Deliberation and possible action regarding the offer of a financial or other incentive to a business prospect with which the EDC of Weslaco is conducting economic development negotiations and with which the EDC of Weslaco seeks to have locate stay, or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087), including, but not limited to:

1. Project Cabinet House III 330-20-05-06

Mr. Charlton made a motion to approve the incentive as recommended from the Executive Director.

Mr. Gonzalez seconds the motion.

Mr. Charlton votes in favor.

Mr. Gonzalez 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.

- C. Deliberation and possible action regarding the purchase, exchange, lease, or value of real property (as permitted under Tex. Gov't Code Section 551.072), including, but not limited to:

1. Project Park 99-16-09-01

No Action.

- D. Consultation with Attorney regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to the EDC of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071).

Mr. Charlton made a motion to authorize the Board Members to accept a settlement agreement that Mr. Ramirez recommends.

Mr. Perez seconds the motion.

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

Motion passes.

IX. ADJOURNMENT

With no other business before the Board, at 8:03 PM the EDCW Board Meeting of June 17, 2020 was adjourned.

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of July 15, 2020.



Cynthia Cabaza - Secretary