

**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
MAY 20, 2020**

On this, twenty (20) day of May 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
Benita Valadez
Stephen Charlton
Fred Perez
Sonjia De La Fuente

Also present were:

Marie McDermott – Executive Director
Steven Valdez – Director
Maria Cisneros – Commercial Real Estate & Retail Marketing Manager
Lillie Delgado – Quality of Life Manager
Veronica Montemayor – Finance Manager
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Rudy Salinas – EDCW CPA
Barbara Garza – President of the Weslaco Chamber of Commerce
Bobby Calvillo – Board President of the Weslaco Chamber of Commerce

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. Regular Board Meeting of April 22, 2020.

Mrs. Valadez made a motion to approve the minutes from April 22, 2020.

Mr. Serrano seconds the motion.

Benita Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Stephen Charlton votes in favor.

Mrs. De La Fuente votes in favor.

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Motion passes.

B. Special Board Meeting of May 6, 2020.

Mr. Charlton made a motion to approve the minutes from the Special Meeting of May 6, 2020.
Mrs. Valadez seconds the motion.

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

Motion passes.

III. PUBLIC COMMENTS:

There were no public comments.

IV. OLD BUSINESS

A. Discussion & Possible Action Regarding Matching Funds Between the EDC of Weslaco & South Texas College.

Mr. Valdez presented the matching funds for Bar S Foods leadership, and recommends approval.

Mr. Serrano made a motion to approve the training as recommended.

Motion dies from lack of second.

B. Discussion & Possible Action Regarding EDCW Amended Budget for 2019-2020.

Ms. McDermott presented the amended budget to the Board for 2019-2020.

Mr. Charlton made a motion to approve the amended budget for 2019-2020 as presented.

Mrs. De La Fuente seconds the motion.

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

Motion passes.

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C. Discussion & Possible Action Regarding an Amendment to Dr. Rolando Rios Incentive Agreement.

Mr. Valdez presented to the Board the request to Dr. Rolando Rios incentive agreement, and recommends approval for last and final extension.

Mr. Charlton made a motion to approve the recommendation.

Mrs. De La Fuente seconds the motion.

Mr. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Motion passes.

D. Status Regarding the Weslaco Small Recovery Assistance Loan/Grant Program.

Ms. McDermott gave a status about the Weslaco Small Recovery Assistance Loan/Grant program; the EDCW received 51 applications, after review from staff the applications will be randomly approved.

No action required.

V. NEW BUSINESS

A. Discussion & Possible Action Regarding Weslaco Chamber of Commerce Request to Lower Rent Due to COVID-19.

Mrs. Barbara Jean Garza addressed the EDCW Board asking for support in lease/rent payment deferent.

Mrs. Valadez made a motion to approve a deferment of rent payments for June, July & August 2020.

Mr. Serrano seconds the motion.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Charlton votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes.

B. Discussion & Possible Action Regarding Training Provided by STC for Local Small Businesses Due to COVID-19.

Ms. McDermott presented the item, where she mention that she is working with STC to provide support to the local businesses where students who need to complete their capstone

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can help local business owners with their web design; how to sell online; quick books; and some of the needs for small businesses.

The EDCW Board likes the project and asks for this project to start in less than 30 days.

No action taken.

VI. REPORTS

A. Monthly Financial Report – May 2020.

Ms. McDermott presented the monthly financial report to the Board for May 2020.

No action required.

B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

Ms. McDermott presented her monthly report to the Board, where she highlighted the following: EDC Board Small Business Committee; Weslaco's Industrial Park; Amendment for Project Dock; Meeting with Mayor Suarez, Mike Perez and Sen. Eddie Lucio; Meeting with Daniel Montez; Project Ahmed; Auditing incentive for Domain Development; following up with Mr. Spamer; Kapal regarding land expansion.

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: Taking webinars; Visit with Ryan Vaughan: meeting with Alberto Garza; Ideas for Small Business Assistance; Hand deliver applications; Press release for Recovery Grant/Loan; Learning Zoom technologies for Board Meetings.

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:

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Project Ship is moving forward; Project Ahmed is under Executive Session; Roy Ramon is looking for property for prospect; Status on South Point Plaza, some stores will open in two weeks; TJ Max is open for business; Cinemark waiting on headquarters; Daniel Galvan has two prospects for the previous Slim Chicken's building; Agua Dental is opening on 1503 N. Texas Blvd.; and submitted properties to a baby products company.

No action required.

E. Quality of Life Manager Report, Lillie Delgado.

- Monthly Report

Ms. Delgado presented her report to the Board, where she highlighted the following: Continuing promoting on social media on the EDCW Facebook account; the EDCW website; taking webinars; Billboards currently running: SJ Hospice, Val Rod construction, "EDCW is Here to Help", Support Local Businesses with local businesses logo.

No action required.

F. Finance Manager, Veronica Montemayor.

- Monthly Report

- BVEC Report

Mrs. Montemayor presented her report to the Board, where she highlighted the following: Set dates for early voting; weekly and monthly reports; received the ½ cent check; prepare quarterly reports; prepare & submit direct deposit payroll; database backups.

No action required.

VII. EXECUTIVE SESSION

At 7:14 P.M. Mr. Serrano announced that the EDCW Board will convene in closed session as permitted.

At 8:31 P.M. Mr. Serrano announced that the EDCW Board will exit Executive Session and will convene back in Open Session.

VIII. ACTION ON EXECUTIVE SESSION

- A. Project Ahmed 329-19-10-28: 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 551.087)

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Mrs. Valadez made a motion to approve an incentive agreement for \$150,000 for 3 years, with \$50,000 per year with the terms discussed under executive session.

Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Charlton votes in favor.

Motion passes.

B. Project Dock 245-18-10-06: 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 551.087)

Mrs. Valadez made a motion to accept the amendment as presented for Project Dock.

Mrs. De La Fuente second the motion.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mr. Charlton votes in favor.

Mr. Perez votes in favor.

Motion passes.

C. 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)

Mr. Serrano made a motion to accept the terms from Bradford contract revision with the 240 day inspection period, and move forward with all estimates, and give authorization to the Executive Director to pursue the 10 acres next to Bradford's in the amount discusses under Executive Session.

Mr. Charlton seconds the motion.

Mr. Serrano votes in favor.

Mr. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes.

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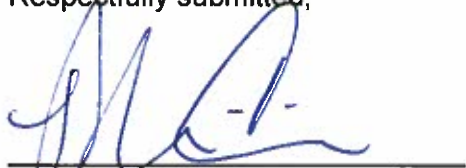
- D. Discuss the Purchase, sale or Lease of Real Property and Take Any Action Necessary or Advisable prospect (as permitted under Tex. Gov't Code section 551.072)

No action.

IX. ADJOURNMENT

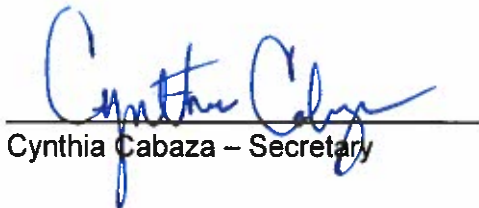
With no other business before the Board, at 8:31 PM the EDCW Board Meeting of May 20, 2020 was adjourned.

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of June 17, 2020.



Cynthia Cabaza - Secretary