

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
SEPTEMBER 16, 2020

On this, sixteenth (16th) day of September, 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 present:

Juan Jose "JJ" Serrano
Benita Valadez
Cynthia Cabaza
Fred Perez
Patrick Gonzalez
Sonjia De La Fuente
Patrick Gonzalez

Also present were:

Marie McDermott – EDCW Executive Director
Steve Valdez – EDCW Director
Maria Cisneros – Commercial Real Estate & Retail Marketing Manager
Lillie Delgado – Digital Communications Manager
Veronica Montemayor – Finance Manager
Rudy Salinas – EDCW CPA
Alex Benavides – EDCW Attorney
Eugene Vaughn – EDCW Attorney
Chris Waren – Frontera Audubon Director
Pricilla Alvarez – VIDA Director
Randy C. Winston - Sigler, Winston & Greenwood Engineers President
Hans Humphrey – CIL Project Manager
Joaquin Spamer – CIL Logistics Owner

I. CALL TO ORDER

At 6:00 PM, Mr. Serrano called the Regular Meeting of September 16, 2020 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of August 19, 2020.

Mrs. Valadez made a motion to approve the minutes from the Regular Board Meeting of August 19, 2020.

Mr. Gonzalez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

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

Motion passes.

B. Special Board Meeting of August 25, 2020.

Mr. Gonzalez made a motion to approve the minutes from the Special Board Meeting of August 25, 2020.

Mr. Serrano seconds the motion.

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

Motion passes.

III. PUBLIC COMMENTS:

There were no public comments.

IV. NEW BUSINESS

A. Discussion & Possible Action Regarding Weslaco 100/Façade Grant for Project Antique.

EDC staff recommends accepting the lowest bid provided by NB Roofing for \$4,500 and providing grant reimbursement of \$2,250, at the completion of the project provided of before and after the work is complete.

Mrs. Valadez made a motion to approve the Weslaco 100 Grant for Project Antique as recommended.

Mrs. Cabaza seconds the motion.

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

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Motion passes.

B. Discussion & Possible Action Regarding Grant Request for Frontera Audubon.

Mrs. Chris Warren Director of Frontera Audubon addressed the Board and thank the Economic Development Corporation of Weslaco for their support in the past and asked for continue support.

Ms. McDermott recommends funding the Frontera Audubon \$15,500 to finish the Skaggs House.

Mr. Gonzalez made a motion to approve the grant request as recommended by the Executive Director.

Mrs. De La Fuente seconds the motion.

Mr. Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

Motion passes.

V. OLD BUSINESS

A. Discussion & Possible Action Regarding Grant Renewal for VIDA for 2020-2021.

Mrs. Pricilla Alvarez addressed the EDCW Board and thank for previous years of support, and asked for continued support.

Ms. McDermott recommends funding VIDA for the next fiscal year of 2020/2021 at \$70,000.

Mrs. Valadez made a motion to approve the grant renewal as recommended by the Executive Director.

Mrs. De La Fuente seconds the motion.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

Mr. Gonzalez votes in favor.

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Prior to discussion of the Discovery Learning Center, Mr. Gonzalez discloses that this is his mother's business and he will abstain from discussion and voting on this item.

B. Discussion & Possible Action Regarding Approval for the Discovery Learning Center Loan/Grant of Second Round for Weslaco Small Businesses.

Ms. McDermott recommends funding the Discovery Learning Center for the amount they requested. This will be 28 small business that the Board was able to assist in the second round funding.

Mrs. Valadez made a motion to approve the loan/grant request from the Discovery Learning Center as recommended by Executive Director.

Mrs. De La Fuente seconds the motion.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

Motion passes.

C. Discussion & Possible Action Regarding Approval of STC and EDCW Training.

Mr. Valdez presented four groups for STC training grant to the Board, and recommends approval.

Mr. Serrano made a motion to approve the four trainings as recommended.

Mrs. Cabaza seconds the motion.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Gonzalez votes in favor.

Motion passes.

VI. REPORTS

A. Monthly Financial Report – August 2020.

Mrs. Montemayor presented the August 2020 budget to the Board.

No action required.

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B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

Ms. McDermott presented her report to the Board where she highlighted the following: Weslaco Industrial Park; EDA Cares Act Funding; Weslaco's Small Business Recovery Assistance Loan/Grant; City of Weslaco Code Enforcement Director; Summary Leads; Tierra Santa Project; Palm Plaza; Baker Katz.

No action required.

C. Economic Development Director Report, Steven Valdez.

- Monthly Report

Mr. Valdez presented the report to the Board where he highlighted the following: He had two appointments this month; Power point for Industrial Park presentation; Researched on other Industrial Parks; Project 200; Project Barbie; STC Workforce Training; Project Antique; Project Phoenix Rising; Project Flour; Kapal; EDCW Grant Application.

No action required.

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

- Monthly Report

Ms. Cisneros highlighted the following items: Project Ship; Project Katz; Businesses coming to South Point Plaza are Antojitos Mexicanos, Villa Del Mar, Flexi Compras, and Exotic Berry. Project Ring; Project Supper. Also worked on the Board Agendas; Minutes; Minute Book and Weekly meeting report.

No action required.

E. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Ms. Delgado worked on the following items: Posted the loan/grants; Shared construction sites in Weslaco; promoting the Census; Billboards; Marketing Texas Border Business; Administrative Duties.

No action required.

F. Finance Manager, Veronica Montemayor.

- Monthly Report
- BVEC Report

Ms. Montemayor highlighted the following items: Invoices for UTRGV; City of Weslaco received and deposited Sales Tax and Care Act money; EDCW Budget for 2020-2021; Weekly/Monthly reports.

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No action required.

VII. EXECUTIVE SESSION

At 6:56 P.M. Mr. Serrano announces that the Board will move into Executive Session as posted.

At 9:20 P.M. Mr. Serrano announces that the Board will move out of Executive Session and in Open Session.

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 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 Flour 336-20-06-04

Mrs. Valadez made a motion to amend the contract based on actual expense as discussed under Executive Session.

Mr. Serrano seconds the motion.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Gonzalez votes in favor.

Mrs. Cabaza abstains from voting.

Motion passes.

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2. Project Tansloading 348-19-04-17

EDC staff recommends offering 10% of the estimated cost of the road construction, \$88,962.

Mrs. Valadez made a motion to approve recommendation of the Executive Director.

Mr. Gonzalez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes.

3. Project 200 320-20-02-10

EDC recommends offering an incentive grand total of \$91,200.

Mrs. Valadez made a motion to approve the incentive as recommended by the Executive Director and make it in 3 equal payments as discussed under Executive Session.

Mrs. De La Fuente seconds the motion.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

Mr. Gonzalez votes in favor.

Motion passes.

4. Project Ship 126-16-09-07

Ms. McDermott recommends approval of 15% of capital investment, with \$18,255.67 after he receives the Certificate of Occupancy, second payment one year later for \$18,255.67, and final payment two years later of \$18,255.68.

Mrs. Cabaza made a motion to approve the recommendation from the Executive Director.

Mrs. Valadez seconds the motion.

Mrs. Cabaza votes in favor.

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

Mrs. Valadez made a motion to authorize the Executive Director as discussed under Executive Session.

Mrs. De La Fuente seconds the motion.

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

Motion passes.

2. Project Barbie 344-20-07-15

No action.

D. Deliberation and Possible Action Regarding Executive Director's Performance Review. (as permitted under Tex. Gov't Code Section 551.074)

This item was tabled.

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IX. ADJOURNMENT

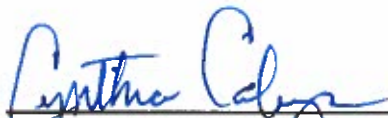
With no other business before the Board, at 9:24 PM the EDCW Board Regular Meeting of September 16, 2020 was adjourned.

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of October 21st, 2020.



Cynthia Cabaza - Secretary

