



THE ECONOMIC DEVELOPMENT CORPORATION  
OF WESLACO

**NOTICE OF A REGULAR MEETING  
OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
NOTICE WILL BE HELD VIA ZOOM.US/JOIN TELEPHONE  
CONFERENCE:**

**COMMENCING AT 6 P.M. ON WEDNESDAY, JANUARY 20, 2021**

**THAT:** The Economic Development Corporation of Weslaco, Texas will hold its Regular Meeting for the purpose of discussing the following items.

**NOTE:** If, during the course of the meeting, should the discussion of any item on the agenda be required/determined to be held in close session, The Economic Development Corporation of Weslaco will convene closed session in accordance with §551.001-551.145 of the Texas Government Code.

**This meeting will be closed to in person attendance by public. Governor Greg Abbott has granted a temporary suspension of the Open Meeting Act to allow telephone or videoconference public meetings. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.**

**This meeting will be available via Zoom; Members of the public who wish to speak during public comments must submit "Public Comments Request Form" to [weslacoedc@gmail.com](mailto:weslacoedc@gmail.com) no later than 12 noon on January 20, 2021.**

Zoom Webinar:

<https://us02web.zoom.us/j/85195914234?pwd=NnRCcWtVeE5EOHZVZ3JFYkIibWVpUT09>

Passcode: 105537

Webinar ID: 851 9591 4234

Or iPhone one-tap :

US: +13462487799,,85195914234#,,,,\*105537# or

+12532158782,,85195914234#,,,,\*105537#

6799 or +1 929 436 2866

**I. Call to Order**

A. Roll Call

**II. Approval of Minutes**

A. Special Meeting of December 10, 2020. (Attachment 1)

B. Regular Meeting of December 16, 2020. (Attachment 2)

C. Special Meeting of December 22, 2020. (Attachment 3)

D. Special Meeting of January 4, 2021. (Attachment 4)

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### **III. Public Comments**

This portion of the meeting is not intended to be an extended discussion or a debate and is limited to 3 minutes for each presenter. Due to the Texas Open Meetings Act, the Board does not reply; they listen.

### **IV. New Business**

- A. Discussion & Possible Action Regarding Cleaning Carpet and Painting Services for the EDCW Office. (Attachment 5)

### **V. Old Business**

- A. Discussion & Update Regarding High Demand Job Grant Report. (Attachment 6)
- B. Discussion & Possible Action Regarding Approval of STC and EDCW Training. (Attachment 7)
- C. Discussion & Possible Action Regarding Maintenance of Downtown Weslaco. (Attachment 8)
- D. Discussion & Possible Action Regarding Contract with Bee's Janitorial Services. (Attachment 9)
- E. Discussion & Possible Action Regarding an Agreement with Ares Services Incorporated to Assist in Grant Preparation and Legislative Assistance in the Area of Economic Development and Economic Development Infrastructure and Other Matters determined by the EDCW Board of Directors. (Attachment 10)
- F. Discussion & Possible Action Regarding Amendment for the 2019-2020 EDCW Budget. (Attachment 11)
- G. Discussion & Possible Action Regarding Review and Approval of the 2019-2020 Audit. (Attachment 12)

### **VI. Reports**

- A. Monthly Financial Report – December 2020. (Attachment 13)
- B. Interim Executive Director Report, Steven M. Valdez. (Attachment 14)
  - Summary Leads



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- Monthly Report
  
- C. Commercial Real Estate & Retail Marketing Manager Report, Maria Cisneros. (Attachment 15)
  - Monthly Report
  
- D. Digital Communications Manager Report, Lillie Delgado. (Attachment 16)
  - Monthly Report
  
- E. Finance Manager, Veronica Montemayor. (Attachment 17)
  - Monthly Report
  - BVEC Report

## **VII. Closed 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) including but not limited to:
  - 1. Project Centro 311-19-09-16 (Attachment 18)
  
- 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 Falcon 387-21-01-08 (Attachment 19)
  - 2. Amendment for Project Windshield 310-19-11-15 (Attachment 20)
  - 3. Project 18 & Texas 13-17-07(Attachment 21)
  - 4. Project Z & L 346-20-04-19 (Attachment 22)
  
- 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(Attachment 23)



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D. Deliberation and Possible Action Regarding the Appointment, employment, evaluation, reassignment, duties, or resignation of a public officer or employee. (as permitted under Tex. Gov't Code Section 551.074 and 551.071) , including, but not limited to:

1. Executive Director Search (Attachment 24)

E. Consultation with Attorney and possible action 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) , including, but not limited to:

1. Status of Pending Litigation. (Attachment 25)

#### **VIII. Action On Closed Session**

#### **IX. Adjournment**

Dated this fifteenth (15<sup>th</sup>) day of January 2021.

A handwritten signature in blue ink, appearing to read 'Steven M. Valdez'.

Steven M. Valdez, Interim Executive Director  
Economic Development Corporation of Weslaco

**POSTED** on this, fifteenth (15<sup>th</sup>) day of January 2021 on bulletin board at 275 South Kansas, Weslaco, Texas, and The Economic Development Corporation of Weslaco website ([www.weslacoedc.com](http://www.weslacoedc.com)) no later than 5:00 PM