

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

On this, twenty first (21<sup>st</sup>) day of April, 2021 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center, located at 275 South Kansas Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Benita Valadez  
Sandra Charlton  
Juan Jose "JJ" Serrano  
Sonjia De La Fuente  
Patrick Gonzalez  
Jerry Gonzalez – Arrived at 6:06 PM

Also present were:

Steve Valdez – EDCW Interim Executive Director  
Maria Cisneros – Commercial Real Estate & Retail Recruitment Manager  
Lillie Delgado – Digital Communications Manager  
Veronica Montemayor – Finance Manager  
Alex Benavides – EDCW Attorney  
Mike Perez – Weslaco City Manager  
Hollie Johnston – Director of Valley Nature Center

**I. Call To Order**

At 6:03 P.M. Mrs. Valadez called the Regular Board Meeting of April 21, 2021 to order.

**II. Approval of Minutes**

**A. Regular Meeting of March 17, 2021.**

Mr. Serrano made a motion to approve the minutes from March 17, 2021 as presented.  
Mrs. De La Fuente seconds the motion.

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

Motion carries.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

**B. Special Meeting of April 7, 2021.**

Mr. Serrano made a motion to approve the minutes from the special meeting of April 7, 2021 as presented.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

**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 members do not reply; they listen.

There were no public comments

**IV. Old Business**

Mrs. Valadez moved the agenda out of order to address item IV. B first.

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

Mr. Valdez presented Mrs. Holly Johnson to the Board, with her request of \$15,000 grant for meals and materials for summer student program.

Mrs. Johnson gave a brief report of last year's funds from the EDCW towards this program and mentioned that because of COVID, this year's grant will be most needed to help the students.

Staff recommends approval & recommends to request matching funds to our contribution for next year.

Mr. Serrano made a motion to approve the grant for \$15,000 for this year, with staff creating criteria for future requests with inclusion of matching funds for any other business asking for grants.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

Mrs. De La Fuente votes in favor.  
Mr. Patrick Gonzalez votes in favor.  
Mr. Jerry Gonzalez votes in favor.

Motion carries.

Mrs. Valadez moved the agenda out of order and moved in to Closed Session as permitted under Texas Open Meetings Act.

Mrs. Valadez announced at 6:19 P.M. that the Board will move in to Closed Session.

Mrs. Valadez announced at 7:58 P.M. that the Board will move in to Open Session and follow the agenda's order.

A. Discussion & Possible Action Regarding EDCW 2020-2021 Marketing Report.

Ms. Delgado presented her marketing report for 2020-2021, where she highlighted the publications, sponsorships, ICSC Recon, and digital billboard.  
The Board suggested to ask how they hear about the EDCW on the incentive application.

No action taken.

C. Discussion and possible action regarding Project Park and the related bank financing for the project.

Mr. Serrano made a motion to proceed with discussion with Texas Regional Bank for further details on the loan and fees, and go to City of Weslaco for approval.

And Authorize EDCW Board President Benita R. Valadez to sign the closing documents for the Lars Hansen property.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.  
Ms. Charlton votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Patrick Gonzalez votes in favor.  
Mrs. De La Fuente votes in favor.  
Mr. Jerry Gonzalez votes in favor.

Motion carries.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

**V. New Business**

- A. Discussion and Possible Action Regarding Engineering Firm Negotiations in Conjunction With the Development of Real Estate by the EDCW & Possible Approval of Engineering Contract.

Item was Tabled.

- B. Discussion & Possible Action Regarding Current EDCW Per Diem Travel Policy.

Item was Tabled.

- C. Discussion & Recommendation to Appoint a Committee to Evaluate CPA Services provided by Givilancz & Martinez.

Mrs. Valadez appointed Ms. Charlton, Mr. Patrick Gonzalez, herself Benita Valadez and Veronica Montemayor as the committee to evaluate CPA services provided by Givilancz & Martinez.

**VI. Reports**

- A. Monthly Financial Report – March 2021.

Mrs. Montemayor presented the financial report for March 2021.

No action required.

- B. Interim Executive Director Report, Steven M. Valdez.

- Summary Leads
- Monthly Report

Reports were not presented but were in the agenda for Board Member review.

No action required.

- C. Commercial Real Estate & Retail Recruitment Manager Report, Maria Cisneros.

- Monthly Report

Reports were not presented but were in the agenda for Board Member review.

No action required.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

D. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Reports were not presented but were in the agenda for Board Member review.

No action required.

E. Finance Manager, Veronica Montemayor.

- Monthly Report

- BVEC Report

Reports were not presented but were in the agenda for Board Member review.

No action required.

**VII. Action On Closed Session**

Mrs. Valadez announced at 6:19 P.M. that the Board will move in to Closed Session.

Mrs. Valadez announced at 7:58 P.M. that the Board will move in to Open Session

**VIII. 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:

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:

Prior to any discussion regarding Project Water & Fire, EDCW Attorney disclosed that they represent the entity.

1. Project Water & Fire 265-19-02-27

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

Mr. Patrick Gonzalez made a motion to approve the extension of the agreement as discussed under Closed Session.

Mrs. De La Fuente seconds the motion.

Mr. Patrick Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton abstains from voting.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries with five votes.

2. Project Canvas 405-21-03-31

Mr. Serrano made a motion to approve the Façade Grant for \$5,000.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

3. Project Falcon 387-21-01-08

Mr. Jerry Gonzalez made a motion to approve the recommendation to adjust the incentive amount as discussed in Closed Session.

Ms. Charlton seconds the motion.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

4. Project Classic 399-21-04-07

Ms. Charlton made a motion to approve the Façade grant as discussed under Closed Session.

Mr. Jerry Gonzalez seconds the motion.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

Ms. Charlton votes in favor.  
Mr. Jerry Gonzalez votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Serrano votes in favor.  
Mrs. De La Fuente votes in favor.  
Mr. Patrick Gonzalez votes in favor.

Motion carries.

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.

2. University Apartments

Mr. Serrano made a motion to wave \$225,000 fee and ask EDCW attorney to ratify contract as stated under Closed Session.  
Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.  
Ms. Charlton votes in favor.  
Mrs. Valadez votes in favor.  
Mrs. De La Fuente votes in favor.  
Mr. Patrick Gonzalez votes in favor.  
Mr. Jerry Gonzalez votes in favor.

Motion carries.

3. EDCW Move to the Fire Station

Mr. Serrano made a motion to give the Interim Executive Director authority to negotiate as discussed under Closed Session.  
Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.  
Mrs. De La Fuente votes in favor.  
Mrs. Valadez votes in favor.  
Ms. Charlton votes in favor.  
Mr. Patrick Gonzalez votes in favor.  
Mr. Jerry Gonzalez votes in favor.

Motion carries.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
APRIL 21, 2021

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

No action.

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)

No action.

**IX. Adjournment**

With no other business before the Board, at 9:32 PM the EDCW Board Regular Meeting of April 21, 2021 was adjourned.

Respectfully submitted;



\_\_\_\_\_  
Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of May 19, 2021.



\_\_\_\_\_  
JJ Serrano - Secretary