

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
JUNE 16, 2021

On this, sixteenth (16<sup>th</sup>) day of June, 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  
Fred Perez  
Sandra Charlton  
Juan Jose "JJ" Serrano  
Jerry Gonzalez

Also present were:

Steve Valdez – EDCW Executive Director  
Maria Cisneros – Commercial Real Estate & Retail Recruitment Manager  
Lillie Delgado – Digital Communications Manager  
Veronica Montemayor – Finance Manager  
Eugene Vaughn – EDCW Attorney  
Alex Benavides – EDCW Attorney  
Cesar A. Suarez – Senior Vice President of Texas Regional Bank  
Robert Donaldson – Texas Regional Bank

**I. Call to Order**

At 6:00 P.M. Mrs. Valadez called the meeting of June 16, 2021 to order.

**II. Approval of Minutes**

A. Regular Meeting of May 19, 2021.

Mr. Serrano asked to include "in a personal capacity" on item V. New Business A. Mr. Valdez presented the item to the Board for the invitation to participate in a personal capacity in supporting the inventory free port tax exemption.

Also a correction to replace the word "effected" to "effective" on item VIII. Action on Closed Session C. Mr. Serrano made a motion to offer Mr. Steven Valdez the Executive Director position effective immediately with the amount discussed under closed session.

Mr. Serrano made a motion to approve the minutes with the changes mentioned.  
Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.  
Ms. Charlton votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Perez votes in favor.

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Mr. Jerry Gonzalez votes in favor.

Motion passes.

*Mrs. Valadez moved the order of the agenda to discuss IV. Old Business item E. Discussion & Possible Action Regarding Financing for the industrial park purchase & redevelopment.*

*After the discussion of IV. Old Business item E., the Board moved to the regular order of the agenda.*

### 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

#### A. Discussion and Possible Action regarding job training between EDCW and STC.

Mr. Valdez presented the item to the Board and recommends approval.

Ms. Charlton made a motion to approve the training between EDCW and STC for Kapal as recommended.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Motion carries.

#### B. Discussion and Possible Action regarding SAMES Engineering contract negotiations.

Mr. Valdez presented the item to the Board and recommends approval.

EDCW attorney has reviewed contract.

Mr. Serrano made a motion to approve the contract that the EDCW attorney has agreed to & give EDCW Board President the authority to sign contract.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

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Mrs. Valadez votes in favor.  
Ms. Charlton votes in favor.  
Mr. Jerry Gonzalez votes in favor.

Motion carries.

C. Discussion & Possible Action regarding grant writer's submissions.

Mr. Valdez presented the item to the Board and recommends to Table the item for next month's Board Meeting.

Item was Tabled.

D. Discussion & Possible Action regarding an amendment to Bar-B-Cutie's agreement.

Mr. Valdez presented the item and recommends approval to amend the agreement.  
Ms. Charlton made a motion to approve the recommendation to alter the agreement as recommended.  
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.  
Mr. Jerry Gonzalez votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Perez votes in favor.  
Mr. Serrano votes in favor.

Motion carries.

E. Discussion & Possible Action Regarding Financing for the industrial park purchase & redevelopment.

Mr. Valdez presented Mr. Robert Donaldson and Mr. Cesar A. Suarez from Texas Regional Bank. Mr. Donaldson and Mr. Suarez introduced themselves. They gave a brief explanation of the loan and answered some questions from the Board.

Mr. Serrano made a motion to approve the financing terms for the loan documents proposed and authorize Mrs. Benita R. Valadez to sign on behalf of the Economic Development Corporation of Weslaco.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.  
Mr. Perez votes in favor.  
Mrs. Valadez votes in favor.  
Ms. Charlton votes in favor.  
Mr. Jerry Gonzalez votes in favor.

Motion carries.

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**V. New Business**

- A. Discussion & Possible Action regarding Weslaco Area Chamber of Commerce assuming responsibility of the Alfresco event.

Mr. Valdez presented the item to the Board, after a brief discussion the Board asked to table this item for next month's meeting.

Item was Tabled.

- B. Discussion & Possible Action regarding an amendment to the policy of the Weslaco 100 & Façade Grant.

Mr. Serrano made a motion to amend the policy based on the recommendation and to form a committee to review the entire grant policy.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

**VI. Reports**

- A. Monthly Financial Report – May 2021.

Mrs. Montemayor presented the monthly financial report of May 2021 to the EDCW Board.

No action.

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

- Summary Leads
- Monthly Report

Mr. Valdez highlighted the sales tax report, where he mentioned that Weslaco is at 19.98%.

No action required.

- C. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Reports from staff will be sent out on a weekly basis.

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No action.

D. Finance Manager, Veronica Montemayor.

- Monthly Report
- BVEC Report

Reports from staff will be sent out on a weekly basis.

No action.

**VII. Closed Session**

Mrs. Valadez announced at 7:12 P.M. that the Economic Development Corporation of Weslaco will move into Closed Session as posted.

At 7:51 P.M. Mrs. Valadez announced that the EDCW Board will move out of Closed Session and into Open Session.

**VIII. Action On 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).

1. Commercial Real Estate & Retail Recruitment Manager Report.

No action.

2. Project Pink 407-21-05-05

Mr. Serrano made a motion to approve the recommendation as discussed under closed session.

Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Ms. Charlton votes in favor.

Motion carries.

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B. 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

Mr. Serrano made a motion to move the contract dated April 8, 2021, for the purchase of 65.88 acres of land in Weslaco, Texas, from San Jacinto Enterprises, L.L.C., calling for a purchase price of \$38,000.00 per acre (total purchase price of \$2,503,440.00) be ratified and that the amendment to the contract for the purpose of adding the following provision be approved:

**San Jacinto reserves all of the Mineral Estate (as hereinafter defined) owned by San Jacinto.** As used herein, the term "Mineral Estate" means all oil, gas and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits.

The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near – surface lignite, and iron, but drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property. **San Jacinto does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.**

Mr. Serrano also moved that Benita R. Valadez, in her capacity of President of Economic Development Corporation of Weslaco, be authorize to execute any and all documents reasonably required to effectuate the amendment of the contract and to effectuate the closing of the purchase of the property from San Jacinto Enterprises, L.L.C..

Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Ms. Charlton votes in favor.

Motion carries.

2. EDCW Proposed Relocation

No action.

C. Deliberation & 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).

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No action.

D. 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 7:55 P.M. the EDCW Board Regular Meeting of June 16, 2021 was adjourned.

Respectfully submitted;



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Maria Cisneros – Recorder

The minutes were approved on the Special Board Meeting of June 21, 2021.



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JJ Serrano - Secretary