

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

On this, twenty-first (21<sup>st</sup>) day of July, 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 – Attended Via Zoom  
Sandra Charlton  
Sonjia De La Fuente  
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  
Sam Maldonano – SAMES Engineering  
Mari Lopez – SAMES Engineering

**I. Call to Order**

At 6:02 P.M. Mrs. Valadez called the meeting of June 16, 2021 to order.

Mr. Valdez announced that Mr. Perez will be joining the meeting via zoom.

**II. 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.

Mrs. Valadez moved the agenda out of order to number IV. Old Business Item A; after the presentation from SAMES Engineering the EDCW Board continued with the original order of the agenda.

**III. Consent Agenda**

- A. Approval of Minutes of Special Meeting of June 21, 2021.
- B. Approval of Minutes of Special Meeting of July 7, 2021.

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Ms. Charlton made a motion to approve the Consent Agenda as presented.  
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.  
Mr. Jerry Gonzalez votes in favor.  
Mrs. Benita Valadez votes in favor.  
Sonjia De La Fuente votes in favor.

Motion Carries.

**IV. Old Business**

A. Presentation & Discussion from SAMES Engineering.

Mrs. Mari Lopez gave updates to the Board regarding the site layout; Boundary Survey; topography survey; annexation submittal to City; Conceptual lot layout.

No action.

B. Presentation & Discussion from Rigo Villarreal.

There was a brief discussion regarding preliminary planning from SAMES & Mr. Rigo Villarreal in search for grants for the new Industrial Park.

No action.

C. Discussion & Possible Action regarding new Industrial Park.

Mr. Valdez addressed the Board about naming the Industrial Park, after a brief discussion the Board made a motion.

Mr. Jerry Gonzalez made a motion to give the Executive Director the approval to name the Industrial Park & streets.

Ms. Charlton second the motion.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

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

Mr. Valdez gave an update to the Board regarding the Weslaco Area Chamber of Commerce assuming the responsibility for the Alfresco event.

No action.

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**V. Reports**

A. Monthly Financial Report – June 2021.

Mrs. Montemayor gave the financial report of June 2021 to the Board.

No action.

**VI. Closed Session**

At 7:04 P.M Mrs. Valadez made an announcement that the Board will move into Closed Session as posted.

At 7:53 P.M. Mrs. Valadez announced that the Board will move out of Closed Session and into Open Session.

**VII. 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. Project Fountain 7/8/2021.

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

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

2. Project Tommy II 288-19-10-25.

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

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

3. Project Scissors 5/3/2021.

Ms. Charlton made a motion to deny approval as discussed under Closed Session.

Mr. Jerry Gonzalez seconds the motion.

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

Motion carries.

4. Project Ahmed 329-19-10-28.

Ms. Charlton made a motion to approve the recommendation as discussed under Closed Session.  
Mrs. De La Fuente seconds the motion.

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

Motion carries.

5. Project Pink 407-21-05-05.

Ms. Charlton made a motion to approve the recommendation as discussed under Closed Session.  
Mrs. De La Fuente seconds the motion.

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

Motion carries.

6. Project Classic 399-21-04-07.

Ms. Charlton made a motion to approve the recommendation as discussed under Closed Session.  
Mrs. De La Fuente seconds the motion.

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

Motion carries.

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7. Summary of Leads Report.

No action.

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 Good Times 403-21-04-01

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).

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 7:57 P.M. the EDCW Board Regular Meeting of July 21, 2021 was adjourned.

Respectfully submitted;



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Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of August 18, 2021.



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JJ Serrano - Secretary