

**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2021**

On this, twentieth (20th) day of October, 2021 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Legislative Chamber at Weslaco City Hall, located at 255 South Kansas Ave. Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Benita Valadez
JJ Serrano
Sandra Charlton
Sonjia De La Fuente
Patrick Gonzalez

Also present were:

Steve Valdez – EDCW Executive Director
Maria Cisneros – Manager Commercial Real Estate & Retail Recruitment
Lillie Delgado – Manager Digital Communications
Juan Gonzalez – Temporary Accountant
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Sam Maldonado – SAMES Engineers
Nadia Lopez – SAMES Engineers
Shavie Mahtani – Owner Domain Development

I. Call to Order

A. Roll Call

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.

Mr. Shavie Mahtani address the Board, mention that he has invested in Weslaco before with a shopping plaza and residential fourplex. He also added that he believes in Weslaco and asked for their support on his new development that is in the agenda as Project Second Verse.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of September 15, 2021.
Mr. Serrano made a motion to approve the consented agenda.
Ms. Charlton seconds the motion.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2021

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.

IV. Old Business

A. Presentation & Possible action regarding master plan for Mid Valley International Industrial Park from SAMES Engineering.

Mr. Sam Maldonado presented a master plan with three options for the Board to discuss & approve.

Mr. Serrano made a motion to approve moving forward with option one 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.

B. Presentation & Discussion from Rigo Villarreal, grant consultant.

Mr. Sam Maldonado from SAMES Engineering gave the report in the absence of Mr. Villarreal stating that they have met with EDA and have uploaded about 99% of the information into the website. At the end of the month it should be completed and uploaded. The application is for a 3 million dollar grant.

No action required.

V. New Business

A. Discussion & Possible Action regarding attorney's fees for Texas Regional Bank loan processing.

Ms. Charlton made a motion to approve the recommendation of the approval of attorney's fees in the amount of \$5,000 to be paid to Texas Regional Bank.

Mr. Patrick Gonzalez seconds the motion.

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

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2021

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

Motion carries.

B. Discussion & Possible Action regarding the cost of mowing and disking the Mid Valley International Industrial Park property.

Mr. Valdez presented the item and recommends hiring Lawn Rangers.
Mr. Serrano made a motion to approve the recommendation to hire Lawn Rangers.
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.

VI. Reports

A. Monthly Financial Report –September 2021.

Mr. Juan Gonzalez presented the monthly financial report for September 2021 to the Board.

No action required.

VII. Closed Session

At 7:18 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session as posted.

At 9:28 PM Mrs. Valadez announced that the EDCW Board will move out of Closed Session and back 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).

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2021

1. Summary of Leads Report.

No action.

2. Project Rudy 373-20-11-11.

Ms. Charlton made a motion to approve the recommendation for the grant as recommended.

Mr. Patrick Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valdez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

3. Project By Pass 423-21-09-16.

Mr. Serrano made a motion to approve the recommendation with the change of fulltime positions as discussed 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.

Motion carries.

4. Project Energy 416-21-20-07.

Mr. Serrano made a motion to approve the incentive agreement for 8% of the capital investment minus the three expenses discussed under closed session and approve three year job incentives with years two and three being jobs creation only.

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.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2021

Mr. Patrick Gonzalez votes in favor.

Motion carries.

5. Project Sanitize 353-20-08-06.

Mr. Serrano made a motion to approve the extension as presented.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

6. Project Second Verse 414-21-15-05.

Mr. Serrano made a motion to approve up to 10% and changes to the claw backs as discussed 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.

Motion carries.

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. EDCW Relocation.

No action.

2. Discussion & Possible Action regarding the appraised value of the Mid Valley International Industrial Park.

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
OCTOBER 20, 2021

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).

Mr. Serrano made a motion to authorize the EDC attorney to write a letter to the City of Weslaco regarding SDI development agreement.

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.

IX. Adjournment

With no other business before the Board, at 9:32 P.M. the EDCW Board Regular Meeting of October 20, 2021 was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of November 17, 2021.



JJ Serrano - Secretary