

**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
NOVEMBER 17, 2021**

On this, seventeenth (17th) day of November, 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
Fred Perez
JJ Serrano
Sandra Charlton
Sonjia De La Fuente
Patrick Gonzalez
Jerry Gonzalez

Also present were:

Steve Valdez – EDCW Executive Director
April Castaneda – EDCW Director
Maria Cisneros – Manager Commercial Real Estate & Retail Recruitment
Lillie Delgado – Manager Digital Communications
Juan Gonzalez – EDCW Accountant
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Nadia Lopez – SAMES Engineers
Rigo Villarreal – EDCW Grant Consultant, ARES Consulting

I. Call to Order

A. Roll Call

II. Consent Agenda

A. Approval of Minutes of Regular Meeting of October 20, 2021.

Mr. Serrano made a motion to approve the minutes from the Regular Board Meeting of October 20, 2021.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

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Motion passes.

III. Old Business

A. Status regarding Mid Valley International Industrial Park from SAMES Engineering.

Mrs. Nadia Lopez presented the subdivision plat to the Board, after the Board discussion, they asked SAMES to look into the following:

- Lots spacing requirements
- Change setbacks / easement on front
- Restrictions on façade for industrial
- Provide other options, example: traditional, modern, contemporary

Mrs. Valadez mention that the Board could call a Special Meeting if necessary for the project to move along.

No action.

B. Status report from Grant Consultant Rigo Villarreal from Ares Consulting.

Mr. Villarreal gave a status report to the Board where he mention that the grant application was successfully submitted on October 24, 2021 and should know something by the end of December.

No action.

C. Discussion & Possible action regarding amendment to the EDCW 2021-2022 fiscal budget.

Mr. Juan Gonzalez presented the request to amend the EDCW 2021-2022 fiscal budget. There were some items that were expensed in the last budget but were still carried on the current budget. Also Project Mayra was not include in the budget. After some brief discussion the Board decided to table the item.

Tabled.

IV. Reports

A. Monthly Financial Report –October 2021.

Mr. Gonzalez presented the financial report of October 2021 to the Board.

No action.

V. Action On Closed Session

At 6:52 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session as posted.

At 8:29 PM Mrs. Valadez announces that the EDCW Board will move out of Closed Session and into Open Session.

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VI. 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. Summary of Leads Report

No action

2. Project Family

Ms. Charlton made a motion to approve the grant request as recommended.
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. Perez votes in favor.
Mr. Serrano votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

3. Project Driver

Ms. Charlton made a motion to approve the grant request as recommended.
Mr. Serrano seconds the motion.

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

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2. Mid Valley International Industrial Park property values & pricing.

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).

1. Executive Director Evaluation

Mr. Serrano made a motion to provide the Executive Director an annual pay increase retroactive October 1, 2021 as discussed under Closed Session.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Mrs. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

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).

1. Development Agreement Review

Mr. Serrano made a motion to authorize the EDCW attorney to move forward with a letter to the City of Weslaco.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

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IX. Adjournment

With no other business before the Board, at 8:32 P.M. the EDCW Board Regular Meeting of November 17, 2021 was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of December 15, 2021.



JJ Serrano - Secretary

