

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
DECEMBER 15, 2021

On this, fifteenth (15<sup>th</sup>) day of December, 2021 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business, Visitor & Event Center, Room A & B located at 275 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 – Arrived at 7:08 PM

Jerry Gonzalez

Also present were:

Steve Valdez – EDCW Executive Director

April Castaneda – EDCW Director

Maria Cisneros – Manager Commercial Real Estate & Retail Recruitment

Juan Gonzalez – EDCW Accountant

Eugene Vaughn – EDCW Attorney

Alex Benavides – EDCW Attorney

Sam Maldonado – SAMES Engineers

Craig Garansuay – CEO Corporate Asset Partners

**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.

There were no public comments.

**III. Consent Agenda**

A. Approval of Minutes of Regular Meeting of November 17, 2021.

Mr. Serrano made a motion to approve the minutes from the Regular Meeting of November 17, 2021.

Ms. Charlton second the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

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Mr. Jerry Gonzalez votes in favor.

Motion carries.

**IV. New Business**

**A. Election of EDCW Board Officers.**

Mr. Serrano nominates Mrs. Valadez for Board President.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez accepts the nomination.

Motion carries.

Ms. Charlton nominates Mr. Serrano for Vice President.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Serrano accepts the nomination.

Motion carries.

Mr. Serrano nominates Mr. Jerry Gonzalez for Secretary.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez accepts the nomination.

Motion carries.

Mr. Serrano nominates Ms. Charlton for Treasurer.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

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Ms. Charlton accepts the nomination.

Motion carries.

**B. Discussion & Possible action on pledge collateral - P&Z bank account.**

Mr. Juan Gonzalez presented the item to the Board and recommends signatures from Board President Mrs. Benita Valadez, Board Treasurer Ms. Sandra Charlton & Executive Director Steven Valdez for the proper forms.

Mr. Serrano made a motion to fill out the pledge agreement form with signatures EDCW Board President, Treasurer & Secretary.

Mr. Jerry Gonzalez second the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Motion carries.

**V. Old Business**

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

Mr. Maldonado gave a status report to the Board where he highlighted the engineering work done; the final approval on driveways will be presented at next city commission; on January 2022 will advertise for RFQ's.

No action.

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

Mr. Sam Maldonado presented this item on behalf of Mr. Rigo Villarreal, the grant with the DEA requested additional information & it was submitted. Mr. Villarreal and Mr. Maldonado should hear something by the end of the year.

No action.

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

Mr. Juan Gonzalez presented the amendment to the EDCW fiscal budget to the Board.

Ms. Charlton made a motion to approve the amendment to the EDCW 2021-2022 fiscal budget as presented.

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Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Motion carries.

D. Discussion & Possible action regarding quotes for mowing services by Expressway 83 & Old Business 83.

Mrs. Castaneda presented the item to the Board and recommends to accept the quote from Guerra Construction.

Mr. Serrano made a motion to accept the bid from Guerra Construction.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

**VI. Reports**

A. Monthly Financial Report –November 2021.

Mr. Juan Gonzalez presented the monthly financial report for November 2021 to the Board highlighting the collection of sales tax money; repairs to the a/c unit and will be passing the invoice to the city for reimbursement; no engineering costs have been made.

No action.

B. Executive Director's Report.

Mr. Valdez presented his report to the Board where he highlighted the posting of the position of digital communications that Lillie Delgado had nine applicants; investment tour with the RGV Partnership we were mentioned in a publication, radio & Rio Grande Guardian; RECON was a very good event & showed the new video for industrial presence.

No action.

C. Manager of Retail Development & Commercial Real Estate Report.

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Ms. Cisneros presented her report where she highlighted the following: Weslaco 100 & Façade grant request has slowed down, received only one request; the Texas Legal Aide Services are looking to move back to Weslaco, I provided a few properties and they seem very interested on the same building that they were before; El Rincon Natural is also looking for another location; reaching out the prospects that we visited at RECON; RECON debriefing lunch meeting; Mr. Gatti's, I been in touch with the owner regarding the construction process and facilitating permits from the city.

No action.

D. Manager Digital Communications Report.

Ms. Delgado is not with the company; Mrs. Castaneda presented her report where she highlighted the four RFI's that were submitted; the EDCW website requested quotes to redo the whole website.

No action.

E. Accountant Report.

There was no report due to short notice.

No action

**VII. Closed Session**

At 6:58 PM Mrs. Valadez announced that the EDCW Board will convene in Closed Session as posted.

At 8:27 PM Mrs. Valadez announced that the EDCW will move back into Open Session.

**VIII. Action on Closes 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,

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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. ICSC/RECON 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

Mr. Serrano made a motion to approve option one 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.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

2. Bradford Property.

No action

3. Project Bridge 426-21-01-04

Mr. Serrano made a motion to approve an incentive with a five year pay off and claw backs 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.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

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C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of 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).

1. Development Agreement Review.

No action.

**IX. Adjournment**

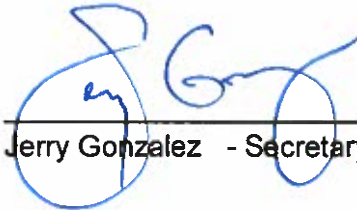
With no other business before the Board, at 8:29 P.M. the EDCW Board Regular Meeting of December 15, 2021 was adjourned.

Respectfully submitted;



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Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of January 19, 2022.



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Jerry Gonzalez - Secretary

