

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

On this, sixteenth (16<sup>th</sup>) day of February 2022 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the City of Weslaco City Hall Legislative Chamber in 255 South Kansas, Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Benita Valadez

JJ Serrano

Jerry Gonzalez

Sandra Charlton

Sonjia De La Fuente

Patrick Gonzalez – Left at 6:12 P.M.

Also present were:

Steve Valdez – EDCW Executive Director

April Castañeda – EDCW Director

Juan Gonzalez – EDCW Accountant

Eugene Vaughn – EDCW Attorney

Alex Benavides – EDCW Attorney

Mari Lopez – SAMES Engineering

Austin Payne – ED Payne

Jeremiah Salazar – ED Payne

At 6:00 PM Mrs. Valadez called the meeting of February 16, 2022, to order.

**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. Austin Payne introduced himself to the Board and asked for support for his project (Project Extra), his project will help the Weslaco Airport be the first to provide jet rentals.

Mr. Patrick Gonzalez address the Board to let them know of his resignation to the EDCW Board and thank them for the time he served on the Board.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

**III. Consent Agenda**

- A. Approval of Minutes of Regular Meeting of January 19, 2022.
  
- B. Discussion & Possible action regarding approval to extend the date of completion for Project Pink.
  
- C. Discussion & Possible action regarding approval to extend the date of completion for Project Family.
  
- D. Discussion & Possible action regarding approval to extend the date of completion for Project Rudy.

Mr. JJ Serrano made a motion to approve the Consented Agenda as presented.

Ms. Charlton seconds the motion.

Mr. JJ Serrano votes in favor.

Ms. Sandra Charlton votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Motion carries.

**IV. New Business**

- A. Discussion & Possible action regarding the purchase of a new EDCW vehicle.  
Ms. Charlton made a motion to authorize the purchase he the EDCW vehicle and pay it off at once.  
Mr. Jerry Gonzalez seconds the motion.

Ms. Sandra Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. JJ Serrano votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Motion carries.

**V. Old Business**

- A. Status regarding Mid Valley International Industrial Park from SAMES Engineering. Ms. Mari Lopez presented the status report on behalf of Mr. Sam Maldonado; a new lift station will be proposed by Mr. Maldonado, it will cost an additional two million dollars. The timeline will need to be revised and directions regarding the lift station.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

No action.

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

Mr. Rigo Villarreal was not present due to a previous commitment.

C. Discussion & Possible Action regarding the 2020-2021 EDCW Audit.

Mr. Garcia from Garcia & Pena presented the 2020-2021 EDCW audit to the Board.

Ms. Charlton made a motion to approve the 2020-2021 EDCW audit.

Mrs. De La Fuente seconds the motion.

Ms. Sandra Charlton votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. JJ Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

D. Discussion & Possible Action regarding acceptance of quote for a new EDCW website development.

Mrs. Castaneda presented the item to the Board and recommends approval of her recommendation.

Mr. Jerry Gonzalez made a motion to approve the recommendation to accept the company Revize.

Ms. Charlton seconds the motion.

Mr. Jerry Gonzalez votes in favor.

Ms. Sandra Charlton votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Motion carries.

**VI. Reports**

A. Monthly Financial Report – January 2022.

Mr. Juan Gonzalez presented the monthly financial report for January 2022.

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

**B. Executive Director's Report – Steven Valdez.**

Mr. Steven Valdez presented his monthly report to the Board where he highlighted the following: Johnson Control's signing of the lease at end of February 2022; Project Good Times; Mid Valley Industrial Park; New EDCW office building location; State of the City on March 9, 2022; Joint workshop April 9, 2022.

No action.

**C. Director's Report – April Castaneda.**

Mrs. Castaneda presented her report to the Board where she highlighted the following: Annual report; communicated with Texas A & M Vice President of Finance requesting a meeting.

No action.

**D. Accountant Report – Juan Gonzalez.**

Mr. Juan Gonzalez presented his report to the Board where he highlighted the following: finalizing the audit with Mr. Pena & staff and ongoing incentive agreements that were awarded.

No action.

**E. Digital Communications Manager – Michelle Garcia.**

Ms. Michelle Garcia introduced herself to the Board and highlighted the following items: Completion of the Open Meetings Act training; the views on the EDCW social media platforms have increased about 20%; have been posting businesses and events in our community.

No action.

**VII. Action On Closed Session**

At 7:47 P.M. Mrs. Valadez announced that the Board will move into Closed Session as posted.

At 9:20 P.M. Mrs. Valadez announced that the Board will move into Open Session.

**VIII. 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,

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

stay or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087).

1. Manager of Retail Development & Commercial Real Estate Report –  
Maria Cisneros.

No action.

2. Summary of Leads Report.

No action.

3. Project Latin Sports 422-21-08-23.

Mr. JJ Serrano made a motion to approve the incentive agreement with a 3% of capital investment not to exceed \$96,000.00 over a 3 year period as described under Closed Session.

Mr. Jerry Gonzalez seconds the motion.

Mr. JJ Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Benita Valadez votes in favor.

Ms. Sandra Charlton votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Motion carries.

4. Project Ship 126-16-09-07.

Item was tabled.

5. Project Extra 434-22-01-25.

Mr. Serrano made a motion to approve an incentive agreement as discussed under Closed Session & allow the executive director to negotiate.

Mrs. De La Fuente seconds the motion.

Mr. JJ Serrano votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Sandra Charlton votes in favor.

Motion carries.

6. Project 300 435-22-01-25.

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

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

Mr. Serrano seconds the motion.

Ms. Sandra Charlton votes in favor.

Mr. JJ Serrano votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Motion carries.

7. Project Aid 433-21-11-30.

Mr. Serrano made a motion to approve half of the amount of the lowest bid.

Ms. Charlton seconds the motion.

Mr. JJ Serrano votes in favor.

Ms. Sandra Charlton votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Sonjia De La Fuente 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. Mid Valley International Industrial Park – Acquisition Committee Regarding Façade, Color & Signage Improvements.

Ms. Charlton made a motion to accept the proposal as discussed under Closed Session.

Mrs. De La Fuente seconds the motion.

Ms. Sandra Charlton votes in favor.

Mrs. Sonjia De La Fuente votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. JJ Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

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.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2022

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.

Ms. Charlton made a motion to authorize the Board President & Vice President to make the EDCW whole to negotiate as discussed under Closed Session.

Mr. Jerry Gonzalez seconds the motion.

Ms. Sandra Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. JJ Serrano votes in favor.

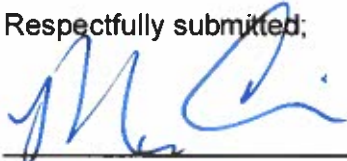
Mrs. Sonjia De La Fuente votes in favor.

Motion carries.

**VII. Adjournment**

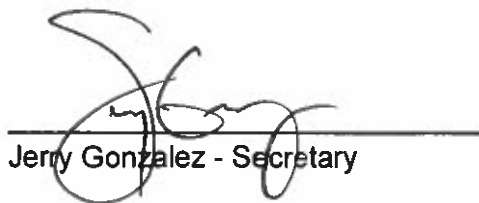
With no other business before the Board, at 9:28 P.M. the EDCW Board Regular Meeting of February 16, 2022, was adjourned.

Respectfully submitted;



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Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of March 22, 2022.



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Jerry Gonzalez - Secretary

