

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
MARCH 22, 2022

On this, twenty-second (22nd) day of March 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
Fred Perez
Sonjia De La Fuente

Also present were:

Steve Valdez – EDCW Executive Director
April Castañeda – EDCW Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Juan Gonzalez – EDCW Accountant
Michelle Garcia – EDCW Manager Social Media
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Sam Maldonado – SAMES INC.

At 6:02 PM Mrs. Valadez called the meeting of March 22, 2022, to order.

I. Call to Order

A. Roll Call

All Board Members were present.

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 January 19, 2022.

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- B. Approval of Minutes of Regular Meeting of February 16, 2022.
- C. Discussion & Possible Action regarding approval to extend the date of completion for Project Falcon.
- D. Discussion & Possible Action regarding approval to further extend the date of completion for Project Family.
- E. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.

Ms. Charlton made a motion to approve all five (5) items on the consented agenda.
Mr. Jerry Gonzalez seconds the motion.

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

Motion Carries.

IV. New Business

- A. Discussion & Possible Action regarding the reinvestment zone designation of the Mid Valley International Industrial Park.
Mr. Valdez presented the item to the Board for information purposes, no action was needed.

No action.

- B. Discussion & Possible Action regarding the amendment to Board members' unexpired terms.
Mr. JJ Serrano abstains from discussion & voting.
Mr. Valdez presented the item to the Board & made a recommendation to support the request for an amendment to the EDC Articles of Incorporation that would allow Mr. Serrano to serve a full six years.
Ms. Charlton recommends extending Mr. Serrano's term to 2024.

Mr. Jerry Gonzalez made a motion to approve the recommendation and amend the articles of incorporation moving forward and consider JJ Serrano to complete a full 6-year term.
Amended as stated.
Mr. Fred Perez seconds the motion.

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Mr. Jerry Gonzalez votes in favor.
Mr. Fred Perez seconds the motion.
Mrs. Benita Valadez votes in favor.
Ms. Charlton votes against it.
Mrs. De La Fuente votes in favor.

Motion carries.

V. Old Business

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

Mr. Sam Maldonado made a status report to the Board where he highlighted the plans, plot, and homeowners association. The schedule to open for bids is on April 12, 2022.

No action.

B. Discussion & Possible Action regarding the approval for a new lift station for the Mid Valley International Industrial Park.

Mr. Valdez presented the item to the Board; Mr. Sam Maldonado answered questions from the Board.

Mr. JJ Serrano made a motion to accept the charges for fees & services for the new lift station.

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. Charlton votes in favor.
Mr. Fred Perez votes in favor.
Mrs. De La Fuente votes in favor.

Motion carries.

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

Mr. Sam Maldonado gave a brief report regarding the grant on behalf of Mr. Rigo Villarreal. There was a submission to the state

There is a requirement from the EDA to advertise in the local newspaper for any comments from the public.

Mr. Villarreal is looking for any funds available from the Texas Water Development Board.

No action.

D. Discussion & Possible Action regarding purchase of a new air conditioning unit for the Business, Visitor & Event Center.

Item was Tabled.

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VI. Reports

A. Monthly Financial Report – February 2022.

Mr. Juan Gonzalez presented his report to the Board where he highlighted the following: the bond principal & interest was paid; the new vehicle was paid & the annual audit.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Steve Valdez just reminded the Board of the joint workshop with the City on Tuesday, April 26, 2022, and also under Project Centro, the owner is considering purchasing the corner and we work around the Palm Plaza. Mr. Valdez had lunch with Reuben Bayardin and he is very excited about moving forward with this project.

No action.

C. Director's Report – April Castaneda.

Mrs. April Castaneda gave a status report about Project Steel, we are very close to closing the deal with them, and they are looking into buying the old McManus building and will be presenting it to the Board next month.

D. Accountant Report – Juan Gonzalez.

Mr. Juan Gonzalez highlighted that Janis Janitorial Services has submitted a letter to the EDCW about a 20% increase in cost.

No action.

E. Digital Communications Manager – Michelle Garcia.

Ms. Michelle Garcia highlighted the increase in followers on Facebook, and it she is working on posting more local businesses and increasing followers.

No action.

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VII. Closed Session

At 7:06 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 9:27 PM Mrs. Valadez announced that the EDCW Board will mot out of Closed Session and move 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).

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

Maria Cisneros.

No action.

2. Summary of Leads Report.

No action.

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

Mr. Serrano made a motion to approve the recommendation as provided.

Mr. Jerry Gonzalez seconds the motion.

Mr. JJ Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Fred Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

4. Project Cool Air 427-21-10-12.

Mr. JJ Serrano made a motion to approve the recommendation as discussed in Closed Session.

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Ms. Charlton seconds the motion.

Mr. JJ Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Fred Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

5. Project Good Times 403-21-04-02.

Mr. JJ Serrano made a motion to authorize the EDCW attorney to respond as discussed in Closed Session.

Mrs. De La Fuente seconds the motion.

Mr. JJ Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Fred Perez 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. Discussion & Possible Action regarding a letter of intent submitted to the City of Weslaco to acquire property along Bus. 83.

Tabled.

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

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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.

2. Lift Station.

No action.

3. City of Weslaco & EDCW Lease Agreement.

Mr. JJ Serrano made a motion to authorize EDCW Attorney to gather information as discussed under Closed Session.

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.

Mr. Fred Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

IX. Adjournment


With no other business before the Board, at 9:31 P.M. the EDCW Board Regular Meeting of March 22, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of April 20, 2022.



Jerry Gonzalez - Secretary

