

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 20, 2022

On this, twentieth (20th) day of April 2022 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center, Room A & B City in 275 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 – Arrived at 8 PM

Jerry Gonzalez

Sandra Charlton

Fred Perez

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 6:00 PM Mrs. Valadez called the meeting of April 20, 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. Calixto Hernandez provided dinner for the meeting & introduced himself to the Board, he is the regional manager for Golden Chick. Golden Chick will open in Weslaco north on Westgate, it will be store number 5 and will open in a few months.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of March 22, 2022.

Ms. Charlton made a motion to approve the minutes from March 22, 2022, with the following changes: at the beginning of the page correction from twentieth to twenty-second.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 20, 2022

Item, IV B. correction from Ms. Charlton votes in favor to Ms. Charlton votes against.
Item, V B. correction from Mr. Perez to Mr. Perez votes in favor.
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.

Motion carries.

B. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.

Ms. Charlton made a motion to approve the training from STC & EDCW as presented.
Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.

Motion carries.

IV. New Business

A. Discussion & Possible Action Regarding Letter of Credit from Texas Regional Bank.

Mr. Jerry Gonzalez made a motion to approve the recommendation as presented.
Mr. Fred Perez seconds the motion.

Mr. Jerry Gonzalez votes in favor.
Mr. Fred Perez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.

Motion carries.

V. Old Business

A. Discussion & Possible Action Regarding Sponsorship Request from Valley Nature Center for Spring Festival, Spring Chirp Birding Festival, and Summer Camp Event.

Ms. Charlton made a motion to approve the grant for \$12,000.00 for three years, starting in 2022.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 20, 2022

Mrs. Valadez votes in favor.
Mr. Perez votes in favor.

Motion carries.

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

Mr. Sam Maldonado from SAMES Engineering gave a brief status report with the following items: Plat needs to be recorded with the letter of credit; Bid was moved to May 10th, 2022; working on the design for the marquis to include in the bid; will talk to the contractor about the groundbreaking.

No action.

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

Mr. Rigo Villarreal was absent, there was no status report.

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

Ms. Charlton made a motion to proceed with the recommendation as presented.
Mr. Perez seconds the motion.

Ms. Charlton votes in favor.
Mr. Perez votes in favor.
Mrs. Valadez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

VI. Reports

A. Monthly Financial Report – March 2022.

Mr. Juan Gonzalez presented the monthly financial report for March 2022 to the Board.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his report where he highlighted some of his meetings, Project Good Times & Project Centro.

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 20, 2022

C. Director's Report – April Castaneda.

Mrs. Castaneda presented her monthly report where she highlighted the following: the city workshop has been postponed till further notice; the annual report has been finalized; Project Steele will be presented in Closed Session.

No action.

D. Accountant Report – Juan Gonzalez.

Mr. Juan Gonzalez highlighted the following items of his monthly report: Working with Diana Morales regarding the letter of credit; UTRGV payments; Incentive agreements payments for the month.

No action.

E. Digital Communications Manager – Michelle Garcia.

Ms. Michelle Garcia highlighted the following items in her monthly report: Continue visiting downtown businesses and promoting them on social media; Crumbl Cookie is now open; working on the groundbreaking for the Shops at North Bridge, which will take place May 11, 2022.

No action.

VII. Action On Closed Session

At 6:44 P.M. Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 8:54 P.M. Mrs. Valadez announced that the EDCW Board will move back 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, 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.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 20, 2022

2. Summary of Leads Report.

No action.

3. Project Connectivity 346-21-10-14.

Item was tabled.

4. Project Steele 431-21-12-03.

Ms. Charlton made a motion to approve the incentive with the changes discussed under Closed Session.

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.

Mr. 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.

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).

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
APRIL 20, 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. City of Weslaco & EDCW Lease Agreement.

No action.

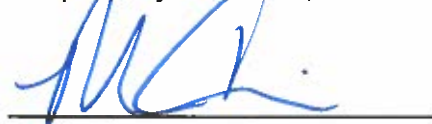
2. Status Report Regarding EDCW v. Nolana Self-Storage, LLC. et. al.

No action.

IX. Adjournment

With no other business before the Board, at 8:57 P.M. the EDCW Board Regular Meeting of April 20, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on May 18, 2022.



Jerry Gonzalez - Secretary

