



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
NOTICE IS HEREBY GIVEN**

THAT The Economic Development Corporation of Weslaco will hold a Regular Meeting to be held on Monday, July 25, 2022, at 5:00 P.M. at the Business Visitors & Event Center Room A & B located at 275 South Kansas, Weslaco, Texas. Notice of this meeting is posted at the Business, Visitor & Event Center, and on the EDCW website, for the purpose of discussing and taking possible action on the following items.

NOTE: If during the course of the meeting, should the discussion of any item on the agenda be required/determined to be held in closed session, The Economic Development Corporation of Weslaco will convene the closed session in accordance with §551.001-551.145 of the Texas Government Code.

I. Call to Order

- A. Roll Call.
- B. Board Member's declaration of potential conflicts of interest as to any agenda items.

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.

III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of June 15, 2022. (Attachment 1)
- B. Approval of Minutes of Special Meeting of June 28, 2022. (Attachment 2)
- C. Approval of Minutes of Special Meeting of July 12, 2022. (Attachment 3)
- D. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training. (Attachment 4)

IV. Old Business

- A. Discussion & Possible Action Regarding the Status of Mid Valley International Industrial Park from SAMES Engineering.

- B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.
- C. Discussion & Possible Action Regarding Privatization of the road as Development Drive in the Mid Valley International Industrial Park. (Attachment 5)
- D. Discussion & Possible Action Regarding the Draft Budget for 2022-2023 Fiscal Year. (Attachment 6)
- E. Discussion & Possible Action Regarding the Amendment of the Incentive Agreement with La Abuela Foods. (Attachment 7)

V. New Business

- A. Discussion Regarding ORDINANCE No 2022-19.: General Provisions Regarding Processes and Standards for City-Commission- Appointed Boards and Commissions. (Attachment 8)

VI. Reports

- A. Monthly Financial Report – June 2022. (Attachment 9)
- B. Executive Director's Report – Steven Valdez (Attachment 10)
- C. Director's Report – April Castaneda (Attachment 11)
- D. Accountant Report – Juan Gonzalez (Attachment 12)
- E. Digital Communications Manager – Michelle Garcia (Attachment 13)

VII. Closed Session

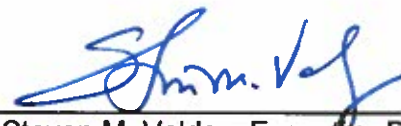
- A. Deliberation and Possible Action regarding commercial or financial information received by the EDC of Weslaco from a business prospect with which the EDC of Weslaco is conducting economic development negotiations or with which the EDC of Weslaco seeks to have to locate, stay or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087), including, but not limited to the following:
 - 1. Manager of Retail Development & Commercial Real Estate Report – Maria Cisneros. (Attachment 14)
 - 2. Summary of Leads Report. (Attachment 15)
 - 3. Project Yellow 445-22-04-06 (Attachment 16)
 - 4. Payment of all or a Portion of the Cost of Up-sizing of the Piping for the Utility Infrastructure of a Commercial Property. (Attachment 17)

- 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- Review of Value-Engineered Bid Tabulation Results. (Attachment 18)
- 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).
- 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. Status of City of Weslaco & EDCW & Lease Agreement.
 - 2. Status of Development Agreement Review.

VIII. Action On Closed Session

IX. Adjournment

Dated this twenty-first (21st) day of July 2022.



Steven M. Valdez, Executive Director
Economic Development Corporation of Weslaco

POSTED on this, twenty-first (21st) day of July 2022 on the bulletin board at 275 South Kansas, Weslaco, Texas, and The Economic Development Corporation of Weslaco website (www.weslacoedc.com) no later than 5:00 PM