



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 Wednesday, August 17, 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 July 25, 2022. (Attachment 1)
- B. Approval of Minutes of Special Meeting of August 5, 2022. (Attachment 2)
- C. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training. (Attachment 3)
- D. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Sonjia De La Fuente for the Regular Meeting of July 25<sup>th</sup>, 2022 & Special Meeting of August 5<sup>th</sup>, 2022, in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

**IV. Old Business**

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

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- B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.
- C. Discussion & Possible Action Regarding the Final Budget for 2022-2023 Fiscal Year. (Attachment 4)
- D. Discussion & Possible Action Regarding Proposed Revision to Incentive Agreement for Project Steel

#### **V. New Business**

- A. Discussion & Possible Action Regarding Construction Contract with Total Commitment Construction for Onsite Improvements of MVIIIP.
- B. Discussion & Possible Action Regarding Marketing for the Fiscal Year of 2022-2023. (Attachment 5)

#### **VI. Reports**

- A. Monthly Financial Report – July 2022. (Attachment 6)
- B. Executive Director's Report – Steven Valdez (Attachment 7)
- C. Director's Report – April Castaneda (Attachment 8)
- D. Accountant Report – Juan Gonzalez (Attachment 9)
- E. Digital Communications Manager – Michelle Garcia (Attachment 10)

#### **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 11)
  - 2. Summary of Leads Report. (Attachment 12)
  - 3. Project Wings (Attachment 13)
  - 4. Project Canopy (Attachment 14)



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- 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 the following:
  - 1. Project Good Times – Discussion & Possible Action to Determine the EDCW's Shared Cost of the Pad Site Build-up. (Attachment 15)
  
- 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), including, but not limited to the following:
  - 1. Status of City of Weslaco & EDCW Lease Agreement. (Attachment 16)
  - 2. Status of Development Agreement Review. (Attachment 17)

**VIII. Action On Closed Session**

**IX. Adjournment**

Dated this twelfth (12<sup>th</sup>) day of August 2022.

A handwritten signature in blue ink, appearing to read 'Steven M. Valdez', is written over a horizontal line.

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

**POSTED** on this, twelfth (12<sup>th</sup>) day of August 2022 on the bulletin board at 275 South Kansas, Weslaco, Texas, and The Economic Development Corporation of Weslaco website ([www.weslacoedc.com](http://www.weslacoedc.com)) no later than 5:00 PM