



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, September 21, 2022, at 5:00 P.M. at the Business Visitors & Event Center Room A & B located at 275 South Kansas, Weslaco, Texas and via Microsoft Teams Live. 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.

Microsoft Teams Live:

<https://teams.live.com/join/9387558076954>

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 August 17, 2022. (Attachment 1)
- B. Approval of Minutes of Special Meeting of August 29, 2022. (Attachment 2)
- C. Approval of Minutes of Special Meeting of September 1, 2022. (Attachment 3)
- D. Approval of Minutes of Special Meeting of September 8, 2022. (Attachment 4)
- E. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training. (Attachment 5)



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

- F. Discussion & Possible Action regarding an extension to commence construction for Project Tower – Water Tower Plaza. (Attachment 6)
- G. Discussion & Possible Action regarding an extension to complete construction for Project 300 – Oak Texas Bar & Grill. (Attachment 7)
- H. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Benita Valadez and Mr. Jerry Gonzalez for the Regular Meeting of August 17th, 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 Work Schedule from SAMES Engineering.
 - 1. Submission of construction schedule.
- B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.
- C. Discussion & Possible Action Regarding an Amendment of the Façade & Weslaco 100 Grants or Selection of a Committee to Review & Update Requirements. (Attachment 8)
- D. Discussion & Possible Action Regarding the Updated Project Costs and Construction of the MVIIP and Determination of a Price Per Acre Sale Amount. (Attachment 9)

V. Reports

- A. Monthly Financial Report – July 2022. (Attachment 10)
- B. Executive Director's Report – Steven Valdez. (Attachment 11)
- C. Director's Report – April Castaneda. (Attachment 12)
- D. Accountant Report – Juan Gonzalez. (Attachment 13)
- E. Digital Communications Manager – Michelle Garcia. (Attachment 14)

VI. 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
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OF WESLACO

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 15)
 2. Summary of Leads Report. (Attachment 16)
 3. Project Neighborhood 461-22-11-8 (Attachment 17)
 4. Project Aid II 433-21-11-30 (Attachment 18)
 5. Project Wood 447-02-11-22 (Attachment 19)
 6. Project No Socks 458-22-11-02 (Attachment 20)
- 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. Discussion & Possible Action to convey property over to the City for the proposed lift station. (Attachment 21)
 2. Discussion & Possible Action Regarding Irrigation District easement, abandonment or relocation of drain line. (Attachment 22)
- C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of employee. (as permitted under Tex. Gov't Code Section 551.074 and 551.071).
1. Annual Evaluation of Executive Director or Selection of Committee. (Attachment 23)
- 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.
 2. Status of Development Agreement Review.



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VII. Action On Closed Session

VIII. Adjournment

Dated this sixteenth (16th) day of September 2022.

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

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

POSTED on this, sixteenth (16th) day of September 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