

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
MAY 18, 2022

On this, eighteenth (18<sup>th</sup>) day of May 2022 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the City Hall Legislative Chamber located at 255 South Kansas, Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:

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  
Mari Lopez – SAMES INC.

At 6:00 PM Mr. Serrano called the meeting of May 18<sup>th</sup>, 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. Richard Garcia introduced himself to the Board and asked for support for his project.  
(Project Town)

**III. Consent Agenda**

A. Approval of Minutes of Regular Meeting of April 20, 2022.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
MAY 18, 2022

- B. Approval of Minutes of Special Meeting of April 26, 2022.
- C. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.
- D. Discussion & Possible Action Regarding extension of commencement of the construction on the agreement for Golden Chick.

Ms. Charlton made a motion to approve the consented agenda.  
Mrs. Sonjia De La Fuente seconds the motion.

Ms. Charlton votes in favor.  
Mrs. De La Fuente votes in favor.  
Mr. Serrano votes in favor.  
Mr. Jerry Gonzales votes in favor.  
Mr. Fred Perez votes in favor.

Motion passes.

#### IV. Old Business

- A. Status regarding Mid Valley International Industrial Park from SAMES Engineering.  
Mrs. Mari Lopez from SAMES engineering gave a status report to the Board where she highlighted the following: Finalizing construction plans; open bids on May 10, 2022.  
Discussion about rebidding the project again, the project will be broken down into sections.

No action.

- B. Status report from Grant Consultant Rigo Villarreal from Ares Consulting.  
Mr. Villarreal apologizes to the Board for not being able to attend the previous 3 Board Meetings. He has been checking federal and state websites for grants; he is promoting the new industrial park; volunteered to write the grant; arrange meetings.

No action.

- C. Discussion & Possible action regarding the bid pricing for the cost of engineering related to the proposed lift station at the Mid Valley International Industrial Park.

Ms. Charlton made a motion to approve the item as presented.  
Mr. Jerry Gonzalez seconds the motion.

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

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
MAY 18, 2022

Motion Passes.

D. Discussion & Possible Action regarding UTRGV-CIC air unit repairs that exceeds \$5,000.00.

Ms. Charlton made a motion to approve the bid from Daik for \$10,964.00.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Fred Perez votes in favor.

Motion passes.

**V. Reports**

A. Monthly Financial Report – April 2022.

B. Executive Director's Report – Steven Valdez.

C. Director's Report – April Castaneda.

D. Accountant Report – Juan Gonzalez.

E. Digital Communications Manager – Michelle Garcia.

Reports were not presented by staff but were provided for the Board's review in the agenda binder.

**VI. Closed Session**

At 6:28 PM Mr. Serrano announced that the Board will move into Closed Session.

At 7:19 PM Mr. Serrano announced that the EDCW Board moved out of Closed Session and into Open Session.

**VII. 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 to 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.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
MAY 18, 2022

No Action.

2. Summary of Leads Report.

No Action.

3. Project Tower 444-20-09-17.

Ms. Charlton made a motion to approve the incentive with a 3-year term as discussed under Closed Session.

Mrs. De La Fuente seconds the motion.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Perez votes in favor.

Motion passes.

4. Project Yellow 445-22-04-06.

Ms. Charlton made a motion to approve the grant as recommended.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion passes.

5. Project Town 442-22-04-08.

No action.

6. Project Good Times 403-21-04-01.

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
MAY 18, 2022

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.

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.

Ms. Charlton made a motion to approve as discussed under Closed Session.  
Mr. Perez seconds the motion.

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

Motion passes.


**IX. Adjournment**

With no other business before the Board, at 7:20 P.M. the EDCW Board Regular Meeting of May 18, 2022, was adjourned.

Respectfully submitted;

  
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Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on June 15, 2022.

  
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Jerry Gonzalez - Secretary

