

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JUNE 15, 2022

On this, fifteenth (15th) day of June 2022 at 5:00 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:

Benita Valade
JJ Serrano
Jerry Gonzalez
Sandra Charlton
Fred Perez
Sonjia De La Fuente

Also present were:

Steve Valdez – EDCW Executive Director
April Castaneda – EDCW Director Present Via Skype
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Juan Gonzalez – EDCW Accountant
Michelle Garcia – EDCW Manager Social Media
Alex Benavides – EDCW Attorney
Mari Lopez – SAMES INC.
Ricardo Garcia – Representative for Weslaco Metal Fabrication LLC
Martin Garcia – Interim City Manager
Felida Villarreal - VIDA

At 5:01 PM Mrs. Valadez called the meeting of June 15th, 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. Ricardo Garcia introduced himself to the Board and asked for their support regarding his project on the agenda his vision is to open more projects in Weslaco. (Project Town)

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Mr. Martin Garcia introduced himself to the Board and mentioned that there is a good working relationship between Mr. Steve Valdez and the EDCW Board. Mr. Garcia commends all of the EDCW Board for volunteering for the good of the City.

III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of May 18, 2022.
- B. Approval of Minutes of Special Meeting of May 23, 2022.
- C. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.

Ms. Charlton made a motion to approve the consent agenda 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. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion carries.

IV. Old Business

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

Ms. Mari Lopez gave a report to the Board where she highlighted the following: the second bidding process will start with three packages; the bidding is currently being advertised on the Monitor to begin accepting bids on June 28, 2022; EDA has requested an archeological study; City has asked to resubmit the subdivision plat; Mr. Valdez has met with county officials regarding the widening of ditches.

No action.

- B. Discussion & Possible Action Regarding Grant Extension for VIDA.

Ms. Villarreal gave a summary of the program to the EDCW Board and asked for consideration to extend the grant for \$70,000.00 for the 2022-2023 fiscal year. Mrs. Valadez asked for the names and dollar amounts of students who have been awarded last fiscal year.

Mr. JJ Serrano made a motion to approve the request.

Ms. Charlton seconds the motion.

Mr. JJ Serrano votes in favor.

Ms. Charlton votes in favor.

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Mrs. Valadez votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Perez votes in favor.

Motion carries.

C. Discussion & Possible Action Regarding renewal or contract extension with Ares Consulting Services.

Mr. Valdez presented the item to the EDCW Board where he mentioned that Mr. Villarreal was very helpful with finding the grant from EDA, also his help with Project Good Times and he is still looking if there are any additional grants available.
Mr. Steve Valdez recommends approval for one more year contract at the same rate.

Ms. Charlton made a motion to approve the recommendation for the extension of the contract.

Mrs. De La Fuente seconds the motion.

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

Motion carries.

V. Reports

A. Monthly Financial Report – May 2022.

Mr. Juan Gonzalez presented the monthly financial report for May 2022 to the EDCW Board. Mrs. Valadez recommends forming a committee to work on next year's budget.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his report where he highlighted the invitation from VIDA; Johnson Controls Meet & Greet; Clean Label Foods tour & Colimex Ribbon Cutting in July.

No action.

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C. Director's Report – April Castaneda.

Mrs. Castaneda reported working on the groundbreaking & two projects under closed session.

No action.

D. Accountant Report – Juan Gonzalez.

Mr. Gonzalez highlighted the ongoing monthly accounting and the 990 forms for the IRS.

No action.

E. Digital Communications Manager – Michelle Garcia.

Ms. Garcia presented her report to the Board where she highlighted posting on social media; public information training, and planning of the groundbreaking.

No action.

VI. Closed Session

At 5:57 PM Mrs. Valadez announced that the EDCW Board will convene in Closed Session as posted.

At 7:26 PM Mrs. Valadez announced that the EDCW Board will move out of Closed Session and into Open Session.

VII. Action in 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.

No action.

2. Summary of Leads Report.

No action.

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3. Project Open Market 449-05-27-22.

Ms. Charlton made a motion to approve the grant as discussed in the 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.
Mrs. De La Fuente votes in favor.
Mr. Perez votes in favor.

Motion carries.

4. Project Repair 448-05-12-22.

Ms. Charlton made a motion to approve the grant as discussed in the closed session.
Mrs. De La Fuente seconds the motion.

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

Motion carries.

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

Ms. Charlton made a motion to approve the incentive with changes as discussed in the closed session.
Mrs. De La Fuente seconds the motion.

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

Motion carries.

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6. Project Brown 446-22-03-23.

Ms. Charlton made a motion to approve the incentive as discussed in the 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.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion carries.

7. Project Zoom Lotus 441-21-11-19.

Ms. Charlton made a motion to approve the incentive as discussed in the 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.

Mrs. De La Fuente 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.

Mr. Serrano made a motion to accept the bid for the surface inspection up to \$9,000.00 to satisfy the requirements from the Texas Historical Commission.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes.

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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.

Mr. Serrano made a motion to accept the lease agreement with the modifications discussed in the closed session.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Mr. Perez votes in favor.

Motion carries.

IX. Adjournment

With no other business before the Board, at 7:30 P.M. the EDCW Board Regular Meeting of June 15, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on July 25, 2022.



Jerry Gonzalez - Secretary

