

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE SPECIAL MEETING  
JULY 12, 2022

On this, twelve (12<sup>th</sup>) day of July 2022 at 12 Noon, The Economic Development Corporation of Weslaco convened its special meeting at the Business Visitor & Event Center Board Room located at 275 South Kansas, Weslaco, Texas; and via teams live for the purpose of discussing and taking possible action on the following items.

The following members were present:

Mrs. Benita Valadez  
Mr. JJ Serrano – Joined via teams live  
Jerry Gonzalez  
Sandra Charlton  
Sonjia De La Fuente  
Fred Perez  
Joe Olivares

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  
Sam Maldonado – SAMES INC.  
Rigo Villarreal – Ares Consulting Services  
Martin Garcia – Interim City Manager  
Andrew Munoz – Assistant City Manager  
Rebekah De La Fuente – city of Weslaco Planning & Code Enforcement  
Orlando Cruz – Cruz Hogan Engineers/Planers  
Marcus Cruz – Cruz Hogan Engineers/Planers

At 12:13 PM Mrs. Valadez called the meeting of July 12, 2022, to order.

**I. Call to Order**

A. Roll Call

B. Declaration of Conflict of Interest

Mrs. Valadez provided some background information regarding the declaration of conflict of interest.

**II. New Business**

A. EDC Board recognition of newly appointed board member.

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Mrs. Valadez presented Mr. Olivarez to the Board.

Mr. Olivarez introduced himself to the Board and gave them some background information.

No action.

**III. Old Business**

A. Discussion and Possible Action Regarding the Rejection of Bids for the Mid Valley International Industrial Park.

Mr. Valdez gave a brief status about the rejection of bids.

At 12:22 PM Mrs. Valadez requested to move out of order and move into Closed Session.

At 2:01 PM Mrs. Valadez announced that the EDCW Board will move out of Closed Session and into Open Session.

Mr. Joe Olivarez made a motion to reject all bids for the Mid Valley International Industrial Park.

Mr. Jerry Gonzalez seconds the motion.

Mr. Olivarez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion carries

B. Discussion and Possible Action to waive the policy requiring the EDC to advertise and obtain sealed bids for the development of the Mid Valley International Industrial Park.

Mr. Serrano made a motion to wave the current EDCW purchasing policy for the development of the Mid Valley International Industrial Park.

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.

Mr. Olivarez votes in favor.

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Motion carries.

- C. Discussion and Possible Action to authorize the executive director to negotiate a construction contract with one or more construction companies, or hire a construction management consultant to represent the EDC of Weslaco for the development of the Mid Valley International Industrial Park, in compliance with the EDA procurement regulations.

Mr. Serrano made a motion to authorize the Executive Director to negotiate with one or more construction companies.

Mr. Olivarez seconds the motion.

Mr. Serrano votes in favor.

Mr. Olivarez 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.

Mr. Perez votes in favor.

Motion carries.

- D. Discussion and possible action to seek additional funding to cover unanticipated increased cost of construction related to the Mid Valley International Industrial Park.

Mr. Serrano made a motion to seek additional funding and authorize the Executive Director to negotiate with banks.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuentes votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion carries.

At 2:15 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 2:41 PM Mrs. Valadez announced that the EDCW Board will move out of Closed Session and back into Open Session.

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**IV. Closed Session**

At 2:15 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 2:41 PM Mrs. Valadez announced that the EDCW Board will move out to Closed Session and back into Open Session.

**V. 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 operation in or near the City of Weslaco. (as permitted under Tex. Gov't Code Section 551.087)

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

Ms. Charlton made a motion to approve the incentive as discussed under Closed Session.

Mr. Serrano seconds the motion.

Ms. Charlton votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. De La Fuentes votes in favor.

Mr. Perez votes in favor.

Mr. Olivarez votes against it.

Motion carries with six votes in favor.

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. Archeological Study Request from the Texas Historical Commission for the Mid Valley International Industrial Park.

No action.

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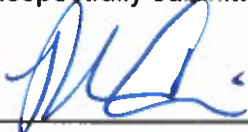
- C. Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to the EDC of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071).

No action.

**VI. Adjournment**

With no other business before the Board, at 12:40 P.M. the EDCW Board Special Meeting of July 12, 2022, was adjourned.

Respectfully submitted;



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Maria Cisneros – Recorder

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

  
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Jerry Gonzalez - Secretary

