

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 25, 2022

On this, twenty-fifth (25th) day of July 2022 at 5:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center Room A & B located at 275 South Kansas, Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Benita Valadez
JJ Serrano
Jerry Gonzalez
Sandra Charlton
Fred Perez
Joe Olivarez

Also present were:

Steve Valdez – EDCW Executive Director
April Castaneda – EDCW Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Juan Gonzalez – EDCW Accountant
Gene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Rebekah De La Fuente – City of Weslaco Planning & Zoning
Sam Maldonado – SAMES Engineering

At 5:01 PM Mrs. Valadez called the meeting of July 25th, 2022, to order.

I. Call to Order

A. Roll Call.

A quorum was formed with six Board Members present.

B. Board Member's declaration of potential conflicts of interest as to any agenda items.

There was no 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.

There were no public comments.

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MINUTES OF THE REGULAR MEETING
JULY 25, 2022

III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of June 15, 2022.
- B. Approval of Minutes of Special Meeting of June 28, 2022.
- C. Approval of Minutes of Special Meeting of July 12, 2022.
- D. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.

Mr. Jerry Gonzalez made a motion to approve the consented agenda as presented.
Ms. Sandra Charlton seconds the motion.

Mr. Jerry Gonzalez votes in favor.
Ms. Sandra Charlton votes in favor.
Mrs. Benita Valadez votes in favor.
Mr. JJ Serrano votes in favor.
Mr. Fred Perez votes in favor.
Mr. Joe Olivarez votes in favor.

Motion carries.

IV. Old Business

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

Mr. Sam Maldonado gave a status report to the Board about the MVIIP where he highlighted the following: received five out of seven proposals; remove any other alternatives; only proceed with subdivision infrastructure first.

No action.

- B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.

Mr. Villarreal is out sick.

No action.

- C. Discussion & Possible Action Regarding Privatization of the road as Development Drive in the Mid Valley International Industrial Park.

Mr. JJ Serrano made a motion to approve options number 2, 3 & 4.
Option 2. Provide some level of exclusivity to tenants within the park.
Option 3. Provide a safe passage for larger semi-trucks
Option 4. Limit semi-truck access to Mile 9 between Mile 2 ½ and FM 1015
And the recommendations that the City recommended.
Jerry Gonzalez seconds the motion.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 25, 2022

Mr. JJ Serrano votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Benita Valadez votes in favor.
Ms. Sandra Charlton votes in favor.
Mr. Fred Perez votes in favor.
Mr. Joe Olivarez votes in favor.

Motion carries.

- D. Discussion & Possible Action Regarding the Draft Budget for 2022-2023 Fiscal Year.
Mr. Juan Gonzalez presented the draft budget for the 2022-2023 fiscal year to the Board.

No action.

- E. Discussion & Possible Action Regarding the Amendment of the Incentive Agreement with La Abuela Foods.

Mr. Valdez presented the amendment of the incentive agreement to the Board.
Mr. JJ Serrano made a motion to stay with the current agreement.
Mr. Fred Perez seconds the motion.

Mr. JJ Serrano votes in favor.
Mr. Fred Perez votes in favor.
Mrs. Benita Valadez votes in favor.
Mr. Jerry Gonzalez votes in favor.
Ms. Sandra Charlton votes in favor.
Mr. Joe Olivarez votes in favor.

Motion carries.

V. New Business

- A. Discussion Regarding ORDINANCE No 2022-19.: General Provisions Regarding Processes and Standards for City-Commission- Appointed Boards and Commissions.
No action.

VI. Reports

- A. Monthly Financial Report – June 2022.
Mr. Juan Gonzalez presented the monthly financial report for June 2022 to the Board.
No Action.

The Board moved out of the regular order of the agenda and moved into Closed Session.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 25, 2022

Mrs. Benita Valadez announced at 6:25 PM that the EDCW Board will move out of the agenda order and into Closed Session.

B. Executive Director's Report – Steven Valdez.

No action.

C. Director's Report – April Castaneda.

No action.

D. Accountant Report – Juan Gonzalez.

No action.

E. Digital Communications Manager – Michelle Garcia.

No action.

VII. Closed Session

Mrs. Benita Valadez announced at 6:25 PM that the EDCW Board will move into Closed Session.

At 7:27 PM Mrs. Benita Valadez announced that the EDCW Board will move out of Closed Session and into Open Session.

VIII. 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), including, but not limited to the following:

1. Manager of Retail Development & Commercial Real Estate Report – Maria Cisneros.

No action.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 25, 2022

2. Summary of Leads Report.

No action.

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

Ms. Sandra Charlton made a motion to approve the recommendation to extend the completion of the project no later than August 19, 2022.

Mr. Jerry Gonzalez seconds the motion.

Ms. Sandra Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Benita Valadez votes in favor.

Mr. JJ Serrano votes in favor.

Mr. Fred Perez votes in favor.

Mr. Joe Olivarez votes in favor.

Motion carries.

4. Payment of all or a Portion of the Cost of Up-sizing of the Piping for the Utility Infrastructure of a Commercial Property.

Mr. JJ Serrano made a motion to approve staff recommendation.

Mr. Jerry Gonzalez seconds the motion.

Mr. JJ Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Benita Valadez votes in favor.

Ms. Sandra Charlton votes in favor.

Mr. Fred Perez votes in favor.

Mr. Joe Olivarez votes against it.

Motion passes with five votes.

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. Mid-Valley International Industrial Park- Review of Value-Engineered Bid Tabulation Results.

Item was Tabled.

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).

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 25, 2022

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. Status of City of Weslaco & EDCW & Lease Agreement.

No action.

2. Status of Development Agreement Review.

No action.

IX. Adjournment

With no other business before the Board, at 7:30 P.M. the EDCW Board Regular Meeting of July 25, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on August 17, 2022.



Jerry Gonzalez - Secretary