

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 17, 2022

On this, seventeenth (17th) day of August 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:

JJ Serrano
Sandra Charlton
Fred Perez
Sonjia De La Fuente
Joe Olivarez

Also present were:

Steve Valdez – EDCW Executive Director
April Castaneda – EDCW Director
Maria Cisneros – EDCW Manager Retail Recruitment & Commercial Real Estate
Michelle Garcia – EDCW Social Media Manager
Gene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Sam Maldonado – SAMES Engineering
Rigo Villarreal – Ares Consulting Services

At 5:30 PM Mr. Serrano called the meeting of August 17th, 2022, to order.

I. Call to Order

A. Roll Call.

A quorum was formed with five 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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III. Consent Agenda

- A. Approval of Minutes of Regular Meeting of July 25, 2022.
- B. Approval of Minutes of Special Meeting of August 5, 2022.
- C. Discussion & Possible Action regarding approval of training from STC & EDCW for high-demand job training.
- D. Discussion & Possible Action regarding the request for approval of excused absences for Mrs. Sonja De La Fuente for the Regular Meeting of July 25th, 2022 & Special Meeting of August 5th, 2022, in accordance with City of Weslaco Ordinance NO. 2022-19, Sec. 8-100.

Mr. Olivarez made a motion to approve the consented agenda as presented.
Ms. Charlton seconds the motion.

Mr. Olivarez votes in favor.
Ms. Charlton votes in favor.
Mr. Serrano votes in favor.
Mrs. De La Fuentes votes in favor.
Mr. Perez votes in favor.

Motion passes.

IV. Old Business

- A. Discussion & Possible Action Regarding the Status of Mid Valley International Industrial Park from SAMES Engineering.
Mr. Sam Maldonado gave a brief status of the MVIIP to the Board where he highlighted the construction; the new plat to be recorded and then work on the lift station.

No action.
- B. Discussion & Possible Action Regarding Status Report from Rigo Villarreal from Ares Consulting Services.
Mr. Rigo Villarreal was present, he did not have anything to report.

No action.
- C. Discussion & Possible Action Regarding the Final Budget for 2022-2023 Fiscal Year.
Mr. Valdez presented the final budget for the 2022-2023 fiscal year, where he highlighted the following: the 4th of July event went from \$10,000 to \$20,000; Debt services for the MVIIP interest payment annually; Sponsorships and donations \$5,000;

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Marketing & advertising took out the billboard & working on video and radio advertising; business incentive agreement added of the Shops at N Bridge.

Ms. Charlton made a motion to approve the budget for the 2022-2023 fiscal year.

Mr. Olivarez seconds the motion.

Ms. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

Motion passes.

D. Discussion & Possible Action Regarding Proposed Revision to Incentive Agreement for Project Steel.

Ms. Charlton made a motion to reject the proposed changes and approve the changes suggested by the EDCW attorneys.

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. Perez votes in favor.

Mr. Olivarez votes in favor.

Motion passes.

V. New Business

A. Discussion & Possible Action Regarding Construction Contract with Total Commitment Construction for Onsite Improvements of MVIIP.

No action.

B. Discussion & Possible Action Regarding Marketing for the Fiscal Year of 2022-2023.

Ms. Michelle Garcia presented the marketing plan for the fiscal year of 2022-2023 to include television and radio advertising. After some discussion from the Board, they asked for more information.

Item was tabled.

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VI. Reports

A. Monthly Financial Report – July 2022.

Mr. Valdez presented the monthly financial report for July 2022 to the Board.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez highlighted the following from his report: Value Engineering & Selection of Construction contractor; Clever foods facility tour is set for August 25, 2022; EDA grant & archeological survey; Project Brown & Project Good Times.

No action.

C. Director's Report – April Castaneda

Mrs. Castaneda highlighted the following items from her report: Meeting with Clever Foods & Supplements regarding the facility tour; Grant compliance for EDA grant; Social media workshop on September 9, 2022, & Counselors tour on October 6, 2022.

No action.

D. Accountant Report – Juan Gonzalez

Mr. Valdez presented the report on Mr. Juan Gonzalez's behalf highlighting the following: EDCW fiscal budget for the year; review of grants and incentive agreements payments.

No action.

E. Digital Communications Manager – Michelle Garcia

Ms. Garcia presented her report to the Board where she highlighted the following: Vendors for Alfresco were able to register online for the first time; vendor spots were sold out within an hour and a half; for the Alfresco in September a Lucha Libre company reached out to perform; Sent out an invite calendar for the groundbreaking; Shooting a commercial.

No action.

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VII. Closed Session

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

At 7:50 PM Mr. Serrano 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.

2. Summary of Leads Report.

No action.

3. Project Wings

No action.

4. Project Canopy

Ms. Charlton made a motion to approve the grant request as recommended by EDCW staff.

Mr. Joe Olivarez seconds the motion.

Ms. Charlton votes in favor.

Mr. Joe Olivarez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Perez votes in favor.

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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. Project Good Times – Discussion & Possible Action to Determine the EDCW's Shared Cost of the Pad Site Build-up.

Ms. Charlton made a motion to give authority to the Executive Director to negotiate share cost as discussed under Closed Session.

Mr. Fred Perez seconds the motion.

Ms. Charlton votes in favor.

Mr. Fred Perez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuentes votes in favor.

Mr. Olivarez votes in favor.

Motion passes.

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), including, but not limited to the following:

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

No action.

2. Status of Development Agreement Review.

No action.

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IX. Adjournment

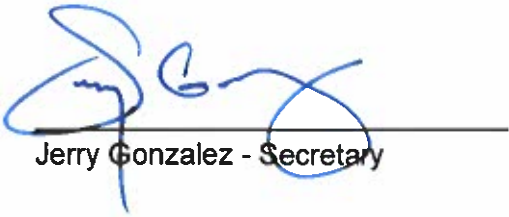
With no other business before the Board, at 7:30 P.M. the EDCW Board Regular Meeting of August 17, 2022, was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting on September 21, 2022.



Jerry Gonzalez - Secretary

