

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE SPECIAL MEETING
SEPTEMBER 1, 2022

On this, first (1st) day of September 2022 at 3:00 PM, The Economic Development Corporation of Weslaco convened its special meeting at the Business Visitor & Event Center located at 275 S. Kansas Weslaco, Texas and via Microsoft Teams; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Mrs. Benita Valadez

Mr. JJ Serrano

Jerry Gonzalez

Sandra Charlton

Sonjia De La Fuente

Fred Perez

Joe Olivarez

Also present were:

Steve Valdez – EDCW Executive Director – Joined via Microsoft Teams.

April Castañeda – EDCW Director

Juan Gonzalez – EDCW Accountant

Michelle Garcia – EDCW Manager Social Media

Eugene Vaughn – EDCW Attorney

Alex Benavides – EDCW Attorney

Sam Maldonado – SAMES INC.

Nadia Lopez – SAMES INC.

At 3:04 PM Mrs. Valadez called the meeting of September 1, 2022, to order.

I. Call to Order

A. Roll Call

All Board Members were present.

B. Board Members Declaration of Potential Conflict of Interest as to Any Agenda Items.

There were no declarations from the Board.

At 3:07 PM Mrs. Valadez announced that the EDCW Board will move out of the regular order of the agenda and move into Closed Session.

II. Old Business

- a. Discussion and possible action regarding the rescission of the selection of Total Commitment Construction as the contractor for the construction of onsite improvements of the Mid Valley International Industrial Park.

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Mr. Serrano stated that an opinion letter was received by the city attorney noting that the selection of Total Commitment Construction could jeopardize the EDA Grant. For this reason he will make the following motion.

Mr. Serrano made a motion to rescind the selection of Total Commitment Construction.
Mr. Olivarez seconds the motion.

Mr. Serrano votes in favor.
Mr. Olivarez votes in favor.
Mrs. Valadez votes in favor.
Ms. De La Fuentes votes in favor.
Ms. Charlton votes against.
Mr. Perez votes against.
Mr. Jerry Gonzalez abstains from voting.

Motion carries with four votes.

b. Discussion and possible action regarding the selection of a general contractor for the construction of onsite improvements for the Mid Valley International Industrial Park.

Mr. Serrano made a motion to select L&G as contractor for the MVIIP & in the alternative to select Total Commitment Construction as a backup contractor for the MVIIP in the event that a contract with L&G is not approved by the City.
Mr. Olivarez seconds the motion.

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

Motion carries with six votes.

c. Discussion and possible action regarding the construction contract for the construction of the onsite improvements of the Mid Valley International Industrial Park.

Mr. Serrano made a motion to approve a contract subject to review by EDC attorneys.
Mr. Olivarez seconds the motion.

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

Motion carries with six votes.

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- d. Discussion and possible action to select a contractor and award a contract for the construction of the building pad and related improvements at the site within the Mid Valley International Industrial Park where Project Good Times will be located.
No action.

III. Closed Session

At 3:07 PM Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 4:18 PM Mrs. Valadez announced that the EDCW Board will move out of Closes Session and into Open Session.

IV. 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).
No action.

- 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
No action.

- 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.

V. Adjournment

With no other business before the Board, at 4:23 P.M. the EDCW Board Special Meeting of September 1, 2022, was adjourned.

Respectfully submitted;

April Castaneda – Recorder

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



Jerry Gonzalez - Secretary