

**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO**  
**MINUTES OF THE REGULAR MEETING**  
**February 20, 2019**

On this, twentieth (20<sup>th</sup>) day of February, 2019 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business-Visitor & Event Center Board Room located at 275 South Kansas Avenue, Weslaco, Texas.

The following members were present:

Joe Olivarez – President  
Cynthia Cabaza – Secretary  
Stephen Charlton - Treasurer  
Rick Talbert  
Benita Valadez

Also present were:

Marie McDermott – EDCW Executive Director  
Steven Valdez – EDCW Director  
Maria Cisneros – EDCW Manager  
Miros Valdez – EDCW Manager  
Lillie Delgado – EDCW Manager  
Chuy Ramirez – EDCW Attorney  
Rudy Salinas - EDCW CPA  
Andrew Munoz – Assistant City Manager  
Rolando Garza – City of Weslaco Engineering Department  
Matt Z. Ruszczak – Rio South Texas Economic Council, Executive Director  
Juventino Martinez - Owner of Alegro's Flower Shop  
Yvonne Ortegon – Ortegon Insurance Agency, Project Eagle

**I. CALL TO ORDER**

At 6:30 PM Mr. Olivarez called the meeting of February 20<sup>th</sup>, 2019 to order.

**II. APPROVAL OF MINUTES**

**A. Regular Board Meeting of January 23<sup>rd</sup>, 2019.**

Mr. Talbert made a motion to approve the minutes from January 23<sup>rd</sup>, 2019.  
Mrs. Valadez seconds the motion.

Mr. Talbert votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Olivarez votes in favor.  
Mrs. Cabaza votes in favor.  
Mr. Charlton votes in favor.

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Motion passes.

**III. PUBLIC COMMENTS**

Mr. Juventino Martinez, owner of Alegro's Flower Shop addresses with the Board with a heartfelt thank you for the approval of the façade grant for his business.

**IV. NEW BUSINESS**

**A. Discussion & Deliberation Regarding Funds for the City of Weslaco, Construction Inspector, With Partial Funding of Surveying Equipment.**

Mr. Olivarez made a motion to cost share funding of survey equipment with the City of Weslaco as recommended by the Executive Director.

Mrs. Valadez seconds the motion.

Mr. Olivarez votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Charlton votes in favor.  
Mrs. Cabaza votes in favor.  
Mr. Talbert votes in favor.

Motion passes.

**V. OLD BUSINESS**

**A. Report of the Rio South Texas Economic Council Program, Including the January 2019 FAM Tour.**

Mr. Matt Ruszczak made a presentation to the EDCW Board regarding the role of the Rio South Texas Economic Council for the Rio Grande Valley.

No action required.

**VI. REPORTS**

**A. Monthly Financial Report – January 2019.**

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Mr. Salinas made the financial report of January 2019 to the Board.

No action required.

**B. Executive Director Report.**

- **Monthly Report**

Ms. McDermott made her monthly report to the Board, where she highlighted RGV Day at the Capitol, meeting with Texas Workforce Commissioner Julian Alvarez; and Andrew Munoz, Airport Director & Terry Salinas, EDA/LRGVDC regarding funding for the Airport.

No action required.

**C. Economic Development Director Report.**

- **Monthly Report**

Mr. Valdez reported to the Board the projects included in the agenda, the appointments, the participation in the FAM Tour, the BRE visit with Valley Plantation Shutters, the update of the Tower Theater, and planning to attend VIVA Fresh Expo in April 2019.

No action required.

**D. Economic Development Manager Report, M. Cisneros.**

- **Monthly Report**

Ms. Cisneros presented the retail activity report, where she highlighted "J.C. Penny Dumps Appliances", also maintaining 30 leads, registering Board members for RECON conference, working on hiring an intern, and an update on commercial real estate that has been leased.

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No action required.

**E. Economic Development Manager Report, L. Delgado.**

• **Monthly Report**

Ms. Delgado highlighted a few posts on social media, the Alfresco event, the Digital Billboard, the TEDC attendance in February.

No action required.

**VII. EXECUTIVE SESSION**

At 7:10 PM Ms. Cisneros announces that the EDCW Board is now in Executive Session.

At 8:17 PM Ms. Cisneros announces that the EDCW Board is now out of Executive Session and reconvene in Open Session.

**VIII. ACTION ON EXECUTIVE SESSION**

Mr. Talbert exit's the board room, prior to discussion of Project Park.

**A. Project Park 99-16-09-01: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)**

After full discussion by the Board, Mr. Talbert rejoins the meeting.

Mrs. Valadez made a motion to give the Executive Director the ability to negotiate as discussed in Executive Session.

Mrs. Cabaza seconds the motion.

Mrs. Valadez votes in favor.

Mrs. Cabaza votes in favor.

Mr. Olivarez votes in favor.

Mr. Charlton votes in favor.

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Mr. Talbert abstains from voting.

Motion passes with four votes.

- B. Project Alley 190-18-17-07: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

There was no action regarding this item.

- C. Project Tube 226-19-07-02: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Mr. Charlton made a motion to enter into a ground lease with the City of Weslaco in which EDCW will build hangers in accordance with the proposal and at completion turn over to the City of Weslaco.

Mrs. Valadez seconds the motion.

Mr. Charlton votes in favor.  
Mrs. Valadez votes in favor.  
Mr. Olivarez votes in favor.  
Mr. Talbert votes in favor.  
Mrs. Cabaza votes in favor.

Motion passes.

- D. Project Eagle 207-18-09-19: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Mrs. Valadez made a motion to approve subject to legal counsel's review.

Mr. Charlton seconds the motion.

Mrs. Valadez votes in favor.  
Mr. Charlton votes in favor.  
Mr. Olivarez votes in favor.  
Mrs. Cabaza votes in favor.

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Mr. Talbert votes in favor.

Motion passes.

- E. Project Frozen 136-17-08-02: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Mrs. Cabaza made a motion to amend the existing agreement so that EDCW can disburse the remaining funds of the contract.

Mr. Charlton seconds the motion.

Mrs. Cabaza votes in favor.

Mr. Charlton votes in favor.

Mr. Olivarez votes in favor.

Mr. Talbert votes in favor.

Mrs. Valadez votes in favor.

Motion passes.

**IX. ADJOURNMENT**

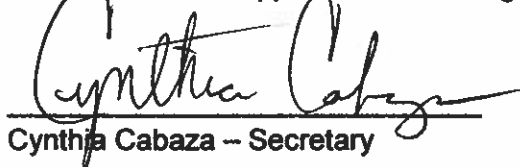
With no other business before the Board, at 8:18 PM the EDCW Board Meeting of February 20, 2019 was adjourned.

Respectfully submitted:



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of March 20, 2019.



Cynthia Cabaza -- Secretary