

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
June 19, 2019

On this, nineteenth (19th) day of June, 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
Diana Fuentes-Aguilar – Vice President – Arrived at 6:14PM
Mr. Charlton - Treasurer
Benita Valadez
Juan Jose “JJ” Serrano

Also present were:

Marie McDermott – EDCW Executive Director
Steven Valdez – EDCW Director
Maria Cisneros – EDCW Manager
Miros Valdez – EDCW Manager
Lillie Delgado – EDCW Manager
Rudy Salinas - EDCW CPA
Chuy Ramirez – EDCW Attorney
Manuel Garcia – Garcia & Pena CPA
Tina Garcia – Garcia & Pena CPA
Nathan Obregon – BBVA Bank

I. CALL TO ORDER

At 6:11 PM, Mr. Olivarez called the meeting of June 19, 2019 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of May 15th, 2019.

Mr. Charlton made a motion to approve the minutes from the Regular Board Meeting of May 15th, 2019.

Mrs. Valadez seconds the motion.

Mr. Charlton votes in favor.

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C. Economic Development Director Report.

- Monthly Report

Mr. Valdez made his report where he highlighted the following items: 20 appointments, worked on STC luncheon for workforce training, Project Park, Overpass Lighting, Project Fire & Water, Viva Fresh follow-up, Project Hedgehog, and continue working on 15-20 leads at different stages. Also presented the commercial properties that have been leased or sold.

No action.

D. Economic Development Manager Report, M. Cisneros.

- Monthly Report

Ms. Cisneros presented her report where she highlighted the following: maintaining 37 leads; Meeting with Project Orange, Project Connections, and Project Empire. Also the summary from the RECON convention from Group A, Group B, and Group C. Completed the Minute Book and Certified Agendas from October 2018 to April 2019. Updated 31 commercial real estate properties in the EDCW website and worked on sponsorships for the 4th of July, and received a sponsorship from RK Homes for \$250.

No action.

E. Economic Development Manager Report, L. Delgado.

- Monthly Report

Ms. Delgado presented her report highlighting Social Media-Facebook and Discover South Texas App Report shared events, the 4th of July event preparations; Digital Billboard advertisers; Permit Report YTD Totals; and attend Census 2020 meeting.

No action.

F. Business Visitor & Event Center Report, Miro Valdez.

Mrs. Valdez presented the report for the Business Visitor & Event Center for May 2019,

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with a total of visitors of 1195, total fees charged of \$836.25 and report of fees paid from October 2018 to May 2019 of \$4,316.25.

No action.

VII. EXECUTIVE SESSION

At 7:48PM Ms. Cisneros announces that the EDCW Board is in Executive Session.

At 8:50PM Ms. Cisneros announces that the EDCW Board is now out of Executive Session and will reconvene in Open Session.

VIII. ACTION ON EXECUTIVE SESSION

- 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)

No action.

Before any discussion regarding Project Fire & Water, Mr. Charlton exits the Boardroom.

- B. Project Fire & Water 265-19-02-27: 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. Olivarez made a motion to approve the staff recommendation total of \$67,092 or 8% of the company's capital investment. With a payout in three separate payments, half of the total incentive amount of \$33,546 upon issuance of Certificate of Occupancy, \$16,773 after the first full year anniversary, and \$16,773 after the second full year anniversary.

They must acquire building permit from the City of Weslaco for a minimum of \$1,100,000 if permit amount is less, the incentive will be based on the 8% of the true final cost of construction.

During the three year incentive term, they may not lease more than 5,000 sq. ft. of the 12,000 sq. ft. building to any other company other than Trinity MEP Engineering and its affiliated companies.

Mr. Serrano seconds the motion.

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Mr. Olivarez votes in favor.
Mr. Serrano votes in favor.
Mrs. Aguilar votes in favor.
Mrs. Valadez votes in favor.
Mr. Charlton abstains from voting.

Motion passes with four votes.

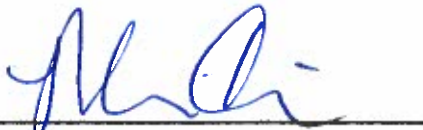
C. Discussion and Deliberation Regarding Evaluation of the Executive Director of the EDC of Weslaco, Goals, and Objectives. (as permitted under Tex. Gov't Code Section 551.074)

No action.

IX. ADJOURNMENT

With no other business before the Board, at 8:50 PM the EDCW Board Meeting of June 19, 2019

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of July 24th, 2019.



Cynthia Cabaza - Secretary