

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
DECEMBER 16, 2020

On this, sixteenth (16th) day of December, 2020 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center, 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:

Juan Jose "JJ" Serrano
Benita Valadez
Fred Perez
Patrick Gonzalez
Sonjia De La Fuente
Sandra Charlton
Jerry Gonzalez

Also present were:

Steve Valdez – EDCW Interim Executive Director
Maria Cisneros – Commercial Real Estate & Retail Marketing Manager
Lillie Delgado – Digital Communications Manager
Veronica Montemayor – Finance Manager
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Andrew Munoz – Assistant City Manager
Dr. Carlos Margo – STC Associate Dean for Industry Training & Economic Development
Laurie Simmons – UTRGV-CIC Director

I. CALL TO ORDER

At 6:00 PM, Mr. Serrano called the Regular Meeting of December 16, 2020 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of November 18th, 2020.

Mrs. Valadez made a motion to approve the minutes of November 18, 2020.
Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.

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Ms. Charlton votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion passes.

III. PUBLIC COMMENTS

There were no public comments.

IV. NEW BUSINESS

A. Discussion & Possible Action Regarding Amendment of Weslaco 100/Façade Policy.

Mr. Valdez presented the amendment to the Board regarding the Weslaco 100/Façade Policy.

Mr. Patrick Gonzalez made a motion to approve the amendment as recommended and adding the exclusion of public employees.

Mr. Jerry Gonzalez seconds the motion.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Ms. Charlton votes in favor.

Motion passes.

B. Discussion & Possible Action Regarding Update to the Authorized Signatures for EDC of Weslaco Bank Accounts and Credit Cards.

Mrs. Valadez made a motion to approve the current president and current Interim Executive Director to authorize signatures for the EDC of Weslaco bank accounts and credit cards.

Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion passes.

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V. OLD BUSINESS

A. Discussion & Possible Action Regarding Yearly EDCW Election of Officers.

Mr. Serrano nominates Mrs. Valadez as EDCW Board President.
Mr. Perez seconds the motion.

Mr. Serrano votes in favor.
Mr. Perez votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Patrick Gonzalez votes in favor.
Ms. Sandra Charlton votes in favor.
Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez accepts the nomination.

Motion passes.

Mr. Patrick Gonzalez nominated Mr. Fred Perez as Vice President.
Mr. Jerry Gonzalez seconds the motion.

Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Serrano votes in favor.
Mrs. Valadez votes in favor.
Mrs. De La Fuente votes in favor.
Ms. Charlton votes in favor.

Mr. Fred Perez accepts the nomination.

Motion passes.

Mrs. Valadez nominates Mr. Serrano for Treasurer, Mr. Serrano declines nomination.
Motion fails.

Mr. Serrano nominates Ms. Sandra Charlton as Treasurer.
Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Perez votes in favor.
Mrs. Valadez votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Jerry Gonzalez votes in favor.

Ms. Sandra Charlton accepts the nomination.

Motion passes.

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Mrs. Valadez nominates Mr. Serrano as Secretary.
Ms. Charlton seconds the motion.

Mrs. Valadez votes in favor.
Ms. Charlton votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.
Ms. Sandra Charlton votes in favor.

Mr. Serrano accepts the nomination.

Motion passes.

B. Discussion & Possible Action Regarding EDC of Weslaco and South Texas College Training.

Dr. Carlos Margo from STC addressed the Board to thank them for their support with the grant for training companies in Weslaco.

Mr. Serrano made a motion to approve the training for Colimex as presented.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mrs. Valadez votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.

Motion carries.

C. Discussion & Possible Action Regarding Laurie Simmons UTRGV-CIC Report.

Mrs. Laurie Simmons presented her report to the Board, where she highlighted the following: The classrooms and meeting space is there to start or current business, the building has been prepared for COVID-19 safety guidelines from the CDC, and most of the classes have been taking place online. Also UTRGV-CIC has received a grant for \$300,000 to be awarded for small businesses, and a 2.2 million dollar grant for hiring more staff, to help with workshops for start-up companies, investors, and will be giving 20 businesses/companies 20 websites.

Mr. Serrano made a motion to approve the yearly report.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mrs. Valadez votes in favor.

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Mr. Perez votes in favor.

Mr. De La Fuente votes in favor.

Mr. Jerry Gonzalez votes in favor.

Ms. Charlton votes in favor.

Motion carries.

VI. REPORTS

A. Monthly Financial Report – November 2020.

Mrs. Montemayor presented the financial Report for November 2020.

Ms. Charlton, requested a meeting for some questions regarding the report.

No action taken.

B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

Mr. Valdez presented the report to the Board, where he highlighted the following items:

Weslaco's Industrial Park; Project Myra was presented to the City; Inquiry of the South Texas VoTech building for the extension of the airport runway.

No action required.

C. Economic Development Director Report, Steven Valdez.

- Monthly Report

Mr. Valdez highlighted the following items on his report: He submitted 5 RFI'S and Project Root Beer which consists of facilitating the purchase of the A & W Produce Land and Building by Colimex; Project Liu: provided sites and had a meeting with Major, EDCW President and Director.

No action required.

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D. Commercial Real Estate & Retail Marketing Manager Report, Maria Cisneros.

- Monthly Report

Ms. Cisneros highlighted her report with the following: maintaining 39 leads including Project Shine: working with the City on permits; Mr. Gatti's: Also working with the City regarding permits; Attended Le Pho House ribbon cutting and Tree Lighting Ceremony.

No action required.

E. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Ms. Delgado highlighted the following items: Share the construction in front of Lowe's, labor reports, new Board Members, and Economic Impact Study of the RGV Healthcare and Bioscience Industry. Also reported the EDCW Facebook has 6,000 followers.

No action required.

F. Finance Manager, Veronica Montemayor.

- Monthly Report

- BVEC Report

Mrs. Montemayor presented her report, where she highlighted the following: Mr. Rudy Salinas finalized the annual adjustments, and the audit has started.

No action required.

VII. ACTION ON CLOSED SESSION

At 7:10 P.M. Mrs. Valadez announces that the EDCW will move into Closed Session as posted.

At 9:05 P.M. Mrs. Valadez announces that the EDCW Board will move into Open Session.

VIII. 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

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to have 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 offer of a financial or other incentive to a business prospect with which the EDC of Weslaco is conducting economic development negotiations and with which the EDC of Weslaco seeks to have 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:

1. Project Tube #73 369-20-11-10

Mr. Serrano made a motion to approve the recommendation to provide \$566,667 which includes the change from the original agreement amount made on February 2019, with the scope as described under Closed Session.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. Valadez votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Ms. Charlton votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

2. Project Whitley #80 386-20-10-15

Mr. Serrano made a motion to approve up to \$25,000 grant as recommended.

Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.

Ms. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

C. 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. Hansen Letter of Intent

Mr. Serrano made a motion to enter into an agreement with Mr. Lars K Hansen on the option to purchase.

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Mr. Perez seconds the motion.

Mr. Serrano votes in favor.
Mr. Perez votes in favor.
Mrs. Valadez votes in favor.
Ms. Charlton votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

2. Project Park #4 99-16-09-01
Item was Tabled.

3. Sale of the University Apartments

Mr. Serrano made a motion to approve the letter agreement as drafted by the EDCW attorney and approve the contract as amended by attorney.
Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

D. Deliberation and 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)

1. Executive Director

Mr. Serrano made a motion to accept the resignation from Marie McDermott, and approving an agreement as discussed under Executive Session.
And motion to appoint Steve Valdez as Interim Executive Director with compensation as discussed under executive Session.
Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Mrs. De La Fuente votes in favor.

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Mr. Patrick Gonzalez votes in favor.
Ms. Charlton votes in favor.

Motion passes.

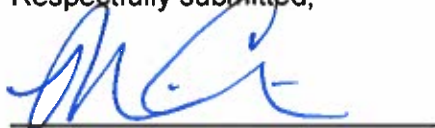
E. Consultation with Attorney and possible action regarding: (1) pending or contemplated litigation; (2) a settlement offer; or (3) a matter in which the duty of the Attorney to the EDC of Weslaco under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071).

No action.

IX. ADJOURNMENT

With no other business before the Board, at 9:15 PM the EDCW Board Regular Meeting of December 16, 2020 was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of January 20, 2021.


JJ Serrano - Secretary

