

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 24, 2021

On this, twenty-fourth (24<sup>th</sup>) day of February, 2021 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:

Benita Valadez  
Fred Perez  
Sandra Charlton  
Juan Jose "JJ" Serrano  
Patrick Gonzalez  
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  
Rebekah De La Fuente – City of Weslaco  
Raul Sessin – County Drainage District  
Javier Sepulveda – County Drainage District

**I. Call To Order**

At 6:01 PM, Mrs. Valadez called the Regular Meeting of February 24, 2021 to order.

**II. Approval of Minutes**

**A. Regular Meeting of January 20, 2021.**

Mr. Jerry Gonzalez made a motion to approve the minutes from January 20, 2021.

Ms. Sandra Charlton seconds the motion.

Mr. Jerry Gonzalez votes in favor.

Ms. Sandra Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

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B. Special Meeting of January 28, 2021.

Ms. Sandra Charlton made a motion to approve the minutes from January 28, 2021.  
Mr. Serrano seconds the motion.

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

Motion carries.

III. **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 does not reply; they listen.

There were no public comments.

IV. **Old Business**

A. Discussion & Possible Action Regarding City of Weslaco Drainage Incentive Agreement.

Mr. Serrano made a motion to approve first two payments, September 2019 for \$103,867 and for September 2020 for \$207,734.  
Mr. Serrano amended his motion to as follows: pay the third and final payment on October 2021.  
Mr. Patrick Gonzalez seconds the motion.

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

Motion carries.

B. Discussion & Possible Action Regarding Lawn Maintenance for Downtown Area.

Mr. Jerry Gonzalez made a motion to approve the recommendation from Mr. Valdez to increase the monthly payment by \$80.00 per month.

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Ms. Sandra Charlton seconds the motion.

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

Motion carries.

C. Discussion & Possible Action Regarding Approval of STC and EDCW Training.

Mr. Serrano made a motion to approve training for the City employees and Kapal.  
Ms. Sandra Charlton seconds the motion.

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

Motion carries.

D. Discussion & Possible Action Regarding EDCW 2020-2021 Marketing Report.

Mr. Serrano made a motion to Table the item for next month's agenda.  
Mr. Patrick Gonzalez seconds the motion.

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

Motion carries.

E. Discussion & Possible Action Regarding an Agreement with Ares Services Incorporated to Assist in Grant Preparation and Legislative Assistance in the Area of Economic Development and Economic Development Infrastructure and Other Matters determined by the EDCW Board of Directors.

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Mr. Serrano made a motion to approve \$5,000 per month from April 2021 to March 2022 with Board approval for any travel expenses.

Mr. Serrano alter his motion to approve \$5,000 per month would include travel expenses.

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.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

F. Discussion Regarding EDA Grant Process.

Mr. Valdez informed the Board that EDC staff is in the process of seeking assistance from the Lower Rio Grande Valley Development Council (LRGVDC) in acquiring an EDA grant.

No action.

G. Discussion Regarding Viva Fresh Expo From March 26 to 27 2021, at Grapevine, Texas.

Mr. Valdez informed the Board of the Viva Fresh Expo from March 26 - 27 and asked for participation of two Board members. Ms. Sandra Charlton will be able to attend the event.

No action.

**V. Reports**

A. Monthly Financial Report – January 2021.

Mrs. Montemayor presented the financial report for January 2021 to the Board.

No action required.

The Board moves out of order and into Closed Session.

At 6:48 P.M. Mrs. Valadez announced that the EDCW Board will convene under Closes Session as permitted.

At 8:21 P.M. Mrs. Valadez announced that the EDCW Board will move into Open Session.

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B. Interim Executive Director Report, Steven M. Valdez.

- Summary Leads
- Monthly Report

Mr. Valdez presented his report to the Board where he highlighted the following: His appointments from January 15 to February 12, 2021; Working on the Lars Hansen property; Working with the Chamber and CiL for the ribbon cutting; Meeting with the City Commission Meetings; Summary Leads Report; Project Electrolyte Tab & Project Brie Merry.

No action required.

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

- Monthly Report

Ms. Cisneros presented her report highlighting the following: Working on 46 leads including Project Strategy; Project Obed; Project Aztec; Board meeting tasks; Reports, and Minutes.

No action required.

D. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Ms. Delgado presented her report highlighting the following: Social Media Follower has grown to 7,326; Social Media Postings included 10 Best Places to Work in 2021; EDCW website posted RFQ's; Updated picture of La Abuela Foods & Billboard Adds.

No action required.

E. Finance Manager, Veronica Montemayor.

- Monthly Report
- BVEC Report

Mrs. Montemayor reported on the RFQ's for the engineering firms; EDCW audit for 2019-2020 has been completed; Received 2019-2020 Tax Return form from Mr. Garcia & Pena; & sent back 2019-2020 IRS tax return form signed by Steve back to Mr. Garcia for electronic submission; presented the Business, Visitor and Event Center reservations report.

No action required.

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**VI. Closed Session**

At 6:48 P.M. Mrs. Valadez announced that the EDCW Board will convene under Closes Session as permitted.

At 8:21 P.M. Mrs. Valadez announced that the EDCW Board will move into Open Session.

**VII. 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 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:

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 Z & L 346-20-04-19

No action.

- 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. Project Park 99-16-09-01

Mr. Serrano made a motion to alter the Hansen contract as described under closed session.

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.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

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2. Project Swap 387-20-12-28

No action.

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) , including, but not limited to:

1. Executive Director Search

No action.

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.

**VIII. Adjournment**

With no other business before the Board, at 8:37 PM the EDCW Board Regular Meeting of February 24, 2021 was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of March 17, 2021.



JJ Serrano - Secretary

