

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

On this, eighteenth (18th) day of August, 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
JJ Serrano
Sandra Charlton – Attended Via Zoom
Sonjia De La Fuente
Jerry Gonzalez
Patrick Gonzalez

Also present were:

Steve Valdez – EDCW Executive Director
Maria Cisneros – Commercial Real Estate & Retail Recruitment Manager
Lillie Delgado – Digital Communications Manager
Veronica Montemayor – Finance Manager
Alex Benavides – EDCW Attorney
Chuy Ramirez – Ramirez Law Firm
Sam Maldonado – SAMES Engineering
Mari Lopez – SAMES Engineering

I. Call to Order

At 6:01 P.M. Mrs. Valadez called the meeting of August 18, 2021 to order.

II. 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 members do not reply; they listen.

There were no public comments.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of July 21, 2021.

B. Discussion & Possible Action regarding new Industrial Park.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

Mr. Serrano made a motion to approve the consent agenda with the corrections of spelling and grammar changes.

Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mrs. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

IV. Old Business

A. Discussion & Possible Action regarding grant request from VIDA.

Mr. Valdez presented the item to the Board and recommends approval.

The Board asked Mr. Valdez to request information on selection criteria; how many people applied; how many were denied & how many were approved.

Mr. Serrano made a motion to approve the grant request pending the answers to the questions from the Board.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

B. Presentation & Discussion from SAMES Engineering.

Ms. Mari Lopez gave a status regarding the new Industrial Park, she presented a schedule of services that have been completed. Part of the discussion was regarding the detention ponds.

No action.

C. Presentation & Discussion from Rigo Villarreal.

Mr. Villarreal gave a status report to the Board where mentioned that he has met with elected officials to identify grants available and has identified a grant from the EDA.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

Mr. Villarreal will work together with SAMES Engineers on the research and they will submit the application by the end of August 2021.

Mr. Villarreal is also identifying some other grants.

No action.

Mrs. Valadez announced at 7:01 P.M. that the EDC Board will move out of order and into Closed Session.

At 8:11 P.M. Mrs. Valadez made an announcement that the EDC Board will reconvened into Open Session on the regular order of the agenda.

D. Discussion & Possible Action regarding the draft fiscal budget for 2021 – 2022.

Mr. Valdez presented the draft budget for 2021-2022 fiscal year where he stated that the budget has been presented to the City Commission on August 11, 2021.

Mr. Serrano made a motion to approve the preliminary draft for the 2021 – 2022 fiscal budget.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

E. Discussion & Possible Action regarding amendment to the Policy for the Weslaco 100 / Façade Grant.

Ms. Cisneros presented the revised guidelines from the committee for the policy of the Weslaco 100 / Façade Grant. After some discussion, Mrs. Valadez recommends no action at this time and tabled the item so that staff can work on the recommendations.

Tabled.

F. Discussion & Possible Action regarding an extension request for R & L Lozano Leasing, LTD (Schlotzsky's) incentive agreement.

Mr. Valdez presented the item to the Board and he recommends approving the extension request.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

Mr. Serrano made a motion to approve the extension to the agreement till September 15, 2021.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

- G. Discussion & Possible Action regarding resolution for EDA grant application. (F.3 Non – profit organizations must provide a resolution passed by a general purpose political subdivision of a State (e.g., local government entity) or a letter signed by an authorized representative of a local government acknowledging that the applicant is acting in cooperation with officials of the political subdivision. EDA may waive this requirement for certain projects of significant regional or national scope.

Mr. Valdez presented the item to the Board requesting a resolution for the EDA grant application.

Mr. Serrano made a motion to authorize the Executive Director to obtain a letter from the City of Weslaco, EDC is working in cooperation with the City of Weslaco in obtaining EDA grants.

Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez 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.

Motion carries.

V. New Business

- A. Discussion & Possible Action regarding request for approval to get an appraised value for the Industrial Park property. Appraisal may exceed \$5,000.

Mr. Valdez presented the item to the Board, and requests approval to proceed from a qualified firm to get an appraisal as long as the amount does not exceeds \$7,500.

Mr. Jerry Gonzalez made a motion to grant authority the Executive Director to negotiate the appraisal fee not to exceed \$7,500.

Mrs. De La Fuente seconds the motion.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

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

Motion carries.

VI. Reports

A. Monthly Financial Report – July 2021.

Mrs. Montemayor presented the monthly fiscal report of July 2021 to the EDCW Board.

No action.

B. Executive Director Report – Remote Workforce Industry.

Mr. Valdez presented the item to the Board, regarding a new trend of remote workforce industry.

Mrs. Valadez stated no action at this time and would like additional information, and asked to table the item.

Tabled.

VII. Closed Session

Mrs. Valadez announced at 7:01 P.M. that the EDC Board will move into Closed Session.

At 8:11 P.M. Mrs. Valadez made an announcement that the EDC Board will reconvened to open session the regular order of the agenda.

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).

1. Summary of Leads Report

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

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. Project Red Bill: 417-21-08-07

Mr. Serrano made a motion to approve the recommendation as discuss under closed session.

Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Jerry Gonzalez 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.

Motion carries.

C. Deliberation & Possible Action regarding the appointment, employment, evaluation, reassignment, duties, or resignation of a public officer of employee. (As permitted under Tex. Gov't Code Section 551.074 and 551.071).

No action.

D. 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)

1. Status of Pending Litigation.

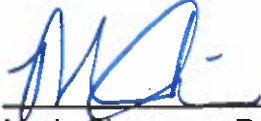
No action.

IX. Adjournment

With no other business before the Board, at 9:08 P.M. the EDCW Board Regular Meeting of August 18, 2021 was adjourned.

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
AUGUST 18, 2021

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of September 15, 2021.



JJ Serrano - Secretary