

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JANUARY 19, 2022

On this, nineteenth (19th) day of January 2022 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business, Visitor & Event Center, Room A & B located at 275 South Kansas Ave. 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
Fred Perez
Patrick Gonzalez

Also present were:

Steve Valdez – EDCW Executive Director
April Castañeda – EDCW Director
Juan Gonzalez – EDCW Accountant
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Sam Maldonado – SAMES Engineering
Matt Swilling – Glazer's VP of Operations

At 6:00 PM Mrs. Valadez called the meeting of January 19, 2022, to order.

I. Call to Order

A. Roll Call

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.

Mr. Matt from Glazers address the Board giving them a little bit of a background about the company and asked for support from the Board regarding Project Good Times included in the agenda.

III. Consent Agenda

A. Approval of Minutes of Regular Meeting of December 15, 2021.

Ms. Charlton recommends including the full name in the mentions because the EDC has multiple Gonzalez present during the meeting.

Mr. Serrano made a motion to approve the minutes from the Regular Meeting of December 15, 2021, with the noted adjustments.

Ms. Charlton seconds the motion.

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

Motion carries.

IV. Old Business

A. Status regarding Mid Valley International Industrial Park from SAMES Engineering.

Mr. Sam Maldonado presented his report to the Board where he highlighted the following items: Subdivision Plat approved by City P&Z on 12/1/2021 and by City Council on 12/7/2021; Civil construction plans, working on 90% and 100% construction plans and are looking to have them ready for review around 1/31/2022; Lot layout / Master plan is done; Sign renditions will be provided at a later time, they are talking about 2 different ground level signs also working with the city regarding the lift station that is currently there on upsizing; restrictions are needed before recording the plat; Schedule of tasks is constantly updating based on the progress of the project.

No action.

B. Discussion & Possible Action regarding SAMES Engineering advertising for construction bids.

Mr. Sam Maldonado is asking for approval asked the Board for approval now so that there is no wait till the February Board meeting to request for bids.

Mr. Serrano made a motion to approve SAMES engineering to go out for advertising & construction bids.

Mr. Fred Perez seconds the motion.

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

Motion carries.

C. Status report from Grant Consultant Rigo Villarreal from Ares Consulting.

Mr. Sam Maldonado presented the item on behalf of Mr. Rio Villarreal's absence where he mentioned that the EDA requested additional information. Mr. Valdez has submitted his portion and Mr. Sam Maldonado will submit his portion tomorrow. The grant has been pre awarded, should have a final approval & response within 6 to 8 days.

Mr. Villarreal is looking to see if there are any grants available for the state of Texas for any economic development regarding any economic projects.

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No action.

D. Discussion & Possible Action regarding an increase of line of credit on business credit cards.

Mr. Valdez presented the item to the Board where he mentioned that at the last convention the EDC Board & staff attended it seemed to weigh heavily on the company credit card. The cards were not overdraft but staff used both credit cards to pay for flights and hotel. Mrs. Valadez recommends for EDC staff to be invoice and pay with checks.

No action.

E. Discussion & Possible Action regarding approval of business credit card for new EDCW employee.

Ms. Charlton made a motion to approve the recommendation of a new business card for new EDCW employee April Castaneda.

Mr. Patrick Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Ms. Valadez votes in favor.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Motion carries.

F. Discussion & Possible action regarding an amendment to the EDCW 2021-2022 fiscal budget, funds allocated for the 4th of July event.

Mr. Valdez presented the item to the Board where he mention that this year there will not be a 4th of July event due to not having a place to hold the event. In previous years the event would take place at Mayor Pablo Pena Park however the park has areas that have been designated for flooding issues. After some discussion from the Board, they decided to wait.

No action.

V. Reports

A. Monthly Financial Report – December 2021.

Mr. Juan Gonzalez presented the monthly financial report for December 2021.

No action.

B. Executive Director's Report – Steven Valdez.

Mr. Valdez presented his report where he highlighted the following: Ms. Michelle Garcia has accepted the offer, she will be taking Ms. Lillie Delgado's position; EDCW & City joint

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workshop planning for March 2022, the staff is working on an annual report for presentation;
Timeline for Project Good Times, will work on the road first if they choose Weslaco;
Continue working on the EDA Grant; Hobby Lobby has chosen Weslaco.

No action.

C. Director's Report – April Castaneda.

Mrs. Castaneda highlighted the following from her report: working on the annual report for the workshop; assuming all duties of previous Digital Communications Manager; working on three RFI's.

No action.

D. Accountant Report – Juan Gonzalez.

Mr. Juan Gonzalez presented his monthly report highlighting the following: work on the checkbooks daily; Process RIS & Tax deposits; any special assignments assigned; working on the audit report.

No action.

VI. Closed Session

At 7:09 P.M. Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 8:25 P.M. Mrs. Valadez announced that the EDCW Board will move out of Closed Session and 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 to locate, stay or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087).

1. Manager of Retail Development & Commercial Real Estate Report – Maria Cisneros.

No action.

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2. Summary of Leads Report.

No action.

3. Project Good Times 403-21-04-01.

Mr. Serrano made a motion to approve the recommendation as discussed 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.

Motion carries.

4. Project Bridge 426-21-01-04.

Mr. Serrano made a motion to approve the recommendation as discussed under Closed Session.

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.

Mr. Perez votes in favor.

Motion carries.

5. Project Centro 311-19-09-16.

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. Mid Valley International Industrial Park – Acquisition Committee Regarding Pricing of Land.

No action.

2. Discussion & Possible Action regarding realtor informant in selling the industrial park land.

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No action.

C. Deliberation & 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).

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. Development Agreement Review.

No action.

VII. Adjournment

With no other business before the Board, at 8:29 P.M. the EDCW Board Regular Meeting of January 19, 2022, was adjourned.

Respectfully submitted;

Maria Cisneros – Recorder

The minutes were approved at the Regular Board Meeting of March 22, 2022.

Jerry Gonzalez - Secretary