

**APPROVED July 20, 2011**  
**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO**  
**MINUTES OF THE REGULAR MEETING OF**  
**JUNE 15, 2011**

On this, the fifteenth (15<sup>th</sup>) day of June 2011 at 6:00 PM, The Economic Development Corporation of Weslaco convened in Regular Session at the Business-Visitor Center Board Room located at 301 West Railroad Street, Weslaco, Texas.

The following members were present:

Mike Givilancz, Jr., President	District 1 Appointment (6:03-7:26)
David Suarez, Vice President-Treasurer	District 4 Appointment
Leticia Gonzalez-Aleman, Secretary	District 5 Appointment
Lina Lawrence, Board Member	Mayor Appointment
Richard Lehman, Board Member	District 2 Appointment
Arval M. Moses, Board Member	District 3 Appointment
Fidel Luis Peña, III, Board Member	District 6 Appointment

The following also were present:

Richard S. Talbert	EDC Attorney
Hernan Gonzalez	EDC Executive Director
Marj Greene	Recorder

**I. CALL TO ORDER**

Mr. Suarez called the meeting to order at 6:00 PM.

**II. ESTABLISHMENT OF QUORUM**

Mr. Suarez noted that six (6) members were present, and a quorum was established.

**III. PUBLIC COMMENTS**

Mr. Suarez noted that there were no public comments.

**IV. APPROVAL OF MINUTES**

- A. Regular Meeting, May 18, 2011  
Possible action.
- B. Special Meeting, June 8, 2011  
Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve the minutes of the regular meeting of May 18, 2011 and the special meeting of June 8, 2011, as presented. Mr. Lehman seconded the motion. Motion carried unanimously.

At this time, Mr. Suarez turned control of the meeting over to Mr. Givilancz.

**V. FINANCIAL REPORTS**

A. EDC Financial Report, May 2011

Mr. Gonzalez presented the EDC's written May 2011 financial report for the Board's information.

**VI. REPORTS**

A. Executive Director's Report and Board Comments

1. PETCO
2. Chick-Fil-A Campaign
3. Texas Department of Public Safety Regional Headquarters
4. Weslaco Hills
5. Business, Visitor and Event Center
6. Rajet Aeroservicios
7. Rita's Dance Studio
8. ICSC
9. Sales Tax

Mr. Gonzalez presented his report for the Board's information.

**VII. OLD BUSINESS**

A. Weslaco 100

Discussion and consideration of a grant to Luis Lidsky, SLA Partnership, in an amount not to exceed Twenty-Five Thousand Dollars (\$25,000.00) on a 50:50 cost share basis for improvements to the property at 420 South Texas. Possible action.

Mr. Suarez made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve a Weslaco 100 grant in an amount not to exceed Seventeen Thousand Dollars (\$17,000.00) on a 50:50 reimbursement basis, to be awarded after receiving a copy of the Certificate of Occupancy and receipts for the completed work. Mr. Lehman seconded the motion. Motion carried unanimously.

B. Lease Agreement

Discussion and consideration of the Lease Agreement between The Economic Development Corporation of Weslaco and the Lower Rio Grande Valley Development Council. Possible action.

**VII. B. Lease Agreement [Continued]**

Mr. Suarez made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve the lease to the Lower Rio Grande Valley Development Council as presented with corrections as discussed, and authorize the Executive Director to execute the lease. Mr. Peña seconded the motion. Motion carried unanimously.

**VIII. NEW BUSINESS**

**A. Business, Visitor and Event Center**

Selection of the Construction Manager at Risk for the Business, Visitor and Event Center, based on the proposals received and reviewed by the Selection Committee. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve the engagement of Hornback Construction for the Construction Manager at Risk for the new Business, Visitor and Event Center at 275 South Kansas, Weslaco, Texas, and authorize the Executive Director to negotiate the contract under the parameters discussed and execute all documents necessary. Mr. Lehman seconded the motion. Motion carried unanimously.

**B. Valley Nature Center**

Discussion and consideration of a request from Valley Nature Center for a grant in the amount of Five Thousand Dollars (\$5,000.00). Possible action.

Mr. Suarez made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve a grant in the amount of Five Thousand Dollars (\$5,000.00) to Valley Nature Center to promote nature tourism in Weslaco. Mr. Peña seconded the motion. Motion carried unanimously.

**C. Land Sale**

Discussion and consideration of the sale of Lot 2, Mid-Valley Industrial Park 6, to Juan Gonzalez, dba The Blue Line, for Twenty-Seven Thousand Dollars (\$27,000.00). Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve the sale of Lot 2, Mid-Valley Industrial Park 6, to Juan Gonzalez, dba The Blue Line, for Twenty-Seven Thousand Dollars (\$27,000.00) under the terms outlined, and authorize the Executive Director to execute all documents related to the sale. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

**VIII. NEW BUSINESS** [Continued]

D. Budget Amendment

Discussion and consideration of Budget Amendment 2 for the year ending September 30, 2011. Possible action.

Mr. Lehman made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve Budget Amendment 2 for the year ending September 30, 2011, as presented. Mr. Suarez seconded the motion. Motion carried unanimously.

E. Business Recruitment and Investment Plan

Discussion and consideration of the framework for the marketing and promotion for the Business Recruitment and Investment Plan. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve the framework for the marketing and promotion for the Business Recruitment and Investment Plan, as presented. Mr. Suarez seconded the motion. Motion carried unanimously.

F. Temporary Quarters

Discussion and consideration of temporary quarters for the Business and Visitor Center. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco (EDC) authorize the Executive Director to enter into a Lease Agreement with the Cortez Hotel for temporary quarters for the EDC for a six (6) month term with an option for month-to-month occupancy thereafter, as required, and authorize the Executive Director to execute all documents necessary. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

At 6:53 PM Mr. Givilancz announced that the EDC would convene in Executive Session and closed the public meeting.

**IX. EXECUTIVE SESSION**

A. Incentive

Discussion and consideration of an incentive concerning the purchase and renovation of a hotel complex located in Weslaco.

**IX. EXECUTIVE SESSION** [Continued]

- B. Loan Default  
Consultation with legal counsel on the status of the lawsuit concerning a loan default.

At 7:25 PM Mr. Givilancz announced that the EDC had completed its Executive Session and declared the meeting reopened to the public.

**X. ACTION ON EXECUTIVE SESSION ITEMS**

Possible action concerning discussion on Executive Session items.

- A. Incentive
- B. Loan Default

Mr. Givilancz announced that no action would be taken on these items.

**VI. ADJOURNMENT**

There being no further business, Mr. Givilancz adjourned the meeting at 7:26 PM.