

**APPROVED October 19, 2011**  
**THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO**  
**MINUTES OF THE REGULAR MEETING OF**  
**SEPTEMBER 21, 2011**

On this, the twenty-first (21<sup>st</sup>) day of September 2011 at 6:00 PM, The Economic Development Corporation of Weslaco convened in Regular Session at the Villa de Cortez Conference Room located at 260 South Texas Boulevard, Weslaco, Texas.

The following members were present:

David Suarez, Vice President-Treasurer	District 4 Appointment
Leticia Gonzalez-Aleman, Secretary	District 5 Appointment
Mike Givilancz, Jr., Member	Mayor Appointment (6:17-7:32)
Richard Lehman, Board Member	District 2 Appointment
Arval M. Moses, Board Member	District 3 Appointment
Fidel Luis Peña, III, Board Member	District 6 Appointment (6:07-7:32)

The following member was absent:

Lina Lawrence, Board Member	District 1 Appointment
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The following also were present:

Richard S. Talbert	EDC Attorney (6:01-6:58; 7:27-7:32)
Hernan Gonzalez	EDC Executive Director (6:01-7:10; 7:23-7:32)
Marj Greene	Recorder (6:01-6:58; 7:27-7:32)

**I. CALL TO ORDER**

Mr. Suarez called the meeting to order at 6:01 PM.

**II. ESTABLISHMENT OF QUORUM**

Mr. Suarez noted that four (4) 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, August 17, 2011  
Possible action.
- B. Special Meeting, August 23, 2011  
Possible action.

Mr. Lehman made a motion that the Board of Directors of The Economic Development Corporation of Weslaco approve the minutes of the regular meeting of August 17, 2011, and the special meeting of August 23, 2011, as presented. Mr. Moses seconded the motion. Motion carried unanimously.

**V. FINANCIAL REPORTS**

A. EDC Financial Report, August 2011

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

**VI. REPORTS**

A. Business, Visitor and Event Center

Status report by Bob Simpson of Boultinghouse Simpson Architects regarding the redesign of the new Business, Visitor and Event Center. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco accept the new plans for the redesign of the new Business, Visitor and Event Center as presented by Carolina Civarolo, Architect, with Boultinghouse Simpson Architects. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

B. Weslaco Area Chamber of Commerce Report

The August 2011 Weslaco Area Chamber of Commerce Report was presented for the Board's information.

B. Executive Director's Report and Board Comments

1. Weslaco Hills
2. Aisla Coat
3. Coli Mex
4. Southeastern Freight
5. Posada Subdivision – New Medical Clinic
6. Borderland Hardware
7. Alfresco Weslaco
8. Elsa Bank / Lone Star Bank
9. Sales Tax

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

**VII. OLD BUSINESS**

A. Construction Manager at Risk

Discussion and consideration of authorizing a contract not to exceed One Million Three Hundred Thousand Dollars (\$1,300,000.00) with Hornback Construction as Construction Manager at Risk for the new Business, Visitor and Event Center. Possible action.

Mr. Suarez announced that no action would be taken on this item.

**VIII. NEW BUSINESS**

A. Project VIDA Funding

Discussion and consideration of funding for Valley Initiative for Development and Advancement (VIDA) for Fiscal Year 2011-2012. Possible action.

Mr. Givilancz made a motion that the Board of Directors of The Economic Development Corporation of Weslaco fund the Valley Initiative for Development and Advancement (VIDA) for Fiscal Year 2011-2012 in the amount of Fifty-Five Thousand Dollars (\$55,000.00). Mr. Peña seconded the motion. Motion carried unanimously.

B. Service Contract Extension

Discussion and consideration of extending the expressway frontage road maintenance contract with Ricardo Guerra, dba Guerra Construction. Possible action.

Ms. Gonzalez-Aleman made a motion that the Board of Directors of The Economic Development Corporation of Weslaco extend the expressway frontage road maintenance contract with Richard Guerra, dba Guerra Construction, for one (1) year. Mr. Givilancz seconded the motion. Motion carried unanimously.

C. LRGVDC Moving Allowance

Discussion and consideration of approving the moving allowance in accordance with the Development Agreement and Purchase Option. Possible action.

Mr. Suarez announced that consideration of this item would be postponed until the regular October meeting.

D. Façade Grant

Discussion and consideration of a façade grant for the property located at 901 South Texas. Possible action.

Mr. Suarez announced that consideration of this item would be postponed until the regular October meeting.

E. Real Estate Sale

Discussion and consideration of the terms and conditions for the sale of Lot 6, Mid-Valley Industrial Park 6. Possible action.

**VIII. E. Real Estate Sale [Continued]**

Mr. Givilancz made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize the sale of Lot 6, Mid-Valley Industrial Park 6, to EDCOS, for Twenty-Seven Thousand Dollars (\$27,000.00) under the terms and conditions discussed and in accordance with the Preliminary Proposal executed on September 9, 2011. Mr. Peña seconded the motion. Motion carried unanimously.

At 6:45 PM Mr. Suarez announced that the EDC would convene in Executive Session and closed the public meeting.

**IX. EXECUTIVE SESSION**

- A. Real Estate Purchase  
Discussion and consideration of the terms and conditions for purchasing a downtown building.
- B. Executive Director Evaluation  
Discussion and consideration of the evaluation of the Executive Director based on performance for the fiscal year ending September 30, 2011.
- C. Loan Default  
Consultation with legal counsel on the status of the lawsuit concerning a loan default.
- D. Incentive  
Discussion and consideration of an incentive to a utility service company to locate the base of operations to Weslaco.

At 7:30 PM Mr. Suarez 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. Real Estate Purchase

Mr. Lehman made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize the Executive Director to enter into a Real Estate Contract with Ezequiel Reyna for the purchase of the property located at 308 South Texas, Weslaco, under the terms and conditions discussed in Executive Session. Mr. Peña seconded the motion. Motion carried unanimously.

**X. ACTION ON EXECUTIVE SESSION ITEMS [Continued]**

**B. Executive Director Evaluation**

Mr. Moses made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize a bonus of Five Thousand Five Hundred Dollars (\$5,500.00) for the Executive Director and a total expenditure not to exceed Ten Thousand Dollars (\$10,000.00) for all employee bonuses, including the Executive Director's, or salary adjustments, at the discretion of the Executive Director. Mr. Givilancz seconded the motion. Motion carried unanimously.

**C. Loan Default**

Mr. Suarez announced that no action would be taken on this item.

**D. Incentive**

Mr. Suarez announced that no action would be taken on this item.

**XI. ADJOURNMENT**

There being no further business, Mr. Givilancz adjourned the meeting at 7:32 PM.

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