

APPROVED January 18, 2012
THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING OF
DECEMBER 21, 2011

On this, the twenty-first (21st) day of December 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, President	District 4 Appointment
Fidel Luis Peña. III, Vice President	District 6 Appointment
Leticia Gonzalez-Aleman, Secretary	District 5 Appointment
Richard Lehman, Treasurer	District 2 Appointment
Mike Givilancz, Jr., Member	Mayor Appointment
Arval M. Moses, Board Member	District 3 Appointment

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
Hernan Gonzalez	EDC Executive Director
Alicia Aguilar	Director, Business Retention & Marketing

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. VISITORS WITH BUSINESS

- A. TDC Strategies
Discussion and consideration of a proposal from TDC Strategies for a Walkability Study of Downtown Weslaco.

Cindy Gonzalez, President and CEO of TDC Strategies, presented a proposal to develop a walkability plan for the City of Weslaco downtown area.

V. APPROVAL OF MINUTES

- A. Regular Meeting, November 16, 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 November 16, 2011, as presented. Mr. Givilancz seconded the motion. Motion carried unanimously.

VI. FINANCIAL REPORTS

- A. EDC Financial Report, November 2011

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

VII. 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.

Messrs. Bob Simpson of Boultinghouse Simpson Architects and Albert Ochoa of DKIII Hornback reported that the Business, Visitor, and Event Center is approximately forty percent (40%) complete. The Business, Visitor, and Event Center is approximately forty percent (40%) complete, pending color selections, etc., and the cabling for the video, data, and audio components. Mr. Suarez created the following ad hoc committee to meet with the architect and the general contractor to determine color selections.

Business, Visitor, and Event Center Ad Hoc Committee
David Suarez, Chairman
Mike Givilancz, Jr.
Leticia Gonzalez-Aleman

- B. Weslaco Area Chamber of Commerce Report

The written November 2011 Weslaco Area Chamber of Commerce report was presented for the Board's information.

VII. REPORTS [Continued]

C. Executive Director's Report and Board Comments

1. SDI Project
2. Business, Visitor, and Event Center
3. TD Industries
4. Downtown Business
5. Downtown 318 South Texas Boulevard
6. Colimex
7. Southeastern Freight Lines
8. IDEA Public Schools
9. Alfresco Weslaco
10. Sales Tax (6.21% increase)

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

VIII. OLD BUSINESS

A. 308A and 318 South Texas

Discussion and consideration of a remodeling proposal to bring the facility at 308A and 318 South Texas up to code and occupancy ready. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize an expenditure not to exceed Twenty-Five Thousand Dollars (\$25,000.00) per section, for a total of Fifty Thousand Dollars (\$50,000.00), as outlined in G2 Construction's proposal, to bring the facility located at 308A and 318 South Texas up to code and ready for occupancy. Mr. Lehman seconded the motion. Motion carried unanimously.

IX. NEW BUSINESS

A. Mid-Valley Airport

Discussion and consideration of providing the Mid-Valley Airport funding for one (1) full time position to allow the airport to operate seven (7) days a week for a minimum of eight (8) hours a day. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco provide a grant to the City of Weslaco to fund the Airport Operations Coordinator / Technician position in an amount not to exceed Twenty-Nine Thousand Dollars (\$29,000.00); funding to be made quarterly at an annualized expense of Twenty-Nine Thousand Two Hundred Eighty-Six Dollars and Forty Cents (\$29,286.40). Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

IX. NEW BUSINESS [Continued]

B. Mid-Valley Airport

Discussion and consideration of providing funding for the improvements to the interior, exterior, and grounds of the Mid-Valley Airport. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco provide funding in the amount not to exceed Fifteen Thousand Dollars (\$15,000.00) for improvements to the Mid-Valley Airport interior, exterior, and grounds. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

C. Mid-Valley Airport

Discussion and consideration of entering into a Development Agreement with the City of Weslaco for the business development of the Mid-Valley Airport. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize the Executive Director to enter into a Development Agreement with the City of Weslaco for the purpose of using public assets at the Mid-Valley Airport to attract more business to the airport. Mr. Lehman seconded the motion. Motion carried unanimously.

D. Façade Grant

Discussion and consideration of a façade grant for Happiness Cupcakes to be located at 614 South Texas. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize a façade grant not to exceed Eight Thousand Nine Hundred Twenty-Five Dollars (\$8,925.00) for the location of Happiness Cupcakes at 614 South Texas, funding to be provided after completion of the work. Mr. Lehman seconded the motion. Motion carried unanimously.

E. Business, Visitor, and Event Center

Discussion and consideration of selecting a contractor for the voice, data, and video cabling and ancillary requirements of the new Business, Visitor, and Event Center. Possible action.

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

IX. NEW BUSINESS [Continued]

- F. Business, Visitor, and Event Center
Discussion and consideration of an amendment to the Development Agreement with the City of Weslaco for the Business, Visitor, and Event Center to provide for the improvements of grounds and landscaping maintenance at the City Hall Complex. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize the Executive Director to enter into a Development Agreement with the City of Weslaco for the Business, Visitor, and Event Center to provide for improvements, landscaping, and maintenance for the grounds at the City Hall Complex. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

At 7:35 PM Mr. Suarez announced that the EDC would convene in Executive Session and closed the public meeting.

X. EXECUTIVE SESSION

- A. Incentive
Discussion and consideration of providing an incentive to a national food company to relocate a distribution center and sales office to the Mid-Valley Industrial Park.
- B. Incentive
Discussion and consideration of providing an incentive to an industrial parts distributor to relocate a distribution center and sales office to the Mid-Valley Industrial Park.
- C. Incentive
Discussion and consideration of an incentive for a substantial business expansion of a regional auto group.

At 8:09 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.

APPROVED January 18, 2012

**EDC MINUTES
December 21, 2011**

X. ACTION ON EXECUTIVE SESSION ITEMS [Continued]

A. Incentive

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 Development Agreement with Mission Foods to provide an incentive not to exceed Sixty Thousand Dollars (\$60,000.00), on such terms and conditions as the Executive Director deems to be in the best interests of the EDC and to authorize the Executive Director to execute and deliver all documents related to such project. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

B. Incentive

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 Development Agreement with Motion Industries to provide an incentive not to exceed Fifty-Six Thousand Dollars (\$56,000.00), on such terms and conditions as the Executive Director deems to be in the best interests of the EDC and to authorize the Executive Director to execute and deliver all documents related to such project. Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

C. Incentive

Mr. Suarez announced that the Executive Director will continue negotiations with this prospect.

XII. ADJOURNMENT

There being no further business, Mr. Suarez adjourned the meeting at 8:14 PM.