

APPROVED February 15, 2012
THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING OF
JANUARY 18, 2012

On this, the eighteenth (18th) day of January 2012 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 (6:30-7:40)
Richard Lehman, Treasurer	District 2 Appointment
Arval M. Moses, Board Member	District 3 Appointment

The following members were absent:

Mike Givilancz, Jr., Board Member	Mayor Appointment
Lina Lawrence, Board Member	District 1 Appointment

The following also were present:

Richard S. Talbert	EDC Attorney
Hernan Gonzalez	EDC Executive Director
Alicia Aguilar	Director, Business Retention & Marketing
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 four (4) 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. Universal Health Services Presentation

Doug Matney, Vice President, South Texas Health System, gave a presentation on the changes occurring at Knapp Medical Center as a result of the purchase by South Texas Health System.

**EDC MINUTES
January 18, 2012**

V. APPROVAL OF MINUTES

- A. Regular Meeting, December 21, 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 December 21, 2011, as presented. Mr. Lehman seconded the motion. Motion carried unanimously.

VI. FINANCIAL REPORTS

- A. EDC Financial Report, December 2011

Mr. Gonzalez presented the EDC's written December 2011 financial report for the Board's information. He stated that the 2012-2011 audit is expected to be completed by the end of February.

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.

Mr. Bob Simpson of Boultinghouse Simpson Architects reported that the building is approximately sixty percent (60%) complete.

- B. Weslaco Area Chamber of Commerce Report

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

- C. Executive Director's Report and Board Comments
1. DPS Regional Headquarters Grand Opening
 2. Mission Foods
 3. Motion Industries
 4. Mid-Valley Women's Health and Surgical Arts
 5. Payne Auto Group
 6. Tampico Shuttles
 7. Alfresco Weslaco
 8. Sales Tax

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

VIII. OLD BUSINESS

A. Business, Visitor, and Event Center

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

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco authorize the Executive Director to negotiate the voice, data, and video cabling as well as ancillary requires of the Business, Visitor, and Event Center with R&D Technologies and bring a proposal to a special meeting of the EDC Board scheduled for Wednesday, January 25, 2012. Mr. Lehman seconded the motion. Motion carried unanimously.

IX. NEW BUSINESS

A. Façade Policy

Discussion and consideration of the Façade Policy to include a time frame for improvements to be completed [no longer than ninety (90) days]. Possible action.

Mr. Peña made a motion that the Board of Directors of The Economic Development Corporation of Weslaco revise the Façade Renovations and Improvements Policy to add a new Item E as follows. Old item E will become new item F.

E. Grant Limitation

All façade improvements must be complete within ninety (90) days of the Board's approval. Failure to complete the façade improvements within ninety (90) days makes the project ineligible for a façade grant, terminates the grant, and the grant will not be funded.

Ms. Gonzalez-Aleman seconded the motion. Motion carried unanimously.

At 6:55 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 an incentive for a substantial business expansion of a regional auto group..

X. EXECUTIVE SESSION [Continued]

B. Incentive

Discussion and consideration of assisting the City of Weslaco to further a significant economic development project.

NOTE: Mr. Peña excused himself from the discussion of this item due to a possible conflict of interest.

C. Incentive

Discussion and consideration of an incentive for an economic development project at the Mid-Valley Airport.

D. Loan Default

Consultation with legal counsel on the status of the lawsuit concerning a loan default.

At 7:37 PM Mr. Suarez announced that the EDC had completed its Executive Session and declared the meeting reopened to the public.

XI. ACTION ON EXECUTIVE SESSION ITEMS

Possible action concerning discussion on Executive Session items.

A. Incentive

Mr. Lehman 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 Payne Auto Group to provide an incentive over a five (5) year period, as discussed in the Executive Session and 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. Mr. Moses voted nay.

B. Incentive

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

C. Incentive

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

APPROVED February 15, 2012

**EDC MINUTES
January 18, 2012**

XI. ACTION ON EXECUTIVE SESSION ITEMS [Continued]

D. Loan Default

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

XII. ADJOURNMENT

There being no further business, Mr. Suarez adjourned the meeting at 7:40 PM.