

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
MINUTES OF THE REGULAR MEETING  
MAY 19, 2021

On this, nineteenth (19<sup>th</sup>) day of May, 2021 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business Visitor & Event Center, located at 275 South Kansas Weslaco, Texas; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Benita Valadez  
Fred Perez  
Sandra Charlton  
Juan Jose "JJ" Serrano  
Sonjia De La Fuente  
Patrick Gonzalez

Also present were:

Steve Valdez – EDCW Interim Executive Director  
Maria Cisneros – Commercial Real Estate & Retail Recruitment Manager  
Lillie Delgado – Digital Communications Manager  
Veronica Montemayor – Finance Manager  
Eugene Vaughn – EDCW Attorney  
Alex Benavides – EDCW Attorney

**I. Call To Order**

At 6:03 P.M. Mrs. Valadez called the Regular Board Meeting of May 19, 2021 to order.

**II. Approval of Minutes**

A. Regular Meeting of April 21, 2021.

Mr. Serrano made a motion to approve the minutes from April 21, 2021 with revision on item VIII. Closed Session of B 1. Project Water & Fire on page 6 the word Close to Closed.

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.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

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**B. Special Meeting of May 10, 2021.**

Mr. Serrano made a motion to approve the minutes from the Special Meeting of May 10, 2021 as presented.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

**III. 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.

There were no public comments.

At 6:06 P.M. Mrs. Valadez announced that she will change the order of the agenda and will move into Closed Session to discuss item C 1. Executive Director Search.

At 7:19 P.M. Mrs. Valadez announced that the Board will convene in to Open Session and will follow the regular order of the agenda.

**IV. Old Business**

**A. Discussion and Possible Action Regarding Job Training Between EDCW and STC.**

Mr. Valdez presented the item to the Board and recommends approval.

Ms. Charlton made a motion to approve the training for Kapal and CiLogistics as recommended.

Mrs. De La Fuente seconds the motion.

Mrs. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

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B. Discussion and Possible action regarding Project Park and the related bank financing for the project.

Mr. Valdez gave an update to the Board regarding the financing for the industrial park project.

No action.

C. Discussion and Possible Action Regarding Engineering Firm Negotiations in Conjunction With the Development of Real Estate by the EDCW & Possible Approval of Engineering Contract.

Mr. Valdez provided the Board with the price submitted by SAMES engineering for phase I and II of the industrial park project.

Mr. Serrano made a motion to approve moving forward with SAMES engineering and authorize the Executive Director to negotiate.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

D. Discussion & Possible Action Regarding Current EDCW Per Diem Travel Policy.

Mrs. Montemayor presented the item to the Board and recommends approval of GSA guidelines for the per diem travel policy.

Ms. Charlton made a motion to approve the recommendation to use the GSA guidelines for the per diem.

Mr. Patrick Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Motion carries.

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**E. Discussion & Possible Action Regarding CPA Services.**

Mrs. Montemayor presented this item to the Board and recommends that there is no need for CPA services on a monthly basis.

Ms. Charlton made a motion to approve the recommendation and use CPA services as needed.

Mr. Serrano seconds the motion.

Ms. Charlton votes in favor.

Mr. Serrano votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

**V. New Business**

**A. Report to the board and discussion regarding the freeport tax exemption, which waives the collection of property taxes on inventory in transition.**

Mr. Valdez presented the item to the Board for the invitation to participate in a personal capacity supporting the inventory free port tax exemption.

No action.

**VI. Reports**

**A. Monthly Financial Report – April 2021.**

Mrs. Montemayor presented the financial report for April 2021 to the EDCW Board.

No action.

**B. Interim Executive Director Report, Steven M. Valdez.**

• Summary Leads

• Monthly Report

Mr. Valdez presented his report to the Board, where he highlighted the following items: 20 appointments; San Jacinto property; Meetings with engineering firms; City Executive Session Projects; Project Centro; Rigo Villarreal; Retail Live; Filming for the industrial park; Ceremony for the industrial park.

No action.

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C. Commercial Real Estate & Retail Recruitment Manager Report, Maria Cisneros.

• Monthly Report

Ms. Cisneros presented her report, where she highlighted the following items: Project Pink; Project Cow; Project Prime; Meeting with Randy Summers; Daniel Galvan; Visited businesses for the Façade grant; Took pictures of the IShine sign; Retail Live, & Buxton.

No action.

D. Digital Communications Manager Report, Lillie Delgado.

• Monthly Report

Ms. Delgado presented her monthly report, where she highlighted the following items: Social media followers grew to 17,617; shared the COVID vaccine location; uploading minutes on EDCW website, & Billboard advertisement.

No action.

E. Finance Manager, Veronica Montemayor.

• Monthly Report

• BVEC Report

Mrs. Montemayor presented her report where she highlighted the RFQ for the engineering firms.

No action.

**VII. Closed Session**

At 8:11 P.M. Mrs. Valadez announced that the EDCW Board will move into Closed Session.

At 9:03 P.M. Mrs. Valadez announced that the EDCW Board will move into Open Session.

**VIII. 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 locate, stay, or expand operations in or near the City of Weslaco (as permitted under Tex. Gov't Code Section 551.087).

No action.

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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. Project Park 99-16-09-01

Mr. Serrano made a motion to grant legal services the terms of amendment to contract as discussed under closed session.

Mr. Perez seconds the motion.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

2. EDCW Proposed Relocation

No action.

C. Deliberation and 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) , including, but not limited to:

1. Executive Director Search

Mr. Serrano made a motion to offer Mr. Steven Valdez the Executive Director position effective immediately with the amount 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.

Mrs. De La Fuente votes in favor.

Mr. Patrick Gonzalez votes in favor.

Motion passes unanimously.

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

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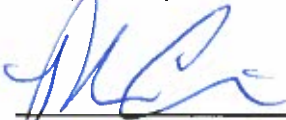
clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071)

No action.

**IX. Adjournment**

With no other business before the Board, at 9:04 P.M. the EDCW Board Regular Meeting of May 19, 2021 was adjourned.

Respectfully submitted;



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Maria Cisneros – Recorder

The minutes were approved on the Regular Board Meeting of June 16, 2021.



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JJ Serrano - Secretary