

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
April 17, 2019

On this, seventeenth (17th) day of April, 2019 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting at the Business-Visitor & Event Center Board Room located at 275 South Kansas Avenue, Weslaco, Texas.

The following members were present:

Joe Olivarez – President
Diana Fuentes-Aguilar – Vice President
Mr. Charlton
Mrs. Cabaza
Rick Talbert
Benita Valadez
JJ Serrano

Also present were:

Marie McDermott – EDCW Executive Director
Steven Valdez – EDCW Director
Maria Cisneros – EDCW Manager
Miros Valdez – EDCW Manager
Lillie Delgado – EDCW Manager
Chuy Ramirez – EDCW Attorney
Rudy Salinas - EDCW CPA
Ramiro Garza – RG Economic Advisors Inc.

I. CALL TO ORDER

At 6:00 PM Mr. Olivarez called the meeting of April 17th, 2019 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of March 20th, 2019.

Mrs. Valadez made a motion to approve the minutes from March 20th, 2019.
Mrs. Cabaza seconds the motion.

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Mrs. Valadez votes in favor.
Mrs. Cabaza votes in favor.
Mr. Olivarez votes in favor.
Mrs. Aguilar votes in favor.
Mr. Talbert votes in favor.
Mr. Serrano votes in favor.

Motion passes.

III. PUBLIC COMMENTS

Mr. Ramiro Garza introduced himself to the Board and will further present his project under New Business Item A.

IV. NEW BUSINESS

A. Discussion & Deliberation For Monies To Be Spent For Consultation For The Texas Enterprise Zone Program, Including Nominations Of The Project, Data Collection, Preparing Enterprise Zone Application & Documentation Support.
Ms. McDermott presented the Texas Enterprise Zone Program, and Mr. Ramiro Garza gave more details about the program and offered his services to the EDCW as consultant RG Economic Advisors, will be working on getting this incentive for Kapal which was part of the recruitment incentive.

Mr. Talbert made a motion to authorize Executive Director & EDCW attorney to enter into an engagement contract with RG Advisor Inc. for this specific program, subject to Ms. McDermott and EDCW attorney coming up with a satisfactory allocation of partial payment in case of suspension.

Mr. Olivarez votes in favor.

Mr. Talbert votes in favor.
Mr. Olivarez votes in favor.
Mrs. Aguilar votes in favor.
Mr. Charlton votes in favor.
Mr. Cabaza votes in favor.
Mrs. Valadez votes in favor
Mr. Serrano votes in favor.

Motion passes.

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V. OLD BUSINESS

A. Discussion and Deliberation Regarding Improvement of the Business Visitor & Event Center.

Ms. McDermott recommends to replace the carpet from the Business Visitor & Event Center, a 13 feet X 13 feet portion, the firm will tear-out carpet and haul it away, and put new tile.

Mr. Talbert made a motion to Table the item for next meeting, due to lack of information.

Mrs. Aguilar seconds the motion.

Mr. Talbert votes in favor.

Mrs. Aguilar votes in favor.

Mr. Olivarez votes in favor.

Mr. Charlton votes in favor.

Mrs. Cabaza votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Motion passes.

B. Discussion and Deliberation Regarding Workforce Training in for Kapal & Mid-Valley STC.

Ms. McDermott presented the workforce training agreement for Kapal & Mid-Valley STC.

The Board requests a spreadsheet to know the projects and the amount left-over.

Mr. Talbert made a motion to allocate a total of \$2,580.00 from OSHA training for the training of Kapal & Mid-Valley STC.

Mr. Serrano seconds the motion.

Mr. Talbert votes in favor.

Mr. Serrano votes in favor.

Mr. Olivarez votes in favor.

Mrs. Aguilar votes in favor.

Mr. Charlton votes in favor.

Mrs. Cabaza votes in favor.

Mrs. Valadez votes in favor.

Motion passes.

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C. Status Report Regarding Tower Theater.

Mr. Valdez gave a status report to the Board regarding the renovation ending with phase 1.

The Board recommends that Mr. Valdez asks the committee of the Tower Theater to look into the Texas Performing Arts Grants to help with the renovation costs.

No action required.

VI. REPORTS

A. Monthly Financial Report – March 2019.

Mr. Rudy Salinas presented the financial report of March 2019 to the Board.

No action required.

B. Executive Director Report.

• **Monthly Report**

Ms. McDermott presented her report to the Board, she highlighted the following: City of Weslaco ground breaking for the Fire & EMS station, STC 14th Annual Summit on College & Career Readiness, RSTEC March Board of Directors Meeting, RSTEC Meeting with the Hidalgo County Judge Office, & Preparing for the Viva Fresh San Antonio Tradeshow, Business Retention & Expansion with Hollon Oil; followed-up with Project Oscar, Project Levine, Project Radio, & Project Wood, Texas Workforce Commission, Agrilife, and weekly meeting with City Manager, Assistant City Manager, and Chamber of Commerce.

No Action Required.

C. Economic Development Director Report.

• **Monthly Report**

Mr. Valdez made his report to the Board where he highlighted the following: Flyer for Viva Fresh, Sandy Pena for a Weslaco 100 Grant, Project 37, Children

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Advocacy Center, Project Radio, and Press Release for Irineo Capetillo; Juan "JJ" Serrano, Ground Breaking Ceremony for CiL, Grand Opening for Tower Theater. Business Retention & Expansion visit with Hollon Oil.
No action required.

D. Economic Development Manager Report, M. Cisneros.

- **Monthly Report**

Ms. Cisneros made her report to the Board, where she highlighted: maintaining at least 30 leads including the following, Project Wheels has a location on N. Texas under contract; Project Biscuit: are not planning on expanding; Visit Project Smith, Project Baker, Project Pie, Project Wood, not planning on expanding, Project Ali is in the process of selling, Meeting with Project Box is looking at opening second location. Visit a warehouse with Mr. Valdez. Continue to work on appointments for RECON & agenda.

No action required.

E. Economic Development Manager Report, L. Delgado.

- **Monthly Report**

Ms. Delgado reported to the Board the following: Sky IT created individual emails for the Board members; Social Media: EDC Facebook page continue on promoting events: Valley Nature Center, Press Release for CiLogistics & JJ Serrano EDC New Board Member, Grand Opening of Tower Theater; attended Walmart's Grand Reopening. Digital Billboard, two businesses are currently advertising. Website: Knapp Community Foundation, Incentive Report & Press Releases. 4th of July Event: first committee meeting, working on confirming one more band with total of three, looking for sponsors, taking bids for rides and equipment. Gave a presentation to the Texas Tropical Trails Partner Event about the Quality of Life in Weslaco.

No action required.

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F. Business Visitor & Event Center Report.

Ms. McDermott presents the report for the Business Visitor & Event Center to the Board, it includes the rental fees for October 2018 through September 2019 and a report from the prior year.

No action required.

Mr. Ramirez announces that Items A. Project Park and B. Project Light from Executive Session will be discussed under Open Session.

A. Project Park 99-16-09-01: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Ms. McDermott reported that she received a non-exclusive contract from David Rodrigues from Waterman Steele to represent the EDCW in regards with other properties, Mr. Rodriguez supplied a report to compare listings properties.

No action required.

B. Project Light 233-18-24-11: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

Mr. Valdez gave a status report to the Board regarding Project Light, contacted a suppliers and Bush Supply has been the only one who sent a quote.

EDCW staff will also be seeking grant opportunities from TXDOT as well as sponsors.

No action taken.

VII. EXECUTIVE SESSION

At 8:17 PM Ms. Cisneros announces that the EDCW Board is now in Executive Session.

At 8:35 PM Ms. Cisneros announces that the EDCW Board is now out of Executive Session and reconvene in Open Session.

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VIII. ACTION ON EXECUTIVE SESSION

C. Consult with legal counsel regarding Motel 6. (as permitted under Tex. Gov't Code section 551.071)

Mr. Talbert made a motion to instruct legal consul to review documentation and submit to requesting party in the matter involving the Grand Jury Subpoena from April 23, 2019.

Mrs. Cabaza seconds the motion.

Mr. Talbert votes in favor.

Mrs. Cabaza votes in favor.

Mr. Olivarez votes in favor.

Mrs. Aguilar votes in favor.

Mr. Charlton votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Motion passes.

D. BPMP Real Estate LLC: Discussion and Deliberation Regarding Economic Development Negotiations or Offer of a Financial Or Other Incentive to a Business prospect (as permitted under Tex. Gov't Code section 551.072)

There was no action regarding this item.

IX. ADJOURNMENT

With no other business before the Board, at 8:37 PM the EDCW Board Meeting of April 17, 2019 was adjourned.

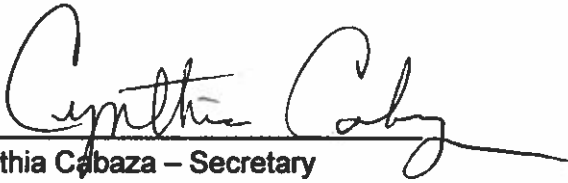
Respectfully submitted;



Maria Cisneros - Recorder

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The minutes were approved on the Regular Board Meeting of May15th, 2019.


Cynthia Cabaza – Secretary