

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JULY 15, 2020

On this, fifteenth (15) day of July 2020 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting via videoconference/telephone as granted by Governor Greg Abbott, temporary suspension of the Open Meeting Act as a precaution of spread of COVID-19.

The following members were in attendance:

Jose "JJ" Serrano
Benita Valadez – Left Meeting at 8:28 PM
Cynthia Cabaza
Fred Perez
Sonjia De La Fuente
Patrick Gonzalez

Also present were:

Marie McDermott – Executive Director
Steven Valdez – Director
Maria Cisneros – Commercial Real Estate & Retail Marketing Manager
Lillie Delgado – Digital Communications Manager
Veronica Montemayor – Finance Manager
Eugene Vaughn – EDCW Attorney
Alex Benavides – EDCW Attorney
Rudy Salinas – EDCW CPA
Pricilla Alvarez – VIDA Executive Director
Cesar Hernandez – Smile Inc. Marketing Director
Mike Perez – Weslaco City Manager

I. CALL TO ORDER

At 6:01 P.M. Mr. Serrano called the meeting from July 15th, 2020 to order.

II. APPROVAL OF MINUTES

A. Regular Board Meeting of June 17, 2020.

Mrs. Valadez made a motion to approve the minutes from the Regular Board Meeting of June 17, 2020.

Mr. Gonzalez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Gonzalez votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

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Mrs. De La Fuente votes in favor.

Motion passes.

III. PUBLIC COMMENTS:

There were no public comments.

IV. OLD BUSINESS

A. Discussion & Possible Action Regarding Landscaping for EDCW and City of Weslaco.

Ms. McDermott gave a status to the Board and asked Mr. Mike Perez to address the Board, Mr. Perez recommends a letter to the City Mayor and Commission regarding this item and it will be addresses during City budget meeting.

Mr. Gonzalez made a motion to authorize the Executive Director to formally notify the City Commission addressing the landscaping for the EDCW and City of Weslaco for consideration on the 2020-2021 fiscal budget.

Mrs. Valadez seconds the motion.

Mr. Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mr. Perez votes in favor.

Mrs. De La Fuente votes in favor.

Motion passes.

B. Discussion & Possible Action Regarding the City of Weslaco COVID-19 Funding for EDCW Projects.

Ms. McDermott gave a brief status report to the Board, where she mentions that the EDCW gave a total of \$174,000 in loans/grants to 37 business.

Mr. Mike Perez reported that the EDCW will received the moneys used towards this program from the City due to the City receiving funds from the CARES Act.

Mr. Serrano appointed a committee for a second round of loans/grants, the committee consists of Mrs. Valadez, Mrs. De La Fuente, and Mr. Gonzalez.

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C. Discussion & Possible Action Regarding the 2020-2021 EDCW Draft Budget.

Ms. McDermott briefly presents the EDCW Draft Budget for 2020-2021

Mrs. Valadez made a motion to meet via zoom for a workshop meeting.

Mr. Perez seconds the motion.

Mrs. Valadez votes in favor.

Mr. Perez votes in favor.

Mr. Serrano votes in favor.

Mrs. Cabaza votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Gonzalez votes in favor.

Motion passes.

D. Discussion of Project Smile: Smile Inc. Dentistry & EDCW Agreement.

Ms. McDermott presented Mr. Hernandez to the Board.

Mr. Hernandez addressed the Board regarding the agreement between Smile Inc. and EDCW and asked for support to approve payment for this year.

Action will be taken on Item D. 2 of Executive Session.

E. Discussion Regarding Texas Economic Development Council ED Sales Tax Workshop-Virtual.

Ms. McDermott presented the workshop that was previously taken place in Tyler Texas, due to COVID-19 it will now be done online. Mrs. De La Fuente, Mr. Perez and Mr. Gonzalez will need to take the course.

No action required.

V. NEW BUSINESS

A. Discussion and Possible Action Regarding Request of Grant Renewal for VIDA for 2020-2021.

Ms. McDermott gave a brief description of VIDA and presented Mrs. Alvarez.

Mrs. Alvarez gave a brief report of last year's grant and asked for continued support from the EDCW to help students from Weslaco.

Item was tabled for next month

VI. REPORTS

A. Monthly Financial Report – July 2020.

Mrs. Montemayor presented the Financial Report for July 2020 to the EDCW Board.

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No action required.

B. Executive Director Report, Marie McDermott.

- Summary Leads
- Monthly Report

Ms. McDermott presented her monthly report to the Board where she highlighted the following items: Meeting with land acquisition committee; Survey from Robles Associates; Phase I environment report from Terracon; Cost estimates for crossing bridge from the canal; Communicated with Mike Perez regarding TIRZ for the infrastructure at the Industrial Park; Mediation meeting with Mr. Chuy Ramirez, Mrs. Valadez, Mr. Charlton, and attorney Alejandro Benavides; Worked on Budget for the fiscal year with Mr. Salinas and Mr. Charlton; Summary leads report.

No action required.

C. Economic Development Director Report, Steven Valdez.

- Monthly Report

Mr. Valdez presented his report to the Board, where he highlighted the following: Two RFI's completed one for Project Eagle Aguila and Project Safety First; Prospect letters to 4 companies for recruitment; Zoom meetings for Board Meetings; Project Flour with an incentive on this agenda; Tool and Die company provided information and tours; Small Business zoom meeting.

No action required.

D. Commercial Real Estate & Retail Marketing Manager Report, Maria Cisneros.

- Monthly Report

Ms. Cisneros reported on the following items: Word on Project Ship; Project Ahmed; Project Home; Project Katz; Project Venti; Project Myra; Took pictures of South Point Plaza; Harbor Freight; Melrose Outlet; Senor Mostacho; Submitted information on commercial real estate to Rick Robles; Submitted commercial real estate and demographics to Adrian Arriaga; Weslaco Small Business Workshops; UT Austin interview.

No action required.

E. Digital Communications Manager Report, Lillie Delgado.

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- Monthly Report

Ms. Delgado highlighted the following items on her report: Sharing information via social media including the EDCW website, up loaded pictures taken by Ms. Cisneros which they received a lot of responses; up loaded EDCW meeting agenda; Created events for the webinars; Up-dated the website with all the minutes; Billboard has 5 adds; Valley Business Report covered the Small Business Grants.

No action required.

F. Finance Manager, Veronica Montemayor.

- Monthly Report
- BVEC Report

Mrs. Montemayor highlighted the following: UTRGV-CIC invoiced for the rent; Scheduled maintenance for the AC; Invoiced/deposited interest payment from the City; Deposited SDI check; EDCW budget for 2020-2021 fiscal year; Business Visitor & Event Center has only 4 reservations due to COVID-19.

No action required.

VII. EXECUTIVE SESSION

At 7:16 PM Ms. Cisneros announced that the EDCW Board will convene in Executive Session as Posted.

At 8:42 PM Mr. Serrano announced that the EDCW Board will resume in Open Session in Accordance with the Posted Notice.

VIII. ACTION ON EXECUTIVE 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).

B. Deliberation and possible action regarding the offer of a financial or other incentive to a business prospect with which the EDC of Weslaco is conducting economic development negotiations and 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), including, but not limited to:

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Prior to discussion, Mrs. Cabaza disclosed that this company is her client.

1. Project Flour 336-20-06-04

Mr. Gonzalez made a motion to approve the incentive agreement as recommended by the Executive Director.

Mrs. De La Fuente seconds the motion.

Mr. Gonzalez votes in favor.

Mrs. De La Fuente votes in favor.

Mr. Serrano votes in favor.

Mr. Perez votes in favor.

Mrs. Cabaza abstains from voting.

Motion passes.

C. 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

No action.

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

1. Status Report from Mr. Jesus (Chuy) Ramirez Regarding Pending Litigation.

No action.

2. Deliberation and Possible Action Regarding the Smile Inc. Incentive Agreement.

Mr. Serrano made a motion to follow the Executive Directors recommendation to follow through in forfeiting the incentive for this year.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Cabaza votes in favor.

Mr. Gonzalez votes in favor.

Mr. Perez abstains from voting.

Motion passes.

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IX. ADJOURNMENT

With no other business before the Board, at 8:45 PM the EDCW Board Meeting of July 15, 2020 was adjourned.

Respectfully submitted;



Maria Cisneros - Recorder

The minutes were approved on the Regular Board Meeting of August 19, 2020.



Cynthia Cabaza - Secretary