

THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO
MINUTES OF THE REGULAR MEETING
JANUARY 20, 2021

On this, twentieth (20th) day of January, 2021 at 6:00 PM, The Economic Development Corporation of Weslaco convened its regular meeting via video conference/telephone as granted by Governor Greg Abbot, temporary suspension of the Open Meeting Act as a precaution of spread of COVID-19; for the purpose of discussing and taking possible action on the following items.

The following members were present:

Benita Valadez
Fred Perez - Arrived at 6:45P.M.
Sandra Charlton
Juan Jose "JJ" Serrano
Patrick Gonzalez
Sonjia De La Fuente
Jerry Gonzalez

Also present were:

Steve Valdez – EDCW Interim Executive 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
Manuel Garcia – Garcia & Pena Certified Public Accountants
Tina Garcia - Garcia & Pena Certified Public Accountants
Ricardo Villarreal – Clean Label Foods, LLC
Rocio Villarreal – Clean Label Foods, LLC

I. Call To Order

At 6:00 PM, Mrs. Valadez called the Regular Meeting of January 20, 2021 to order.

II. Approval of Minutes

A. Special Meeting of December 10, 2020.

Mr. Serrano made a motion to approve the minutes from December 10, 2020 with change of item I. Call To Order the time was 6:30 P.M.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

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Mrs. De La Fuente votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

B. Regular Meeting of December 16, 2020.

Ms. Charlton made a motion to approve the minutes from December 16, 2020 with changes to item II. Approval of Minutes: Mrs. De La Fuente votes in favor; Ms. Charlton votes in favor; Mr. Patrick Gonzalez votes in favor; Mr. Jerry Gonzalez votes in favor.
Mrs. De La Fuente seconds the motion.

Ms. Charlton votes in favor.
Mrs. De La Fuente votes in favor.
Mrs. Valadez votes in favor.
Mr. Serrano votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

C. Special Meeting of December 22, 2020.

Mr. Serrano made a motion to approve the minutes from the special meeting of December 22, 2020.
Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Ms. Charlton votes in favor.
Mrs. De La Fuente votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

D. Special Meeting of January 4, 2021.

Mr. Serrano made a motion to approve the minutes from January 4, 2021.
Ms. Charlton seconds the motion.

Mr. Serrano votes in favor.
Ms. Charlton votes in favor.
Mrs. Valadez votes in favor.
Mrs. De La Fuente votes in favor.

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Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez 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 does not reply; they listen.

Mr. Ricardo & Rosio Villarreal introduced themselves and asked for support for Project Falcon.

IV. New Business

A. Discussion & Possible Action Regarding Cleaning Carpet and Painting Services for the EDCW Office.

Mr. Serrano made a motion to approve the carpet cleaning for the EDCW office for \$266.00 and asked staff to request bids for painting services.

Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.

Mrs. De La Fuente votes in favor.

Mrs. Valadez votes in favor.

Ms. Charlton votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

V. Old Business

A. Discussion & Update Regarding High Demand Job Grant Report.

Mr. Valdez gave an update regarding the high demand grant, the training approved in January 2020 has not been completed. The hands-on training has been postponed due to COVID-19, more time will be needed to complete training.

No action required.

B. Discussion & Possible Action Regarding Approval of STC and EDCW Training.

Mr. Serrano made a motion to approve the training for La Abuela Foods as presented.

Mr. Jerry Gonzalez seconds the motion.

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Mr. Serrano votes in favor.
Mr. Jerry 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.
Mr. Patrick Gonzalez votes in favor.

Motion Carries

C. Discussion & Possible Action Regarding Maintenance of Downtown Weslaco.

Mr. Serrano made a motion to approve the recommendation to continue the service with Mr. Alvarez for \$800.00 per month and asked staff to request proof of liability insurance.
Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

D. Discussion & Possible Action Regarding Contract with Bee's Janitorial Services.

Mr. Serrano made a motion to ask Bee's Janitorial Services to provide proof of liability insurance and sign a confidentiality agreement subject to review and approval of legal counsel.
Mrs. De La Fuente seconds the motion.

Mr. Serrano votes in favor.
Mrs. De La Fuente votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

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E. Discussion & Possible Action Regarding an Agreement with Ares Services Incorporated to Assist in Grant Preparation and Legislative Assistance in the Area of Economic Development and Economic Development Infrastructure and Other Matters determined by the EDCW Board of Directors.

Mr. Serrano made a motion to authorize Interim Executive Director to negotiate the terms with Ares Services Incorporated and bring back for approval at the next EDCW Board meeting.

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.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

F. Discussion & Possible Action Regarding Amendment for the 2019-2020 EDCW Budget.

Mrs. Montemayor made a correction stating that the amendment is for the 2020-2021 budget.

Ms. Charlton made a motion to approve the amendment for the 2020-2021 budget to include \$566,667 from the carry over fund.

Mr. Jerry Gonzalez seconds the motion.

Ms. Charlton votes in favor.

Mr. Jerry 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.

Mr. Patrick Gonzalez votes in favor.

Motion carries.

G. Discussion & Possible Action Regarding Review and Approval of the 2019-2020 Audit.

Mr. Manuel Garcia presented the Audit for 2019-2020 to the EDCW Board.

Ms. Charlton made a motion to approve the Audit for 2019-2020 with the adjustment of subsequent events if the City requires it.

Mr. Serrano seconds the motion.

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Ms. Charlton votes in favor.
Mr. Jerry 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.
Mr. Patrick Gonzalez votes in favor.

Motion carries.

VI. Reports

A. Monthly Financial Report – December 2020.

Mrs. Montemayor presented the EDCW monthly financial report for December 2020.

No action required.

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

- Summary Leads
- Monthly Report

Report was made available to the EDCW Board for their review.

No action required.

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

- Monthly Report

Report was made available to the EDCW Board for their review.

No action required.

D. Digital Communications Manager Report, Lillie Delgado.

- Monthly Report

Report was made available to the EDCW Board for their review.

No action required.

E. Finance Manager, Veronica Montemayor.

- Monthly Report
- BVEC Report

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Report was made available to the EDCW Board for their review.

No action required.

VII. Closed Session

At 7:26 P.M. Mrs. Valadez announced that the EDCW Board will convene under Closed Session as posted.

At 9:12 P.M. Mrs. Valadez announced that the EDCW Board moves out of Closed Session and 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) including but not limited to:

1. Project Centro 311-19-09-16

No action.

Mr. Fred Perez and Gene Vaughn abstained from any discussion regarding Project Falcon.

- 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:

1. Project Falcon 387-21-01-08

Mr. Serrano made a motion to approve as discussed under executive session with an amendment of 6 equal payments over six years, if the jobs are satisfied with in the first 3 years, they are pay out in years four, five and six.

Mr. Patrick Gonzalez seconds the motion.

Mr. Serrano votes in favor.

Mr. Patrick Gonzalez votes in favor.

Mrs. Valadez votes in favor.

Mr. Perez abstains from voting.

Ms. Charlton votes in favor.

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Mrs. De La Fuente votes in favor.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

2. Amendment for Project Windshield 310-19-11-15

Mr. Serrano made a motion to approve the amendment as recommended.
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.
Mr. Jerry Gonzalez votes in favor.

Motion carries.

Mr. Serrano abstains from any discussion regarding Project 18 & Texas.

3. Project 18 & Texas 13-17-07

No Action.

4. Project Z & L 346-20-04-19

Mr. Serrano made a motion to approve the amended incentive with changing the 3 year job incentive to be in-line with our current job incentive calculation and with the City Commission to review the new guidelines and criteria on the abatement.
Mr. Jerry Gonzalez seconds the motion.

Mr. Serrano votes in favor.
Mr. Jerry Gonzalez votes in favor.
Mrs. Valadez votes in favor.
Mr. Perez votes in favor.
Ms. Charlton votes in favor.
Mr. Patrick Gonzalez votes in favor.
Mrs. De La Fuente votes in favor.

Motion carries.

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:

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1. Project Park 99-16-09-01

Mr. Serrano made a motion to approve as discussed under closed session, and to formally withdraw from the Bradford contract.

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.

Mr. Jerry Gonzalez votes in favor.

Motion carries.

D. 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

Mrs. Valadez appointed Mr. Patrick Gonzalez, Mrs. De La Fuente and herself Benita Valadez as part of the Executive Director Search committee.

E. 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 clearly conflicts with Chapter 551 of the Texas Government Code (as permitted under Tex. Gov't Code Section 551.071) , including, but not limited to:

1. Status of Pending Litigation.

No Action.

IX. Adjournment

With no other business before the Board, at 9:18 PM the EDCW Board Regular Meeting of January 20, 2021 was adjourned.

Respectfully submitted;



Maria Cisneros – Recorder

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The minutes were approved on the Regular Board Meeting of February 24, 2021.



JJ Serrano - Secretary