



## **Economic Development Corporation**

### **NOTICE OF A REGULAR SCHEDULED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS By In Person, Videoconference or Telephone Call, On Thursday, October 19, 2023, AT 5:30 PM**

**APPROVED** Meeting Minutes of a Regular Scheduled Meeting of the San Benito Economic Development Corporation will be held by In Person, Videoconference or Telephone Call, on Thursday, October 19, 2023, at 5:30 PM.

#### **Board Meeting Presided by Mr. Jose L. Morales, President**

##### **Board Members Present**

Mr. Jose L. Morales, Board President  
Mr. Alex Salinas, Vice President  
Mr. Thomas Garza, Board Member  
Mr. Sam Boswell Jr., Board Member  
Mr. Joshua Gonzales, Board Member  
Mayor Ricardo Guerra, Mayor/Ex-Office Member

##### **Board Member Absent**

##### **EDC Staff Present**

Mr. Ramiro Aleman, Executive Director  
Ms. Julia Landrum, Community Development & Marketing Manager  
Mr. Angel Avila, Economic Development Specialist

##### **Others Present**

Mr. Mark Sossi, Attorney  
Mrs. Stephanie Sarrionandia, City of San Benito Assistant Finance Director  
Mr. Ron Garza, UTRGV  
Mrs. Deborah Morales, COSB City Commissioner  
Mr. Gerardo Gonzalez, Cabo's Grill  
Mr. Eduardo Ariza & Others, Ariza General Construction

#### **1. Determination of a quorum (J.L. Morales)**

Mr. Jose L. Morales made welcoming remarks and determined quorum.

#### **2. Call to Order (J.L. Morales)**

Mr. Jose L. Morales called the meeting to order at 5:30 PM.

#### **3. Pledge of Allegiance and Texas Flag Pledge (J.L. Morales)**

Ms. Julia Landrum lead the Pledge of Allegiance and Texas Flag Pledge.

#### **4. Public Comments (J.L. Morales)**

No public comments.

#### **5. Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending August 31, 2023(S. Sarrionandia)**

Mrs. Stephanie Sarrionandia presented this item for the board's consideration and review.

A motion to approve the San Benito EDC Financial Statements for the period ending August 31, 2023 was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Joshua Gonzales](#). Upon a unanimous vote the motion carried.

**6. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending August 31, 2023(S. Sarrionandia)**

[Mrs. Stephanie Sarrionandia](#) presented this item for the board's consideration and review. [Mr. Ramiro Aleman](#) stated that Delia's Adult Daycare is no longer delinquent.

A motion to approve the San Benito EDC USDA IRP Reports for the period ending August 31, 2023 was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

**7. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for September 27, 2023 (A. Avila)**

[Mr. Angel Avila](#) presented this item for the board's consideration and review.

[Mr. Jose L. Morales](#) recused himself from the item due to not attending the meeting.

A motion to approve the Special Called EDC Board of Directors Meeting Minutes for September 27, 2023 was made by [Mr. Joshua Gonzalez](#). The motion was seconded by [Mr. Thomas Garza](#). Upon a unanimous vote the motion carried.

**8. Consideration and Possible Action regarding the Small Business Investment Program- Rent Subsidy Grant for Teeny Waist Fitness (J. Landrum)**

The Rent Subsidy Grant for Teeny Waist Fitness Application and budget impact was presented to board for their consideration and review by [Ms. Julia Landrum](#).

[Mr. Alex Salinas](#) question if the gym was only for women. [Mr. Jose L. Morales](#) then asked legal counsel if she is exempted from being able to apply since she is only targeting one gender. [Mr. Mark Sossi](#) responded with No.

A motion to approve the Small Business Investment Program- Rent Subsidy Grant for Teeny Waist Fitness was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**9. Presentation and Acknowledgement of the EDC Monthly Report (R. Aleman)**

- National Night Out
- AEP Webinar
- Realtor Investment Group
- Trail the 13<sup>th</sup>
- MPC Studios – SBEDC Website Update
- 111th TML Annual Conference & Exhibition
- TEDC Annual Conference
- Commercial Developments

[Mr. Ramiro Aleman](#) gave a brief presentation of what the EDC has been up to and all events that they participated in October.

**No Action Item**



#### **10. Discussion and Possible Action on Lawn Care Services (A. Avila)**

Mr. Angel Avila presented this item for the board's consideration and review. He recommended U.S. Lawns due to it being the only lawn company to operate out of San Benito. Mr. Jose L. Morales asked if the annual contract could be terminated. Mr. Angel Avila responded stating that as long as we give a 30 day notice the contract can be terminated.

A motion to approve staff recommendation was made by Mr. Alex Salinas. The motion was seconded by Mr. Thomas Garza. Upon a unanimous vote the motion carried.

#### **11. Discussion and Possible Action on RFP for SBEDC Expressway property 2550 Frontage Rd, San Benito, TX (R. Aleman)**

Mr. Ramiro Aleman presented this item for the board's consideration and review. He stated the San Benito EDC received 4 proposals.

Mr. Jose L. Morales asked which business is going to generate sales tax for San Benito EDC. At the end, 2 finalist were selected for further review.

A motion for was made by Mr. Joshua Gonzales. The motion was seconded by Mr. Alex Salinas. Upon a unanimous vote the motion carried.

#### **12. Discussion and Possible Action on updating Small Business Investment Program Guidelines (J. Landrum)**

Mrs. Julia Landrum presented this item for the board's consideration and review. She stated that the EDC has received feedback on the application guidelines. The hours of operation because in the guidelines it stated that Prospective businesses must be open to the public at least six (6) days a week, minimum of eight (8) hours a day, and open past 6:00 PM. The second change of the guidelines would be Franchise Retail Stores or Fast-Food Restaurants being eligible due to being local franchise owner. Mr. Jose L. Morales stated that we must be careful because successful franchises can apply so a stipulation need to be put into effect that it must be a failing business with financial need. The building must be leased and not owned as well. Mrs. Julia Landrum would like to implement that anyone who applies for the grant must be a member of the chamber or become one. Mr. Jose L. Morales then asked Mr. Mark Sossi if that is legal. Mr. Mark Sossi stated that we cannot make it mandatory.

A motion to approve EDC staff to revise the guidelines and bring back to the board for review was made by Mr. Thomas Garza. The motion was seconded by Mr. Joshua Gonzales. Upon a unanimous vote the motion carried.

#### **13. Executive Session**

- A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Real Estate**
- B. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Project Food**
- C. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Project Power**
- D. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Resaca Village**

Board entered executive session at - 6:35 PM

Board Reconvened into Public Session at 7:57 PM

**14. Action, if any to be taken on items discussed in Executive Session:**

**NO ACTION**

**15. Discussion and Possible Action on SBEDC Board of Directors Business Cards (J.L. Morales)**

Mr. Ramiro Aleman presented this item for the board's consideration and review. He then asked if all board members want business cards. Mayor Guerra stated that their good to have. Commissioner Deborah Morales stated that as previous board member the previous director never asked what was to be put on the card, she just ordered them for me. Mr. Alex Salinas said it was a good idea as long as all inquiries will be directed to the Director and Staff.

A motion to approve SBEDC Board of Directors Business Cards was made by Mr. Joshua Gonzales. The motion was seconded by Mr. Sam Boswell Jr. Upon a unanimous vote the motion carried.

**16. Requests for items to be placed on upcoming agendas (J.L. Morales)**

Mr. Alex Salinas asked to include updates rent subsidy funds.

**No Action Item**

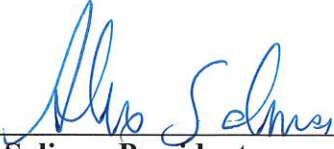
**17. Determination of Date and Time for the next San Benito EDC Board Meeting (J.L. Morales)**

The next Special Called meeting will be held on November 8<sup>th</sup>, 2023 at 5:30 P.M

**18. Meeting Adjournment (J.L. Morales)**

A motion to adjourn the meeting was made by Mr. Alex Salinas. The motion was seconded by Mr. Thomas Garza. Upon unanimous vote the motion was passed, and the meeting was adjourned at 8:13 PM.

**Approved this 8<sup>th</sup> day of November 2023.**

	
<b>Alex Salinas, President</b>	<b>Secretary/Treasurer</b>