



Approved Meeting Minutes of a Special Called Meeting of the San Benito Economic Development Corporation will be held by In Person, Videoconference or Telephone Call, on Wednesday, November 8, 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 Gonzalez, 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
Mr. Fred Sandoval, City Manager
Mrs. Deborah Morales, Commissioner
Mr. Tom Goodman, Commissioner
Mr. Pete Galvan, Commissioner
Mr. Ramiro, Ariza General Construction
Mr. Vince, Cold Stone Creamery - San Benito
Mr. Paul Serafy, Varco Counsel

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 5:32 PM.

3. Public Comments (J.L Morales)

No public comments.

4. Selection of Officer (J.L. Morales)

A) Secretary/Treasurer

Mr. Jose L. Morales stated that there is a vacancy in one of the board officer positions. He then asked the board if they would like to wait until they had a complete board. Mr. Angel Avila then added that in

November according to the SBEDC bylaws the board is supposed to have their annual election of officers.

A motion to table this item was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

5. Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for October 19, 2023 (A. Avila)

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

A motion to approve the Regular Scheduled EDC Board of Directors Meeting Minutes for October 19, 2023 was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

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

[Ms. Julia Landrum](#) presented this item for the board's consideration and review. She stated that all changes from the previous meeting that the board requested have been changed. With this final approval, SBIP guidelines will be formally adopted and integrated.

[Mr. Sam Boswell Jr](#) asked if the hours were changed. [Ms. Julia Landrum](#) ensured the hours of operation had been removed but all businesses are to uphold a minimum of 40 hours open per week.

[Mr. Vince](#) expressed his gratitude to board for taking local franchises into consideration.

A motion to approve updated Small Business Investment Program Guidelines was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Joshua Gonzales](#). Upon a unanimous vote the motion carried.

7. Consideration and Possible Action regarding Content Creation contract with Media Company for SBEDC Website (R. Aleman)

[Ms. Julia Landrum](#) presented this item for the board's consideration and review. She stated they received two quotes, and that Mejia and Company quoted us a better price. She presented some of the work they provided us. [Mr. Jose L. Morales](#) then asked if UTRGV does any of the Drone Photography. [Mr. Ramiro Aleman](#) responded that UTRGV does not have any kind of Drone photography.

A motion to approve Mejia and company was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

8. Consideration and Possible Action regarding Christmas Decorations for Heaven Trail (R. Aleman)

[Ms. Julia Landrum](#) presented this item for the board's consideration and review.

A motion to approve was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Thomas Garza](#). Upon a unanimous vote the motion carried.

9. Discussion and Possible Action on amending San Benito EDC Bylaws (J.L. Morales)

[Mr. Jose L. Morales](#) presented this item for the board's consideration and review. He stated that main amendments were to remove the city manager from oversight. [Mr. Mark Sossi](#) stated the changes made were the registered office or registered agent and clarify it was going to be the Executive Director. The other change was the Executive Directors role to remove the oversight function.

A motion to approve was made by [Mr. Joshua Gonzales](#). The motion was seconded by [Mr. Thomas Garza](#). Upon a unanimous vote the motion carried.

10. Discussion and Possible Action on payment of taxes on Expressway Property (R. Aleman)

[Ms. Julia Landrum](#) presented this item for the board's consideration and review.

A motion to approve was made by [Mr. Sam Boswell Jr.](#) The motion was seconded by [Mr. Joshua Gonzales](#). Upon a unanimous vote the motion carried.

11. Executive Session

A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Resaca Village

Board entered executive session at - 6:02 PM

Board Reconvened into Public Session at 7:10 PM

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

[Mr. Jose L. Morales](#) asked [Mr. Mark Sossi](#) to explain the details as discussed in Executive Session.

[Mr. Mark Sossi](#) explained a settlement has been discussed and to be acted with the following changes to be negotiated by council including the fee at the end of the contract of \$100,000 owed to the San Benito EDC, paid by Varco. The delay damages will be \$500 a day past the said date of completion, but there would be a 15 day rain day clause and a force majier (acts of God) clause. Varco has established 3 year lease terms to tenets whom would build out said space independently, however will include the language to reflect in the agreement. In addition, the agreement will specifically clarify SBEDC interest in any potential crosswalk that does not apply any additional financial commitment on the part of the EDC and will not be responsible to maintain.

Under these stipulations, coming back with Varco and coming to an agreement [Mr. Jose L. Morales](#) asked for a motion. A motion to approve was made by [Mr. Joshua Gonzales](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

13. Consideration and Possible Action to Acknowledge the Resignation of the EDC Executive Director effective November 27, 2023 (J.L. Morales)

[Mr. Jose L. Morales](#) presented this item to acknowledge the current EDC Executive Director resignation received via email for Board's consideration and review.

A motion to accept resignation of EDC Executive Director was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

14. Consideration and Possible Action to publish the hiring notice for the search of a new EDC Executive Director (J.L. Morales)

[Mr. Jose L. Morales](#) presented this item for the board's consideration and review. [Mr. Thomas Garza](#) asked [Mr. Ramiro Aleman](#) if there's any kind of talent agency, we could use to find a great candidate.

[Mr. Ramiro Aleman](#) stated that when he was hired, he found the job listing on the TEDC website. He said that's his recommendation.

A motion to approve was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Thomas Garza](#). Upon a unanimous vote the motion carried.

15. Consideration and Possible Action to appoint Interim Executive Director (J.L. Morales)

[Mr. Jose L. Morales](#) presented this item for the board’s consideration and review. He nominated Mr. Fred Sandoval, new city manager of City of San Benito for Interim Executive Director.

[Mr. Fred Sandoval](#) spoke on his past experience with the City of Pharr and new current role as City of San Benito City Manager. He expressed his dedication to the entire city viewing the EDC as another department he would manage. He merged the EDC with the City of Pharr at the time expressing the expertise and experience needed to work together in order to accomplish goals. He spoke on retail developments in the Pharr area he directly worked to bring into the city. He further explained his role, experience and the asset he can be to the SBEDC.

[Mr. Jose L. Morales](#) expressed to the board his support and explained a discussed potential agreement for the work Mr. Sandoval would do as Executive Director. [Mr. Thomas Garza](#) and [Mr. Sam Boswell](#) expressed concerns to table this item until it could be further discussed in Executive Session to make a sound decision for Interim Executive Director prior to formal advertisement for a qualified Executive Director.

A motion to table for this item to be addressed in Executive Session at the following SBEDC meeting was made by [Mr. Thomas Garza](#) and second by [Mr. Sam Boswell](#). There were 4 ayes and 1 nae by [Mr. Jose L. Morales](#).

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

[Mr. Jose L. Morales](#) requested to put item 15 in executive session for the next monthly meeting. [Mr. Alex Salinas](#) asked to include updates on rent subsidy.

No Action Item

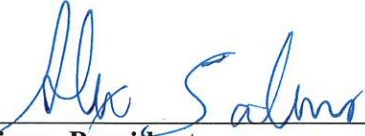
17. Determination of Date and Time for the next San Benito EDC Board Meeting (J.L. Morales)

The next Regular Scheduled meeting will be held on November 14th, 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. Joshua Gonzalez](#). Upon unanimous vote the motion was passed, and the meeting was adjourned at 7:52 PM.

Approved this 21st day of December 2023.

	
Alex Salinas, President	Secretary/Treasurer