



## **Economic Development Corporation**

**NOTICE OF A REGULAR MEETING OF THE  
SAN BENITO EDC BOARD OF DIRECTORS  
In Person, on Thursday, December 15, 2022, AT 5:30**

**Approved Meeting Minutes** of a Regular Meeting of the San Benito Economic Development Corporation held by In Person, Videoconference or Telephone Call, on Thursday, December 15, 2022, at 5:30PM.

### **Board Meeting Presided by Mr. Encarnacion Lopez, Vice President**

#### **Board Members Present**

Mr. Encarnacion Lopez, Vice President  
Mr. Alex Salinas, Board Member,  
Mr. Jeremy Maya, Board Member,  
Mrs. Deborah Morales, Board Member

#### **Board Member Absent**

Mr. Adrian Gonzalez, Secretary/Treasurer  
Mr. Julian Rios, President  
Mr. Ben Gomez, Board Member,  
Mayor Ricardo Guerra, Ex-Office Member

#### **EDC Staff Present**

Mr. Ramiro Aleman, Executive Director  
Mr. Angel Avila, Economic Development Specialist

#### **Others Present**

Mrs. Stephanie Sarrionandia, City of San Benito Assistant Finance Director  
Ms. Elisa Rosas, City of San Benito Finance Director  
Mr. Mark Sossi, Attorney  
Mr. Manuel De La Rosa, City Manager  
Mr. Fred Bell, Assistant City Manager

1. **Determination of a quorum** (J. Rios)  
[Mr. Encarnacion Lopez](#) made welcoming remarks and determined quorum.
2. **Call to Order** (J. Rios)  
[Mr. Encarnacion Lopez](#) called the meeting to order at 5:38 PM.
3. **Pledge of Allegiance and Texas Flag Pledge** (A. Avila)  
[Mr. Angel Avila](#) led the pledge of allegiance and Texas flag pledge.
4. **Public Comments** (J. Rios)  
No public comments.
5. **Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending September 30, 2022** (E. Rosas)

The San Benito EDC Financial Statements for the period ending September 30, 2022 were presented by [Ms. Elisa Rosas](#), Finance Director.

[Mrs. Deborah Morales](#) asked why we were over budgeted on the contracted services as well as the legal services. [Ms. Elisa Rosas](#) stated that she will work with Mr. Ramiro Aleman to find out where the budget needs to be improved. [Mr. Alex Salinas](#) asked what managerial services are included in the line item, and what needs to be done in order to not go over budget.

A motion to approve the San Benito EDC Financial Statements for the period ending September 30, 2022 with information on why the SBEDC is going over budget on contracted services was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Alex Salinas](#). Upon an unanimous vote the motion carried.

**6. Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending October 31, 2022 (E. Rosas)**

The San Benito EDC Financial Statements for the period ending October 31, 2022 were presented by [Ms. Elisa Rosas](#), Finance Director.

[Mr. Ramiro Aleman](#) stated that we under budgeted for the contracted services so we will be over in the next couple of months. He stated that he will take a look and eventually bring it to the board.

A motion to approve the San Benito EDC Financial Statements for the period ending October 31, 2022 was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Jeremy Maya](#). Upon an unanimous vote the motion carried.

**7. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending October 31, 2022 (E. Rosas)**

The San Benito EDC USDA IRP Reports for the period ending October 31, 2022 were presented by [Ms. Elisa Rosas](#), Finance Director.

A motion to approve the San Benito EDC USDA IRP Reports for the period ending October 31, 2022 was made by [Mr. Alex Salinas](#). The motion was seconded by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

**8. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for November 3, 2022 (A. Avila)**

[Mr. Avila](#) present the Special Called EDC Board of Directors Meeting Minutes for November 3, 2022 for the Boards review and consideration.

A motion to approve Special Called EDC Board of Directors Meeting Minutes for November 3, 2022 was made by [Mrs. Deborah Morales](#). The Motion was second by [Mr. Jeremy Maya](#). Upon an unanimous vote the motion carried.

**9. Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for November 14, 2022 (A. Avila)**

[Mr. Avila](#) present the Regular EDC Board of Directors Meeting Minutes for November 14, 2022 for the Boards review and consideration.



A motion to approve the Regular EDC Board of Directors Meeting Minutes for November 14, 2022 was made by [Mr. Jeremy Maya](#). The Motion was second by [Mr. Alex Salinas](#). There were 3 votes in favor and 1 member abstained.

Votes in favor were by [Mr. Encarnacion Lopez](#), [Mr. Alex Salinas](#), [Mr. Jeremy Maya](#).

[Mrs. Deborah Morales](#) abstained since he was not present for the November 14, 2022 Board of Director Meeting.

**10. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for December 5, 2022 (A. Avila)**

[Mr. Avila](#) present the Special Called EDC Board of Directors Meeting Minutes for December 5, 2022 for the Boards review and consideration.

[Mr. Alex Salinas](#) and [Mrs. Deborah Morales](#) stated to be more detailed on future meeting minutes.

A motion to approve Special Called EDC Board of Directors Meeting Minutes for December 5, 2022 was made by [Mrs. Deborah Morales](#). The Motion was second by [Mr. Jeremy Maya](#). Upon an unanimous vote the motion carried.

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

[Mr. Ramiro Aleman](#) presented this item to update the board on what staff does every month for the EDC.

A motion to acknowledge the EDC Monthly Report was made by [Mr. Alex Salinas](#). The Motion was second by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

**12. Executive Session**

- A) Consultation with legal counsel pursuant to Texas Government Code, Section 551.071 to receive confidential legal advice protected by the attorney client communication and work privilege.
- B) Liberation regarding economic development negotiation pursuant to Texas Government Code, Section 551.087 (2) to Discuss Project Cowboy
- C) Liberation regarding economic development negotiation pursuant to Texas Government Code, Section 551.087 (2) to Discuss Commercial Development
- D) Liberation regarding economic development negotiation pursuant to Texas Government Code, Section 551.087 (2) to Discuss Project Star

Board entered executive session at - [6:22 PM](#)

Board Reconvened into Public Session at – [6:51 PM](#)

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

- A) No action was taken

- B) A motion to approve as discussed in Executive Session was made by [Mr. Alex Salinas](#). The Motion was second by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.
- C) A motion to deny the request was made by [Mrs. Deborah Morales](#). The Motion was second by [Mr. Alex Salinas](#). Upon an unanimous vote the motion carried.
- D) A motion to approve as discussed in Executive Session was made by [Mr. Alex Salinas](#). The Motion was second by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

**14. Presentation and Reconsideration regarding the Small Business Investment Program- Rent Subsidy Grant for The Angelina Jazelle Store (R. Aleman)**

[Mr. Ramiro Aleman](#) presented this item to update the board on the ongoing situation. [Mr. Angel Avila](#) the informed the board that she was going to be closing due to the issues.

A motion to revoke the funds and reallocate to the general fund was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Jeremy Maya](#). Upon an unanimous vote the motion carried.


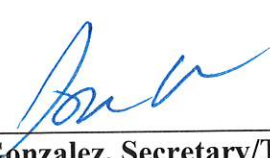
**15. Determination of Date and Time for the next San Benito EDC Board of Directors Meeting**

It was determined the next San Benito EDC Board of Directors Meeting would be held on January 26, 2023 at 5:30 PM.

**16. Meeting Adjournment (J. Rios)**

A motion to adjourn was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion passed. The meeting was adjourned at 7:01 PM.

**Approved this 18<sup>th</sup> day of May 2023.**

	
<b>Julian Rios, President</b>	<b>Adrian Gonzalez, Secretary/Treasurer</b>