



*SAN BENITO ECONOMIC DEVELOPMENT CORPORATION*  
SPECIAL JOINT WORKSHOP MEETING WITH  
THE SAN BENITO CITY COMMISSION  
February 9, 2017

On February 9, 2017, the San Benito Economic Development Corporation of the City of San Benito held a Special Joint Workshop Meeting with the San Benito City Commission at the San Benito Municipal Building (Cesar Gonzales Meeting Hall), 401 N. Sam Houston at 5:30 p.m. A quorum was present including the following:

*EDC BOARD MEMBERS*

Esteban M. Rodriguez	EDC President
Mary Bolado	Vice President
Alfredo Garcia, Jr.	Secretary/Treasurer
J.D. Penny	Board Member
Orlando Lopez	Board Member
Mayor Celeste Sanchez	EDC Ex-Officio Member

*CITY COMMISSION*

Celeste Sanchez	Mayor
Antonio Gonzales	Mayor Pro-Tem
Esteban Rodriguez	Commissioner

*ADMINISTRATIVE STAFF*

Manuel De La Rosa	City Manager
Lupita Passement	City Secretary
Ricardo Morado	City/EDC Attorney
Rachel Siller	EDD Administrative Assistant

*ABSENT*

Mark Moody	EDC Board Member
Rene Villafranco	Commissioner
Joe D. Gonzalez	Commissioner
Belen Pena	Finance Director
Nereida Perez	Assistant Finance Director

ITEM 1. WELCOME TO VISITORS.

**Celeste Sanchez, Mayor and Mary Bolado, Vice-President** welcomed everyone and called the meeting to order at 5:34 p.m. in the Cesar Gonzalez Meeting Hall located at the Municipal Building.

ITEM 2. WORKSHOP TO ESTABLISH GOALS AND GATHER IDEAS FOR RECRUITING BUSINESSES FOR SAN BENITO.

**Manuel De La Rosa, City Manager** reviewed reasons for workshop (business recruitment, business expansion, and business retention) and package of information provided containing items to consider while evaluating where San Benito is, and where San Benito is going. Typical incentive programs, façade grant programs of other municipalities were reviewed. It is highly suggested to develop a Strategy Policy.

The City routinely receives inquiries from the Texas Governor's Office seeking site information, infrastructure, labor force, and incentive availability; however are unable to respond due to fact that we do not meet the designated requirements. Local inquiries regarding buildings or land are also received. Most inquiries include the inquiry regarding what incentives are available, which San Benito generally does not have incentives to offer.

The City continues to oversee two Economic Development Administration (EDA) grant projects [San Benito Cultural & Heritage Museum and San Benito Mix-Use Commercial Plaza (Resaca Walk)], in addition to proceeding with private business and housing development investment prospects.

**EDC Board Members, City Commissioners, and City Staff:**

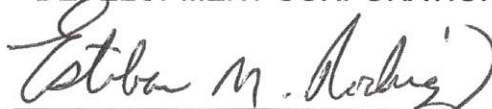
Items discussed that ought to be considered / evaluated to be able to recruit, expand, and retain businesses in San Benito:

- Promote the three school systems that are in San Benito.
- Promote the City as being open for business - work at reducing the negative perspective of San Benito.
- Execute the Downtown Revitalization Plan.
- Consider façade improvement program to improve the downtown storefronts.
- Lack of downtown stores and parking.
- Use the Downtown Revitalization Plan as a filter for authorizing projects.
- How to adapt to having State Highway 345 running through downtown.
- Address dilapidated buildings (County, City, and privately owned).
- Consider shifting "downtown" from Sam Houston to Business 77.
- Review feedback regarding difficulty obtaining code enforcement support.
- Improve the Industrial Park streets.
- Encourage citizens to approach the City, Mayor, or Commissioners regarding complaints, so they may be reviewed and addressed.
- Consider providing incentives for new construction of mid-level homes (such as homes starting at \$150,000).

ITEM 3. ADJOURNMENT.

**Celeste Sanchez, Mayor and Mary Bolado, Vice-President, ADJOURNED THE MEETING AT 6:51 PM.**

SAN BENITO ECONOMIC  
DEVELOPMENT CORPORATION



ESTEBAN M. RODRIGUEZ, PRESIDENT