



APPROVED MINUTES of a Regular Meeting of the San Benito Economic Development Corporation held By In Person, Videoconference or Telephone Call, on Wednesday, February 23, 2022 AT 5:30 PM.

Board Meeting Presided by Mr. Encarnacion Lopez, Vice President

Board Members Present

Mr. Julian Rios, President
Mr. Adrian Gonzalez, Treasurer
Mr. Encarnacion Lopez, Vice President

Mrs. Deborah Morales, Member
Mr. Mario Silva, Member
Mayor Ricardo Guerra
Commissioner Rene Garcia

Board Members Absent

Mr. Jeremy Maya, Member

EDC Staff Present

Mrs. Rebeca Castillo, EDC Executive Director
Ms. Katarina Guerra, Business & Downtown Development/Marketing Coordinator

Others Present

Mr. Mark Sossi, EDC Attorney
Mr. Manuel De La Rosa, City Manager
Mr. Fred Bell, Assistant City Manager

Meeting-5:30 PM

1. Determination of a quorum

Mr. Encarnacion Lopez made welcoming remarks and determined quorum.

2. Call to Order

Mr. Encarnacion Lopez called the meeting to order at 5:32 PM

3. Pledge of Allegiance and Texas Flag Pledge

Mr. Adrian Gonzalez led the pledge of allegiance and Texas flag pledge.

4. Invocation

Mr. Mario Silva led the invocation.

5. Public Comments

No public comments.

6. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the periods ending January 31, 2021 (B. Peña)

Ms. Katarina Guerra presented the San Benito EDC USDA IRP Reports for the period ending December 31, 2021.

Mr. Encarnacion Lopez open the floor for discission. Commissioner Rene Garcia asked if in the recent months have all the accounts have been on time with their payments. Mrs. Katarina Guerra responded that yes, for the past seven months there have been no delinquent accounts.

A motion to approve the San Benito USDA IRP Report for the period ending on January 31, 2021 was made by Mr. Adrian Gonzalez. The motion was seconded by Mr. Mario Silva. Upon a unanimous vote the motion carried.

7. Discussion and Possible Action on the payment of 2021 Property Taxes for the EDC Property located at 2550 Expressway 77/83, San Benito, Texas

Mrs. Rebeca Castillo explained that there is no new information on this item from the February 9, 2022, Board Meeting. Mr. Mark Sossi also mentioned that he has not received any update from the Cameron Appraisal District either.

No action was taken.

8. Consideration and Possible Action on the January 31, 2022, EDC Board of Directors Meeting Minutes

Mrs. Rebeca Castillo presented the January 31, 2022, EDC Board of Director Meeting Minutes for the board's review and consideration.

Mrs. Rebeca Castillo mentioned that Mrs. Morales reviewed the draft and had provided feedback that mentioned that it was her instead of Commissioner Garcia that had requested the change from "Mayor" to "major on page 250 of the meeting packet.

A motion to approve the January 31, 2022 Meeting Minutes was made by Commissioner Rene Garcia. The motion was seconded by Mrs. Deborah Morales. There were 4 votes in favor and 2 members abstained.

Votes in favor were by Commissioner Rene Garcia, Mr. Encarnacion Lopez, Mr. Jeremy Maya, Mrs. Deborah Morales.

Mr. Julian Rios and Mr. Mario Silva abstained since they were not in attendance during the December 13, 2021 Board of Directors Meeting.

9. Consideration and Possible Action on the February 23, 2022 EDC Board of Directors Meeting Minutes (R. Castillo)

Mrs. Rebeca Castillo mentioned that Mr. Jeremy Silva reviewed the final agenda and provided feedback that mentioned Item #9 did not have the correct verbiage for the February 9, 2022 Meeting Minutes. Mrs. Rebeca Castillo recommended that the item be table to be bring back to the board for approval at the next meeting with corrected verbiage.

A motion to table Item #9 was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Mario Silva](#). Upon a unanimous vote, the motion carried

10. Consideration and Possible Action on the registering and payment fee to reserve a 10X10 exhibit booth at ICSC Vegas 2022 in the amount of \$1,000 (R. Castillo)

11. Consideration and Possible Action on the membership ICSC Annual membership subscriptions for the following EDC Board of Directors (R. Castillo)

Name	Title	Registration Amount
Julian Rios	President	\$125
Encarnacion Lopez	Vice President	\$125
Adrian Gonzalez	Treasurer/Secretary	\$125
Deborah Morales	Member	\$125
Jeremy Maya	Member	\$125
Mario Silva	Member	\$125
Commissioner Rene Garcia	Member	\$125
Mayor Ricardo Guerra	Ex-Officio Board Member	\$125
TOTAL		\$1000

12. Consideration and Possible Action to register the following EDC Board Members and staff to attend the ICSC Vegas 2022 event from May 22-24, 2022 in Las Vegas, Nevada (R. Castillo)

Name	Title	Registration Amount
Julian Rios	President	\$795
Encarnacion Lopez	Vice President	\$795
Adrian Gonzalez	Treasurer/Secretary	\$795
Deborah Morales	Member	\$795
Jeremy Maya	Member	\$795
Commissioner Rene Garcia	Member	\$795
Rebeca Castillo	EDC Executive Director	\$795
TOTAL		\$5,565

[Mrs. Rebeca Castillo](#) presented this item. She mentioned some prior discussions about attending the Dallas event, but due to the omicron wave it was considered prudent not attend. [Mrs. Rebeca Castillo](#) mentioned that she participated on a webinar on Friday 1/26/2022 that provided more information as to the exhibit booth availability and upcoming opening of the exhibit application. She mentioned the estimated cost for all board and staff to attend, exhibit needs, from banner, promotional items, set up fees, manning the exhibit logistics, etc....

[Mrs. Rebeca Castillo](#) is requesting direction as to how to proceed.

After discussion a motion was made by [Mr. Julian Rios](#) to proceed with registration and seconded by [Mr. Jeremy Maya](#) for all 8 to attend and to include the setup of a booth.

Commissioner Rene Garcia. There was 1 nay by Mrs. Deborah Morales. The motion passed.

13. EXECUTIVE SESSION:

- A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Expressway property; (R. Castillo)
- B. Deliberation pursuant to Texas Government Code 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director, or to hear a complaint against the Executive Director;

Legal Council recommended that Item #14 and Item #15 be tabled since EDC President, Mr. Julian Rios and EDC Executive Director, Rebeca Castillo were not physically present to Executive Session.

A motion to table Item #14 and Item #15 was made by [Commissioner Rene Garcia](#). The motion was seconded by [Mr. Mario Silva](#). Upon a unanimous vote, the motion carried.

14. Action, if any to be taken on items discussed in Executive Session (J. Rios)

15. EDC Executive Director’s Report

[Mrs. Rebeca Castillo](#) presented the Executive Director’s Report.

No Action Taken.

16. Board Comments

No Comments

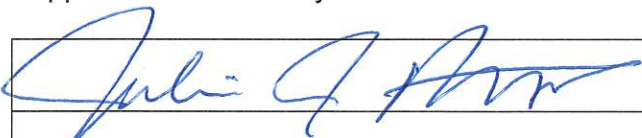

17. Determination of Date and Time for the next San Benito EDC Board of Directors Meeting

The next meeting will be scheduled for March 16, 2022.

18. Meeting Adjournment.

Meeting adjourned at 6:28 PM

Approved this 28th day of March 2022.

	
Julian Rios, President	Adrian Gonzalez, Secretary/Treasurer