



**Approved MINUTES** of a Regular Meeting of the San Benito Economic Development Corporation held By In Person, Videoconference or Telephone Call, on Wednesday, February 9, 2022 AT 5:30 PM.

**Board Meeting Presided by Mr. Julian Rios, Vice President**

**Board Members Present**

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

Mr. Jeremy Maya, Member  
Mrs. Deborah Morales, Member  
Mr. Mario Silva, Member

**Board Members Absent**

Commissioner Rene Garcia

**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. Julian Rios** made welcoming remarks determined that there was a quorum.

**2. Call to Order**

**Mr. Julian Rios** called the meeting to order at 5:32 PM.

**3. Pledge of Allegiance and Texas Flag Pledge**

**Mrs. Rebeca Castillo** led the Pledge of Allegiance and Texas Flag Pledge.

**4. Invocation**

**Mrs. Rebeca Castillo** led the invocation.

**5. Public Comments**

No Public Comments

**6. Consideration and Possible Action on the Revision of the Accounting & Managerial Services Agreement between the City of San Benito and the San Benito Economic Development Corporation**

**Mrs. Rebeca Castillo** presented the proposed draft Services Agreement between the City of San Benito and the San Benito Economic Development Corporation. This item has been included as requested by the EDC Board during the January 31, 2022 meeting. **Mrs. Rebeca Castillo** explained that the revisions reflect the language that is on the latest EDC Bylaws. The section

that changed is that CEO services. The language of City Manager being the Chief Executive Officer of the EDC has been changed to General Oversight Services. The amounts of the services did not change. The revisions also include media production services, which are not some services being provided by the city. The draft revisions that are to be considered are for the document to reflect General Oversight & Media Production Services.

A motion to approve this item as presented was made by [Mr. Mario Silva](#). The motion was seconded by [Mr. Encarnacion Lopez](#). 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](#) mentioned that there is no new information on this item. [Mr. Mark Sossi](#) also mentioned that he had called the Cameron County Appraisal District and didn't received a response yet.

EDC staff recommended to table the item.

A motion to table this item was made by [Mr. Julian Rios](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon an unanimous vote the motion carried.

**8. Consideration and Possible Action on the travel request for the EDC Board of Directors and EDC staff to attend and participate on the International Council of Shopping Centers (ICSC) 2022 scheduled from May 22-24, 2022 in Las Vegas, Nevada**

| Name                     | Title                  |
|--------------------------|------------------------|
| Julian Rios              | President              |
| Encarnacion Lopez        | Vice President         |
| Adrian Gonzalez          | Secretary/Treasurer    |
| Deborah Morales          | Board Member           |
| Jeremy Maya              | Board Member           |
| Mario Silva              | Board Member           |
| Commissioner Rene Garcia | Board Member           |
| Mayor Ricardo Guerra     | Board Member           |
| Rebeca Castillo          | EDC Executive Director |

[Mrs. Rebeca Castillo](#) presented this item and seeking direction from the EDC Board as to who will be able to attend the ICSC Vegas 2022 scheduled from May 22-24 in Las Vegas, Nevada.

Discussion as to who will be able to participate/attend took place. [Mr. Julian Rios](#) went through the list and asked each member if they were attending. [Mrs. Rebeca Castillo](#) mentioned that [Mayor Ricardo Guerra](#) was not going to attend. All board members said they were going to attend for the exception of Mr. Mario Silva and Commissioner Rene Garcia. [Mr. Mario Silva](#) will let staff know if he will be able to attend and Commissioner Garcia was not in attendance.

[Mr. Julian Rios](#) made a motion to approve the attendance of all the board members including those that were pending. The motion was seconded by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

**9. Consideration and Possible Action on the proposed expenditures for the International Council of Shopping Centers (ICSC) 2022 Exhibit Set Up and Marketing Strategy Materials**

[Mrs. Rebeca Castillo](#) presented this agenda item. An itemized expenditures listing for the ICSC Vegas 2022 Exhibit was presented with scenario 1 and scenario 2. After discussion it was determined that scenario 2 will be followed with the following changes: Purchase of a generic business card instead of a set of business cards for each, 1 table cover instead of 2. [Mrs. Rebeca Castillo](#) mentioned that this was to provide direction to the staff as to how to proceed.

Within the next few minute the EDC staff will be presenting items for purchase for the board to

consider. [Mrs. Rebeca Castillo](#) also mentioned that the amount for each item were estimated, and the EDC staff will be working on making sure that the best price was considered.

A motion to approve scenario 2 with the above-mentioned changes was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mrs. Encarnacion Lopez](#). Upon a unanimous vote the motion carried.

**10. EXECUTIVE SESSION:**

- A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Expressway property
- 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

Convened into executive session at 6:02 PM

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

Reconvened into public session at 6:13 PM

No Action Taken

**12. Board Comments:** Announcements relating to items of public interest, regarding local or regional civic charitable events, staff recognition, upcoming meetings, informational update on projects, awards acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences

[Mrs. Encarnacion Lopez](#) complemented the EDC staff on a good job promoting the businesses and the grants that are being offered.

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

[Mr. Julian Rios](#) suggested a Special Called meeting for February 23, 2022.

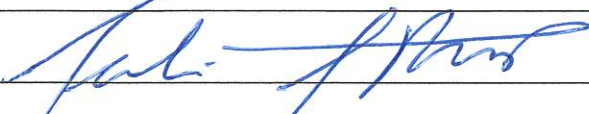
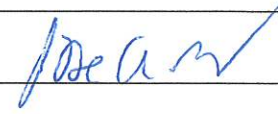
No Action Needed.

**14. Meeting Adjournment.**

Meeting Adjourned at 6:21 PM.

Motion to adjourn was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Mario Silva](#). Motion carried unanimously.

Approved this 23<sup>rd</sup> day of February 2022.

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