



**REGULAR MEETING MINUTES OF THE
SAN BENITO EDC BOARD OF DIRECTORS
By In Person, Videoconference or Telephone Call,
on Monday, March 28, 2022, AT 5:30 PM**

APPROVED MINUTES of a Regular Meeting of the San Benito Economic Development Corporation held By In Person, Videoconference or Telephone Call, on Monday, March 28, 2022 AT 5:30 PM.

Board Meeting Presided by Mr. Encarnacion Lopez, Vice President

Board Members Present

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

Mrs. Deborah Morales, Member
Mr. Jeremy Maya, Member
Mayor Ricardo Guerra
Commissioner Rene Garcia

Board Members Absent

Mr. Mario Silva, Member

EDC Staff Present

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

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

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. Presentation and Acknowledgement of the San Benito EDC Financial Statements for the periods ending December 31, 2021 and January 31, 2022

Mrs. Belen Peña presented the San Benito EDC Financial Statements for the periods ending December 31, 2021 and January 31, 2022.

On the sales tax information in the reports the EDC Board has requested that the information is presented the same as it is being presented on the City Financials.

A motion to acknowledge the San Benito EDC Financial Statements for the periods ending December 31, 2021 and January 31, 2022 was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Rene Garcia](#). Upon an unanimous vote the motion carried.

7. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the periods ending February 28, 2022

[Mrs. Belen Peña](#) presented the San Benito EDC USDA IRP Reports for the period ending February 28, 2022. She explained that the account balance is of \$582,601.61 and that the available amount for funding is of \$549,360.62. There are no delinquent accounts all loan recipients have been making their monthly payments as scheduled. She also updated on the USDA payments being made to USDA.

The board discussed about promoting this program. Mrs. Rebeca Castillo mentioned that there were two (2) inquiries and the application had been issued to two business owners. She also mentioned that the EDC Staff is working on scheduling information sessions. Also, that a flier with information about the loan has been posted on social media.

A motion to acknowledge the San Benito USDA IRP Report for the period ending on February 28, 2022, was made by [Mr. Rene Garcia](#). The motion was seconded by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

8. Consideration and Possible Action on the Rio Sports Live Sponsorship in the amount of \$12,000

[Mrs. Rebeca Castillo](#) requested this item to be tabled, since a Rio Sports Live representative was not able to attend.

A motion to table this item was made by [Mr. Rene Garcia](#). The motion was seconded by [Mr. Jeremy Maya](#). Upon an unanimous vote the motion carried.

9. Consideration and Possible Action on the 2022-2023 San Benito EDC Employees Health and Dental Insurance Plan

[Mrs. Rebeca Castillo](#) presented this item. She explained that the health and dental insurance policy is effective April 1st to March 31st of every year. She explained the new proposed plan and how it increased in cost by 18% compared to the prior year. The request for the new policy year's breakdown was presented with the request that the EDC covers up to \$800 of each employees health and dental plan. The dental plan is covered at 100% for employee only. The additional cost to be covered by the EDC is comparable to what other employers are covering for businesses the size of the EDC.

It was also explained that the EDC staff reimburses their health and dental insurance premiums on the back end, meaning that the EDC pays the monthly premium and the EDC staff reimburses the monthly premiums via payroll (which happens within less than 30 days from when the EDC made payment of the monthly premiums to Blue Cross Blue Shield).

The EDC's contribution for health insurance and dental will be \$1,257.73 (\$800 for EDC Executive Director and \$457.73 Busi & Downtown Development/Marketing Coordinator).

It was also explained that in the event that the employee/employer relationship is terminated then the employee will be responsible to pay off any pending premium reimbursements to the EDC, which will be deducted from his/her last payroll check.

A motion to approve this item as presented was made by [Mrs. Deborah Morales](#).

The motion was seconded by [Mr. Rene Garcia](#). Upon an unanimous vote the motion carried.

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

This item was presented for consideration by [Mrs. Rebeca Castillo](#). It had been presented and no action had been taken, since an update from the Cameron Appraisal District in reference to the property tax exemption was pending. [Mrs. Rebeca Castillo](#) stated that a response letter had been received and a copy was provided to the EDC Board. The response letter was not favorable to the EDC, since the exemption was not granted.

The response letter addressed the reason as to why the application was not approved. Legal counsel advised for Board to pay the taxes and that possibly the EDC will be able to seek that grant exemption as soon as the project being discussed for the property will be agreed and implemented.

The EDC Board also discussed how soon the payment could be made in order to avoid any additional fees. It was explained that the EDC staff will coordinate with the finance department so that a check could be produced on March 29, 2022 and payment will be made before March 31, 2022.

A motion to approve the payment of the payment of the 2021 Property Taxes for the EDC property located at 2550 Expressway 77/83 was made by [Mr. Jeremy Maya](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon an unanimous vote the motion carried.

11. Consideration and Possible Action on the February 9, 2022 EDC Board of Directors Meeting Minutes

[Mrs. Rebeca Castillo](#) presented the February 9, 2022 EDC Board of Directors Meeting Minutes.

A motion to approve the February 9, 2022 Board of Directors Meeting Minutes was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Jeremy Maya](#). Upon an unanimous vote the motion carried.

12. Consideration and Possible Action on the February 23, 2022 EDC Board of Directors Meeting Minutes

[Mrs. Rebeca Castillo](#) presented the February 23, 2022 EDC Board of Directors Meeting Minutes.

[Mr. Adrian Gonzalez](#) noted a correction that needs to be made to the draft meeting minutes. On item #2 Call to Order it read "Mr. Encarnacion Lopez Rios".

A motion to approve the February 23, 2022 Board of Directors Meeting Minutes with the above mentioned corrections was made by [Mr. Rene Garcia](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon an unanimous vote the motion carried.

13. Consideration and Possible Action on the award of the Small Business Investment Program-Commercial Façade Grant for Ice Monkeys

No Action was taken on this item. The application is deemed ineligible since the applicant has installed the signage prior to approval by the EDC Board of Directors and City Commission.

14. Consideration and Possible Action on the award of the Small Business Investment Program-Commercial Façade Grant for Rolling Smoke BBQ

[Mrs. Rebeca Castillo](#) presented this item. The board discussed the application and had questions in reference to the vendor quotes that were presented. [Mrs. Rebeca Castillo](#) explained that the three (3) vendor quotes were all from Santa Rosa, TX vendors. That the application was ready to be presented to the Board in February, however, the EDC staff had discussed with the business owner the need to obtain vendor quotes from San Benito and/or neighboring areas. The business owner has attempted to seek additional vendor quotes, but had not been successful.

The EDC Board decided to move forward with the application, but in the future the EDC Board & Staff will have to stipulate and require local vendors quotes as part of the application guidelines.

A motion to approve the application as presented was made by [Mr. Rene Garcia](#). The motion was seconded by [Mr. Julian Rios](#). Upon an unanimous vote the motion carried.

15. EXECUTIVE SESSION:

- A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Expressway property; (R. Castillo/M. Sossi)
- 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; (J. Rios)

This item was tabled as recommended by Legal Counsel due to Mr. Julian Rios, EDC Board President only being available remotely.

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

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

No Action due to item #15 was tabled.

17. EDC Executive Director's Report

[Mrs. Rebeca Castillo](#) presented this item.

[Mrs. Deborah Morales](#) requested further information about Resaca Village on the Director's Report update. [Mrs. Rebeca Castillo](#) explained that the developer is interested on making some changes on the mixed use of the development from mixed use retail and office space to mixed use retail and housing.

No Action Taken.

18. Board Comments: Requests for items to be placed on upcoming agendas

Different items were mentioned. [Mr. Adrian Gonzalez](#) mentioned the need to move forward with the murals program. [Mr. Rene Garcia](#) and [Mr. Adrian Gonzalez](#) mentioned downtown efforts. [Mr. Rene Garcia](#) mentioned the need to include alleys in the downtown development efforts. [Mrs. Deborah Morales](#) requested clarification on walking quorum.

Items will be addressed by the EDC staff and agenda items related to such topics will be drafted and included in upcoming meeting agendas.

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

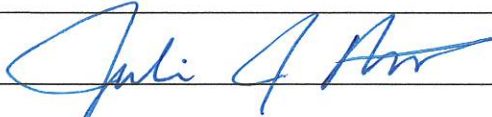
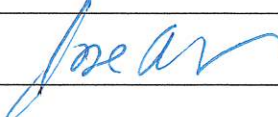
Next meeting date is scheduled for April 4, 2022 at 5:30 PM. This will be a special called meeting to address the request to make changes to the Resaca Village project.

No Action needed.

20. Meeting Adjournment

Meeting Adjourned at 7:25 PM

Approved this 28th day of April 2022.

	
Julian Rios, President	Adrian Gonzalez, Secretary/Treasurer