



Approved Meeting Minutes of a Regular Scheduled Meeting of the San Benito Economic Development Corporation will be held by In Person, Videoconference or Telephone Call, on Thursday, May 18, 2023, at 5:30 PM.

Board Meeting Presided by Mr. Julian Rios, President

Board Members Present

Mr. Julian Rios, President
Mr. Encarnacion Lopez, Vice President
Mr. Adrian Gonzalez, Secretary/Treasurer
Mr. Alex Salinas, Board Member,
Mr. Jeremy Maya, Board Member,
Mr. Ben Gomez, Board Member
Mayor Ricardo Guerra, Ex-Office Member

Board Member Absent

Mrs. Deborah Morales, Board Member

EDC Staff Present

Mr. Ramiro Aleman, Executive Director
Ms. Julia Landrum, Community Development & Marketing Manager
Mr. Angel Avila, Economic Development Specialist

Others Present

Mrs. Stephanie Sarrionandia, City of San Benito Assistant Finance Director
Mr. Mark Sossi, Attorney
Mr. Manuel De La Rosa, San Benito City Manager
Mr. Rick Carrera, MPO
Mrs. Sandra Tumberlinson, Calldrent Museum

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as show on this meeting notice.

1. **Determination of a quorum (J. Rios)**
Mr. Julian Rios made welcoming remarks and determined quorum.
2. **Call to Order (J. Rios)**
Mr. Julian Rios called the meeting to order at 5:30 PM.
3. **Pledge of Allegiance and Texas Flag Pledge (J. Landrum)**
Mrs. Julia Landrum will lead the pledge.
4. **Public Comments (J. Rios)**
No Public Comments.
5. **Presentation and acceptance of the Cascos & Associates, P.C., Fiscal Year 2021-2022 Annual Comprehensive Financial Reports pertaining to the City of San Benito Economic Development Corporation, Inc. (S. Sarrionandia)**

Mrs. Stephanie Sarrionandia will present this item regarding the final statements of the EDC and San Benito as a unit. The review for the statements was a smooth process. There were mainly comments towards the city that were all discussed at a closed audit. The audit was presented by auditors and city commissioners that unanimously became aware there was room to grow.

A motion to approve the Presentation and acceptance of the Cascos & Associates, P.C., Fiscal Year 2021-2022 Annual Comprehensive Financial Reports pertaining to the City of San Benito Economic Development Corporation, Inc. was made by Mr. Adrian Gonzalez. The motion was seconded by Mr. Encarnacion Lopez. Upon unanimous vote the motion carried.

6. Financials & USDA Reports Consent Agenda

- A) Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending January 31, 2023 (S. Sarrionandia)
- B) Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending January 31, 2023 (S. Sarrionandia)
- C) Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending February 28, 2023 (S. Sarrionandia)
- D) Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending February 28, 2023 (S. Sarrionandia)

Mrs. Stephanie Sarrionandia will present this item. An overall review of the financials and USDA Reports Consent Agenda.

A motion to acknowledge the Presentation regarding financials & USDA Reports Consent Agenda was made by Mr. Encarnacion Lopez. The motion was seconded by Mr. Ben Gomez. Upon unanimous vote the motion carried.

7. Meeting Minutes Consent Agenda

- A) Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for December 15, 2022 (A. Avila)
- B) Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for February 9, 2023 (A. Avila)
- C) Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for February 16, 2023 (A. Avila)

Mr. Angel Avila will present this item. An overall review of the Meeting Minutes Agenda. EDC Board Members looked over the three meeting reports for any pending edits. Mr. Julian Rios requested changed be made on page 96, item #4 in the public comments section. Change the word “the” to “there”.

Upon further observation, a motion to approve all Meeting Minutes was made by Mr. Encarnacion Lopez. The motion was seconded by Mr. Jeremy Maya. Upon unanimous vote the motion carried.

8. Presentation and Acknowledgement of the EDC Monthly Report (J. Landrum)

Ms. Julia Landrum will present this item. With every event the EDC has hosted or attended, there is a large focus on improving social media engagement. As of current, Facebook, Instagram, and Linked-in are the social media platforms that have reached out most to the community. Out of the three Facebook

has had the most post interactions, 12,000 people viewing the page, and Linked-in having a broader reach outside the RGV helping have a more diverse engagement of Texas in less than a month.

Additionally, a breakdown of upcoming social events the EDC will be either hosting or attending. The ICSC Las Vegas Trip from May 21-23 is expected to have many scheduled meetings. Information the EDC will have available are a Community Profile and available properties. The Lunch and Learn with UTRGV will be hosted June 16th to capitalize all services and programs available. Lastly, a 'to be determined' partnership with Matamoros to highlight the Los Indio's Bridge and help grow a relationship with the Matamoros EDC will be hosted June 29th. The signing of the partnership will either be hosted at the office and bridge.

Upon further observation, a motion to approve the presentation made by [Ms. Julia Landrum](#) was made by [Mr. Ben Gomez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon unanimous vote the motion carried.

9. Consideration and Acknowledgement on SBEDC update of roof completion (R. Aleman)

[Mr. Ramiro Aleman](#) will present this item.

Unfortunately, the roofing company got stuck in Edinburg and so the board decided to deviate from the agenda. [Mr. Ben Gomez](#) and was then seconded by [Mr. Adrian Gonzalez](#). Upon unanimous vote the motion carried.

Floored for later date

10. Consideration and Acknowledgement on La Palma Sidewalk update (R. Aleman)

This item will be presented by [Mr. Rick Carrera](#) with the public transportation authority under the law of lower RGV development council.

The Palma Sidewalk Project is a sidewalk that will run from homes to Oscar Williams and provide some sufficient side walk space for pedestrians. The application for the project had been submitted months prior but there has been a hold on the application by the Federal Transit Administration. The funding however id to remain allocated until the project is in the clear but the project is still definitely being developed.

A motion to acknowledge the presentation by [Mr. Rick Carrera](#) about the La Palma Sidewalk Update was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Additionally, there was one nay given by ----- due to insufficient explanation. However, the motion still carried.

11. Consideration and Possible action of Community partnership Application for Callandret Museum (J. Landrum)

[Ms. Julia Landrum](#) will present this item.

Up to the boards discretion to decide how to much fund to the Callandret Museum. From a total of \$58,000 the EDC Board ultimately decided to grant a total of \$20,000 in funds to move forward with action of Community partnership with Callandret Museum. Additionally, some more press to boost the preserved history of San Benito.

A motion to approve the partnership and funding was made by [Mr. Julian Rios](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon unanimous vote the motion carried.

12. Discussion on COSB Service Agreement (R. Aleman)

Mr. Ramiro Aleman presented this item. During this short discussion it was suggested by Mrs. Deborah Morales that any service agreements should always be discussed as a board of the should be renewed. Additionally, she complemented all EDC Staff for working well as a team and demonstrating their capability.

13. Executive Session

- A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Resaca Village; (R. Aleman)
- B. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Western Spherical; (R. Aleman)

Board entered executive session at - 6:18 PM
Board Reconvened into Public Session at - 6:56 PM

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

NO ACTION

15. Determination of Date and Time for the next San Benito EDC Board Meeting (J. Rios)

It was determined the next San Benito EDC Board of Directors Meeting would be held on Thursday, June 15, 2023 at 5:30 PM.

16. Meeting Adjournment (J. Rios)

A motion to adjourn was made by Mr. Ben Gomez. The motion was seconded by Mr. Julian Rios. Upon a unanimous vote the motion passed. The meeting was adjourned at 7:03 PM.

Approved this 20th day of July 2023.

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| Jose L. Morales, President | Claudia Lopez, Secretary/Treasurer |