



APPROVED MINUTES of a Regular Meeting of the San Benito Economic Development Corporation held By In Person, Videoconference or Telephone Call, on Thursday, May 19, 2022 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
Mrs. Deborah Morales, Member

Mayor Ricardo Guerra, Ex -Officio
Mr. Mario Silva, Member
Mr. Jeremy Maya, Member
Commissioner Rene Garcia, Member

Board Members Absent

EDC Staff Present

Mrs. Rebeca Castillo, EDC Executive Director
Miss Katarina Guerra, Busi & Downtown Development/Marketing Coordinator
Mr. Angel Avila, Economic Development Specialist

Others Present

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

Meeting-5:30 PM

1. Determination of a quorum

Mr. Julian Rios made welcoming remarks and determined quorum.

2. Call to Order

Mr. Julian Rios called the meeting to order at 5:31 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 period ending March 31, 2022 (B. Peña)

The San Benito EDC Financial Statements for the period ending March 31, 2022 were presented by Mrs. Belen Peña, Finance Director.

A motion to approve the San Benito EDC Financial Statements for the period ending March 31, 2022 was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

7. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending April 30, 2022 (B. Peña)

The San Benito EDC USDA IRP Reports for the period ending April 30, 2022 were presented by [Mrs. Belen Peña](#), Finance Director.

A motion to approve the San Benito EDC USDA IRP Reports for the period ending April 30, 2022 was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

8. Consideration and Possible Action on the April 28, 2022 EDC Board of Directors Regular Meeting Minutes (K. Guerra)

The April 28, 2022 EDC Board of Directors Regular Meeting Minutes were presented for the EDC Board of Director's review and consideration.

A motion to approve the April 28, 2022 EDC Board of Directors Regular Meeting minutes was made by [Commissioner Rene Garcia](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

9. Discussion and Possible Action on the Resaca Village Project (R. Castillo)

As per legal counsel's it was recommended that item nine (9) be moved into executive session.

A motion to move item #9 into executive session was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon a vote of Six (6) "I's" By Mr. Julian Rios, Mr. Encarnacion Lopez, Commissioner Rene Garcia, Mr. Mario Silva, Mr. Jeremy, Mr. Adrian Gonzalez and 1 "Nay" by Mrs. Deborah Morales the motion carried.

After discussion in executive session a motion to deny the resaca village project request was made by [Commissioner Rene Garcia](#). The motion was seconded by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

10. Consideration and Possible Action on the Small Business Investment Program - Rent Subsidy award for Rolling Smoke BBQ (K. Guerra)

Miss Katarina Guerra presented the Rent Subsidy Grant application for Rolling Smoke BBQ. After reviewing the application Mr. Rios mentioned that according to their stated hours of operation, they do not meet the requirements to qualify for the grant. The EDC board recommend that staff follow up with the business and recommend they open up an additional day to meet the guidelines and return the application to the board for consideration once done so. Item #10 was tabled due to Rolling Smoke BBQ not meeting the guidelines of the EDC rent subsidy program

A motion to table item #10 was made by [Commissioner Rene Garcia](#). The motion was seconded by [Mr. Julian Rios](#). Upon an unanimous vote the motion carried.

11. Consideration and Possible Action on the Small Business Investment Program - Rent Subsidy award for The American Dream (K. Guerra)

Miss Guerra presented the rent subsidy application for the business American Dream. Miss Guerra recommended the board table this item since the business did not meet the guidelines pertaining to hours of operation. She explained EDC staff will follow up with the business to adjust their hours of operation to qualify for the grant and return the application to the board for later approval. Item #11 was tabled due to The American Dream not meeting the guidelines of the EDC rent subsidy program.

A motion to table item #10 was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Mario Silva](#). Upon an unanimous vote the motion carried.

12. Consideration and Possible Action on the Downtown San Benito Art Murals Program (R. Castillo/K. Guerra)

[Mrs. Rebeca Castillo](#) presented the request for artist document and the guidelines & application for the Downtown San Benito Murals Program. She explained that the guidelines and application have already been reviewed by the Downtown Committee and recommend that EDC Board approve the documents to begin the program. She also explained that money in the budget has already been programmed for these efforts and requires no budget amendment. The program would allow either the business owner with a possible location or the artist to submit the application to request for funds.

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

13. Executive Directors Report (R.Castillo)

[Mrs. Rebeca Castillo](#) presented this information. There was a small discussion in reference to the downtown development efforts/activities and other operational activities happening.

No Action Needed

14. Marketing Report (K. Guerra)

Miss Katarina Guerra presented Marketing Report for April 1,2022 – May 10, 2022. Mr. Rios asked to follow up with KTEX regarding stats of outreach from the April 16th Market Days. Mrs. Deborah Morales asked Miss Guerra to follow up with including the SBEDC Bylaws to the website and have available for users.

No Action Needed

15. EXECUTIVE SESSION:

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

Board entered into executive session at 6:11 PM.

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

Board Reconvened into Public Session at 7:07 PM.

A motion to take action as discussed under executive session for item A was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Mario Silva](#).

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

[Mrs. Rebeca Castillo](#) mentioned that there will be a downtown committee meeting on Wednesday, May 4, 2022.

No Action Needed

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


The next meeting will be on June 15, 2022.

No Action needed.

19. Meeting Adjournment

Meeting Adjourned at 7:51 PM. A motion to adjourn was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Adrian Gonzalez](#).

Approved this 23rd day of June 2022.

	
Julian Rios, President	Adrian Gonzalez, Secretary/Treasurer