



SAN BENITO ECONOMIC DEVELOPMENT CORPORATION
SPECIAL MEETING
July 2, 2018

On July 2, 2018, the San Benito Economic Development Corporation of the City of San Benito held a Special Meeting at the San Benito Municipal Building (Cesar Gonzales Meeting Hall), 401 N. Sam Houston at 5:30 p.m. A quorum was present including the following:

JOSE L. MORALES WAS THE PRESIDING OFFICER.

EDC BOARD MEMBERS

Jose L. Morales	President
Julian Rios	Vice President
Priscilla Guajardo	Secretary/Treasurer
Ramiro Guerra	Board Member
Benjamin Gomez	Ex-Officio Member

ADMINISTRATIVE STAFF

Manuel De La Rosa	City Manager
Belen Pena	Finance Director
Ricardo Morado	City/EDC Attorney

ABSENT

Mary Bolado	Board Member
Jeremy Maya	Board Member
Rachel Siller	Coordinator

CITY COMMISSION

Benjamin Gomez	Mayor
Ricardo Guerra	Commissioner
Antonio Gonzales	Commissioner

ITEM 1. WELCOME TO VISITORS.

Jose L. Morales, President: I want to welcome everybody to the EDC, City of San Benito EDC welcomes you to the July 2nd, 2018 Special San Benito EDC Board Meeting. It is time, is 5:30 pm and we have quorum. So we, I want to thank everybody for showing up and showing interest in our City. We'll move to Item 2. We do not have to do the Pledge of Allegiance 'cause this is a, or the Invocation 'cause this is a Special Meeting. So, we're gonna just straight go over into Item 2.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

Jose L. Morales, President: Consideration and possible action to approve Resolution 2018-014 by the Board of Directors of San Benito Economic Development Corporation, Inc. Setting a Public Hearing on the expenditures of sales tax revenues relating to various projects; Providing Notice of a

(CONT.) ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

specific project or type of general projects to be constructed; Approving and authorizing publication of Notice of Public Hearing relating to these matters; and other matters in connection herewith. OK, so we have presenter Mr. Manny De La Rosa, our City Manager, and also Mr. Don Gonzalez from Estrada Hinojosa & Company, and Mr. Arnold Cantu III from Norton Rose Fulbright US LLP.

Manuel De La Rosa, City Manager: Mr. President, Board of Directors, good evening. For the record, Manuel De La, De La Rosa, City Manager. As you've already read the agenda item Mr. President, I'm gonna turn this over to Don Gonzalez. He's with the firm Estrada Hinojosa. He's the Financial, Financial Advisor. And also, Arnold Cantu with the firm of Norton Rose Fulbright is here, and they are the acting, the Bond Counsel. I'm gonna turn it over at this time. Thank you very much.

Don Gonzalez, Financial Advisor, Estrada Hinojosa & Company: Good afternoon. For the record, my name is Don Gonzalez with Estrada Hinojosa. I appreciate the opportunity to come before the Board. What I have in front of you, is a presentation I think I, I handed it out as well. And I'm gonna primarily hit the, the highlights. If you'll turn to page one. It's not advancing. There we go. Thanks Ruth. So, this first page, this is the planned financing team for the City of San Benito. The City would be the issuer.

Jose L. Morales: Let's take a pause right now that our Mayor to open a meeting for quorum.

Ricardo Morado, Attorney: Mister Mayor. Since you have a quorum of the San Benito City Commission present, and since the Agenda that was posted also indicated that a Special Meeting of the City Commission might be convened is a quorum assembles, it is necessary for you at this time to open a meeting of the City Commission for this matter.

Mayor Ben Gomez: OK. So, time is 5:33, and I call this meeting to order for City Commission.

Ricardo Morado: And that's all Mayor.

Mayor Ben Gomez: We have a quorum.

Ricardo Morado: Yes sir.

Mayor Ben Gomez: OK. We're not gonna speak anyways

Manuel De La Rosa, City Manager: No, no.

Ricardo Morado: Right.

Manuel De La Rosa: It's just for the record Mayor.

Mayor Ben Gomez: OK.

Jose L. Morales: OK Mr. Gonzalez, sorry for the interruption.

Don Gonzalez: Thank you. So the, the City has a financing team that's been established. This was presented to the City Commission last month, with the City of San Benito as the issuer, Estrada-Hinojosa and Company, ourselves, as the Financial Advisor, Norton Rose Fulbright as Bond Counsel, BOSCO as the Senior Managing Underwriter, Hilltop Securities as the co-managing underwriter. And the underlying credit ratings for the City of San Benito. What I'm going to do, with the Board's permission, is jump to, or actually I'm go ahead and, and cover a little bit on page two. So on page two, as of this past May, if you look to the column that's titled EDC. That gives you an idea as to what percentage, and what dollar amount down below, the EDC has committed to the City previously with respect to funds that it's assisting with projects with the City. So, essentially, if you were to look at the EDC and the City as joint venturing on previous projects, that's what's been done. So, in 2011, there were some refunding bonds, some previously issued bonds, of which 64% is actually being paid by the EDC. That's 64% percent of principle and interest on a project. On the GO Refunding for 2013, you'll see 10.43%, and then on some refundings in 2015, 34.52%. And the dollar amount, just the principle only, not interest, is down on the bottom half. You, you can see the \$269,220 that are still left to be paid by the 2011 bonds. The 2013 bonds have 415,000. And the 2015 bonds have 1,800,000. For a total of just under \$2,500,000 of previous commitments from the EDC to the City. On page three, the debt service, which reflects both principle and interest, that's being paid by the EDC to the City, as you can see is in that column titled EDC, which is the third one

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from the far right. You can see it starts out at \$427,713 for 2018 and goes all the way down to 2027 at 223,627 for a total of 3,161,878. And again, this includes principle and interest associated with previous projects. I'd like to now jump to page six. And call your attention to column M, as in Mary. What the, the City is now looking to do is enter into an Interlocal Agreement between the City and the EDC, which has been done on those previous transactions as I mentioned. And, what this would do, is allow the EDC to cover approximately \$2,000,000 worth of project costs plus interest, for the period running from 2019 to 2038. And the amounts there in column M start out at 98,698. And this is gonna be in addition to what I showed you on the, on page four. And this would be for each one of those years. These are estimates at this point, because we haven't completed the transaction, so we don't have final numbers. But wanted to give you an idea as to what you would be committing to do, assuming the EDC and the City were to joint venture on the water line project. Right now we are estimating that the interest rate on this would be a little over 4%, 4.01% going for the twenty years. Any questions on this page?

Jose L. Morales: I, I do have one question.

Don Gonzalez: Yes sir.

Jose L. Morales: I, I know that you refer to, I went to line item 30, 35. Can you read that out to me sir?

Don Gonzalez: I'm, I'm sorry, I didn't hear that. What was that again?

Jose L. Morales: On page six, line item 35.

Don Gonzalez: OK, the EDC contribution will pay the debt service for the 2018 COs associated with \$2,000,000 in street projects. That's my mistake. It has to be for water, water line projects.

Jose L. Morales: OK. Just wanted clarification on that, to make sure that we're all on the same page. 'Cause I know you are presenting water, but your presentation here does still show streets 'cause that was your initial presentation. Just for the record.

Don Gonzalez: When, when you say initial presentation, I'm, I'm not sure which one you are talking about.

Jose L. Morales: Well, it's 'cause the City Manager contacted me, he wanted to use approximately \$2,000,000 on streets, and when I advised him that we couldn't do streets, then it shifted over to water lines. And I just wanted to note that for the record.

Don Gonzalez: OK. 'Cause I didn't present last time.

Jose L. Morales: Right.

Don Gonzalez: I didn't get a chance to, so there wasn't.

Jose L. Morales: Yes sir.

Don Gonzalez: There wasn't an initial.

Mayor Ben Gomez: But you did at the Commissions meeting, and you said street also.

Don Gonzalez: OK. Great. Thank you.

Jose L. Morales: Thank you for that clarification Mayor. We, we're all on the same page.

Don Gonzalez: Yah, so, yah, that would be the case for the City going forward as well, it would be the water lines. So, on the next page is the timetable of events. And, originally we were gonna be presenting on June 21st, that's now been moved to today, July the 2nd. We've been going through the publication process with the City. I believe, at this point in time, what we would anticipate, if the EDC wanted to move forward on this, then there would be, I believe, a public meeting. That would be coming up in August. And, so there would be a public hearing for that purpose, that would outline the project and the amount, which would be for the water line, and for the approximately \$2,000,000 plus interest for the period that would run from 2019 to 2038. And we would be looking to close on the bonds on August 30th. Again, that would be the City that would be completing that. Any questions on the timetable?

Jose L. Morales: Any questions on, on any of the matter? (inaudible)

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Julian Rios, Vice-President: These 2,000,00 would add to the 3,000,000 that we're already still paying?

Don Gonzalez: Correct.

Julian Rios: For other projects. So it would bump it up to 5,000,000 over the course of 20 years?

Don Gonzalez: Plus, plus interest.

Jose L. Morales: Yah, let's make a correction there. Total payout on that 2,000,000 projected right now for, now water lines, the total payout by 2038 will be \$3,002,823. So you're looking at another debt of \$3 million added to original debt, that we currently, right now in assisting the City (inaudible) projects, is \$3,161,878. That's what we're looking at. If we were to entertain this.

Don Gonzalez: Correct.

Julian Rios: So now with the, with the water lines. Is there any other alternative to the EDC helping the City as far as we have business prospects coming in to get this done? Can we do it in phases? Does it have to be all at once? Does the two million have to be taken all at once? Can it be done in phases?

Don Gonzalez: I think your first question is probably more of a legal one. So I refer to Arnold Cantu on that. And then I can go back and, and address the, the other items.

Arnold Cantu, Bond Counsel with Norton Rose Fulbright US LLP: Yes sir, for the record, Arnold Cantu with Norton Rose Fulbright US LLP. The issue I was tasked with researching was whether or not the water main line would be considered a business purpose. And so, when you have water line improvements along the main business corridor, it's our firm's opinion, and I believe a very strong opinion, that that project would, could be found to improve new or expanded business enterprise. Now, whether that could be taken initially in one chunk, or in phases, again would be a business decision, on the part of the City. However, what I can tell you is that, a water main project along 77 would not be contested as a valid project, for, for EDC funds.

Julian Rios: Like, after the letters, and after looking at it, it did make sense as to how it could be done.

Arnold Cantu: Yes sir.

Julian Rios: But as far as capital improvements, shouldn't that come from the City's budget, not from the EDC's budget?

Arnold Cantu: Again, that, that would, that would be a call for the City. What I can say, is that it could legally come from the EDC.

Jose L. Morales: Thank you. Any other questions from the Board? OK. So, what we're basically saying is it, it can be funded under the pretense that we're gonna have future development in that area. What we're basically saying right now. But we're still at the Board discretion whether to fund this particular project at this current time or not. Correct?

Arnold Cantu: Yes sir.

Jose L. Morales: OK. That's what's at hand Board. Do we want to fund this project right now, or do we want to wait until we have development in that area, and to fund it as it comes in? That's what at hand right now. So take a moment to think about it. You come up with any other questions,.

Priscilla Guajardo, Secretary/Treasurer: I have a question.

Jose L. Morales: OK, we have another question from another Board Member. Priscilla.

Priscilla Guajardo: And I don't know, I, I specifically think that maybe the City can be able to answer that, because that I know that the, the projected improvements of the water line are gonna be on 77. What specific location, is it the whole 77? I mean, you know, I know that Miss Rachel did send a picture of it in color and all that good stuff, but specifically. You know what I mean?

Manuel De La Rosa: We're proposing that the entire length of Business 77, from, about, near 510 within about a quarter of a mile, which is by the Ballenger property, or Cody-Sur's old tract, in there, all the way to the boundary with, where we boundary with the City of Harlingen.

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Priscilla Guajardo: OK.

Manuel De La Rosa: There are water lines on both sides of the roadway. One of the drive maps that you saw indicated there is was four, a, four inch, eight inch, twelve inch. So there was various sizes. Obviously the four inch is over by the AEP. I can't recall which side of the roadway it is. But, you know, there's not only the 40 acres that we just sold to AEP, they need to make sure that they have water service. So they are, are part of the connection comes in off of McCullough, part of the Agreement they have with the City is to run a water line along, what we call Stookey Road extension, back out to Business 77. The City still has another 130 acres that potentially could be developed. We believe that this development with AEP is a catalyst for that entire area, additional water services that are more reliable. Earlier in the week, Director Rios requested, kind of, what was the, the number of water breaks that we've had there. So we ran it back from January 2017 to current. We've had seventeen water mains reported with an address along Business 77 during the daytime. And another ten after hours. All with Business 77 address, so.

Priscilla Guajardo: In a year timeframe?

Manuel De La Rosa: Within eighteen months.

Priscilla Guajardo: Oh, eighteen months. OK.

Manuel De La Rosa: So, twenty-seven in eighteen months. As, as I've indicated, I mean, we get, our City Commissioners are accustomed to getting phone calls. Business 77 is prime for development. So, not only with the 130 acres we have, part of, behind the police station by Oscar Williams and Business 77, there's all that ag, acreage. Mr. Ballinger owns some in the front. At one time Mr. Contreras with Cody-Sur own, owned the back side. So we've had those discussions. And then as you go further toward Harlingen, you'll see that both sides are, are just potentially, there is. Part of economic development, it has always been my position, you have to have reliable water-sewer systems, transportation, roadways, things like that, so. You are absolutely correct. The City is asking for some participation. Whether it, it gets it from the EDC or not, that's your decision. It's the decision of the City Commission. I'm tasked with pro, improving infrastructure. So, to answer your question Mr. Rios, yah, it could probably be work, it could be phased in. It could. We also recognize that the longer we wait, the more costs there are; materials, manpower, all those kind of things. So, some of these lines aren't just, you, you dig down a few feet. I mean, we're replacing sewer lines that are ten to fourteen deep. For example, along Combes we're, if you know the block, tract thirty-four, which is Linan's property. We're thirteen feet deep for sewer lines. So, water lines aren't much, it, it's, it's a problem for us. So, but more specifically, so that's why we looked at this. When the City Commission was, was looking at, at the lift stations, and that has being a concern. That's the primary driving force. Not the roadway, not the water lines. We looked at projects. What specifically the EDC could pay, legally. So the, and Mr. Cantu can, can answer more to that. 103 is what you're being asked for this Board to make that determination. Based on some laws that we, Ordinances that were passed in 1994, it, it fits in that these were listed uses. 106, certain improvements within fifty miles of the border, and again, Mr. Cantu can run through that. So we indicated streets. So Mayor, that's where it came from. Those, those were my interpretations when I am reading these things, so.

Mayor Ben Gomez: You just said right now that lift stations were our main concern. So, that's where all this came in from the lift stations. Now we want to replace water lines? I mean, let's stick with the lift stations, and do our lift stations, if that's the case.

Manuel De La Rosa: Yes sir. And, and it is. It's always been getting the lift stations,.

Mayor Ben Gomez: OK.

Manuel De La Rosa: Addressed. And that's what I proposed to the City Commission was, you've got lift stations, you've got other aging infrastructure.

Mayor Ben Gomez: And then, and then, you all said streets. And now it's changed to water lines.

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Manuel De La Rosa: Well, because, if this Board stayed only with the interpretation of 103, it's water and sewer. That's what the 1994,.

Mayor Ben Gomez: Yah, yah, yah, but when we started off on this, and I asked at the Commissioners Meeting last time, is this legal? And you all said yes. And it was illegal for streets to be repaired. So now you all changed it to water lines.

Manuel De La Rosa: I'll let our, I'll let Bond Counsel answer that.

Ricardo Morado: That's, that's not accurate.

Mayor Ben Gomez: Why not?

Ricardo Morado: Because under 501.106, where our community is located so close to an international border, the definition of project is much broader. Operating under 501.103, it's better to use EDC funds for, for utility line improvements, like what's being proposed.

Mayor Ben Gomez: But we didn't start with utility lines, you all said streets.

Ricardo Morado: Yes sir. But we were looking at a different,.

Mayor Ben Gomez: No sir. You guys lied.

Ricardo Morado: Well, I remember what was said sir.

Jose L. Morales: Well, let's, let's just come back to focus on what we're doing here. EDC right now, we have no current projects in that area. OK. That's why 503.103 stands. OK, now, can we do it for expenditures for possible? Yes, this is what we have come to find out. OK. So what is at hand, is do we want to invest \$3,000,000 in a probability to want to keep this CO from passing so we can have this money to help real businesses coming in, so when they need some infostructure, they need a lift station, they need water lines, they need may need an access road, we wanna have that money ready and available to attract those real businesses. Not make-believe down the road, or possibilities. 'Cause we are all in the possibilities. We've been on a possibility for what, twenty, thirty years? And we haven't grown in that direction. Although we want to. But where do want to invest our money in? Do we want to invest it right now in infostructure, that I believe falls, falls under, under a different fund the City should budget for? You know. That's where it lies. You know what I mean? Is it the City's responsibility to keep on fixing the streets? Of course. We know that. OK. Now to throw another water line that might attract future business? Of course, that's a possibility. But do we, are they tangible here today, when we make that investment to them? And it's at our, our discretion to make that decision. So with that, I want to see if anybody got a motion to approve or disapprove, or to pass it along to Commission and let them decide.

Julian Rios: I do have another question. What is the amount of money that we would, that we get back every fiscal year for EDC? To start.

Manuel De La Rosa: Currently, it's about,.

Julian Rios: What is our budget?

Manuel De La Rosa: It's about \$900,000 a year that you get in. 900,000.

Julian Rios: And it would be,.

Manuel De La Rosa: But you have a lot of other obligations so you are talking about old COs, and stuff like that, so.

Julian Rios: So we are still paying off old COs first?

Manuel De La Rosa: Yes sir.

Jose L. Morales: And then adding another one.

Julian Rios: And then adding other one.

Manuel De La Rosa: Yes sir.

Julian Rios: So we are kind of upside down.

Manuel De La Rosa: Yah.

Julian Rios: A little bit.

Manuel De La Rosa: Yes, sir.

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Julian Rios: 'Cause we are all having to deal with past decisions that have landed us here.

Manuel De La Rosa: Yes sir.

Julian Rios: So, you know, that, that's the only thing.

Manuel De La Rosa: Let. So you're right. So when I started formulating this, that's what City Manager's do, is start trying to figure out how to fix infrastructure, make recommendations to, to Council. I don't get to vote. I don't vote on behalf of City Commission, and I don't vote on behalf of you. My job is to make recommendations. So, we know we have complaints on streets, I've, I see articles all the time, potholes, right. We know we that have twenty-seven water mains, just on that road alone in the last eighteen months. And then we know we have some infrastructure issues with the lift stations that are currently on temporary pumps, non-compliant. I mean, so those kinds of things,.

Julian Rios: This isn't for lift stations, right? This is for that one, that one,.

Manuel De La Rosa: No, this is strictly for, for water. And it's a good time, to opportune, while the interest rates are still low. And that was just, it's, it's a business decision. You get to decide. I don't know what the interest rates are gonna be next month, next year, or, or two years from now. So while I'm going through this exercise, I'm trying to address certain infrastructure issues that are, been, obviously, every, in, in eighteen months, I mean, that line's breaking every month. So, it's not,.

Julian Rios: But it's not in the same area, correct?

Manuel De La Rosa: No sir. No.

Julian Rios: I know that you had mentioned that there was a four inch line on this side of town.

Manuel De La Rosa: It is. And it has a road.

Julian Rios: But if I remember correctly, that four inch line was red on the map, and was on Business 77 North.

Manuel De La Rosa: Is, is it over near your place of business?

Julian Rios: It's on the other side.

Manuel De La Rosa: Oh, OK, yah, and it's like I said,.

Julian Rios: But yah, that's all farm land, right there.

Manuel De La Rosa: Yah, and I recall that, you know, just your, your place of business, three in a certain period of time. You know, and I had,.

Julian Rios: But, so the four inch line is on the opposite side?

Manuel De La Rosa: Yah, it's whatever that drawing was, and I, and I saw it in the packet.

Julian Rios: And that's fine. But that four inch line is all ag land. There's nothing there. So for us to decide to take on the whole project, and to include that area,.

Manuel De La Rosa: Oh, yah, yah.

Julian Rios: You know that's why I asked if it could be done in phases.

Manuel De La Rosa: And I'm surprised that it's there, because there are fire hydrants that are connected to it. And our fire department, technically could, could hook up to a hydrant, and a four inch is supposed to,.

Julian Rios: So long as you have the, the back flow on it, that's,.

Manuel De La Rosa: Well, no, no, you can, a fire truck, and I know this from experience from my fire service days, you can actually pull, draft water faster than the pipe can deliver, and that damages the infrastructure. You'll make that pipe come out of the ground.

Julian Rios: OK.

Mayor Ben Gomez: Yah, I've, I've seen those fire hydrants there, but they're still farming that land. How does that work?

Manuel De La Rosa: Well, it is, because there's no hydrant. But if you get any developments,.

Mayor Ben Gomez: There are fire hydrants in the middle of the fields where, where the cotton is.

Manuel De La Rosa: Oh, really? Way out there?

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Mayor Ben Gomez: Yah.

Manuel De La Rosa: Yah. You know what, I'd like to see how they operate anyth, you know, it is, you know,.

Julian Rios: So that was my, my question for doing this in phases. You know, obviously there is a four inch line there for a reason, and it hasn't been updated or upgraded. Because there's nobody that's building there. You know, there's no need for it, you know. That's, up til now, there was no need for it. And, obviously it hasn't been addressed for years.

Manuel De La Rosa: Yes sir.

Julian Rios: So that, that was my question as to can we do it in phases, you know, as, as it needs to be done as we can help developers as they come in.

Manuel De La Rosa: And, and, and President Morales, correct. When a developer goes on that ag land, and plans are submitted, we would see what infrastructure is there. And at that time, they would,.

Julian Rios: See, because if we, if we drop lines now, and they don't get used or developed for fifteen years, they are going to be fifteen year old lines.

Mayor Ben Gomez: (inaudible)

Julian Rios: They're going to be fifteen year old lines either way. So we're not giving them something new and take, and we're taking away where we can help somebody with.

Manuel De La Rosa: Yah, it's, it's a business model.

Julian Rios: It's,.

Manuel De La Rosa: It's whether to address it now, or address it later. I don't know what's going to come. It, it's just, it is. Every time these mains break, we have for the potential of dropping water pressures. If we drop water pressures below twenty psi, we now have a water boil notice, because sometimes we gotta cut the water low. So, sometimes we work on, during the storm, two week ago, we had a water main right over here on Lala Court. Rather, because, we had sewage in the streets 'cause Mayor saw, or somebody reported on, on Sombra Street, water out of a manhole. Yes, there was sewage in the streets, so we work on water lines under pressure to maintain positive pressure. So, but it's, it's one of those things, we were fortunate that it wasn't such a break that we need to cut water off, cut out a section of pipe, and then we're exposed to these contaminants. It's, it happens all over town. So,.

Julian Rios: Here,.

Manuel De La Rosa: But,.

Julian Rios: Now that you mention that. The, goes back, my my question, question goes back to my original question, as far as the budget for capital improvement. Do we have, is that something that's being used? You know, instead of fixing,.

Manuel De La Rosa: Yah.

Julian Rios: Not,.

Manuel De La Rosa: The.

Julian Rios: We're replacing sections at a time.

Manuel De La Rosa: The City Commission approves about half a million dollars every year for maintenance improvements. Out of that, it includes, you know, roadways, water, sewer breaks, sidewalks, things that just come up all the time. And very specifically, I can't recall the month, but it was either October or November of 2017, we were instructed with three streets to work on. And, so, those roadways we're on the second street over here at Resaca Drive, and the third one is over here off of Lasby. And those, we've been talking about since I came here. So those three streets, we've already, for the most part, got two of them done, and we're running out of funds. Lasby will likely wait to the next budget year. So, if you're asking do we have extra monies to be doing it, no sir. Not

(CONT.) ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

in my two and a half years, the budget's already set, and it's always about a half a million dollars that they get, and that's all that's allocated.

Julian Rios: How about the 1.1 million for the water plant?

Manuel De La Rosa: That is, there, those funds for the water plant are very specifically tagged to get that plant back online. The, the, the, the plant has been,.

Julian Rios: It's a hundred and something years old.

Manuel De La Rosa: No, no, no. Well, no, no, well I was thinking of water plant number two. The are being tagged specifically for water plant number two. We've used none of it on water plant number one, that I've, that I've, we had, had some funds for that.

Julian Rios: The 1.1 million for,.

Manuel De La Rosa: The, the settlement funds?

Julian Rios: No, the 1.1 million that was used to update water plant number one.

Manuel De La Rosa: They came out of, out of the reserves that we had. Water and sewer. And we depleted a good portion of those. So, we used it. And even then, when, when those conversations were being had in March of 2016, sixty days after I was here, we had an engineer here. Said it's gonna cost you, for phase one about two million, phase two about another two million. We were looking at \$4,000,000. So the City Commission at that time, I go, wait a minute, we can do some of these things in house. So, so, you're very correct, we're, there are certain things we can do in-house if we have the, the funds in place. So, we did, depleted those. If we had a catastrophic event, yah, we're gonna have problems. We're probably gonna have to get some funds out of the general fund, out of the reserves, that's why we keep about 110 days, and we're hoping to get to 120 days in general fund reserves, in case we have a catastrophic event, OK. In case we get a hurricane, that's, those, that's why that funding's there. But, we've, we've done about a million and a half dollars of improvements, some, most of it ourselves, and some of it that we contracted out for very specialists for, having to do that, so. But no, I, I, I really thought you were talking about the settlement we have for water plant two. And those are earmarked for that until that plant is up and running.

Julian Rios: Yes.

Jose L. Morales: Do we have any other question from the Board?

Ramiro Guerra, Board Member: I just want to ask. Manny, I mean, do you feel like the water lines, I mean is it higher priority than, than the, than the lift stations?

Manuel De La Rosa: No sir, never. Because the lift stations, I don't think you've seen them, but they're on, on temporary pumps. Which means that the pumps aren't working, which means you've got excursions there. You still, you're still dumping sanitary, you know, this sludge, this bio-solids, into the ground there, and has been for a number of years now. And the reason being is that we just keep running these things off, off of portable pumps. The infrastructure, the piping is, you can tell, it's, it's stressed, it's cracked. That's why we've had to put portable pumps. So anytime you are affecting the environment, that, that's a priority. But, it's all, I mean, but at the same time, we look at those, and, and as the City Manager, I look at these things, and I said, folks aren't gonna see sewage in the ground. But nobody sees it. Your State Environmental Agency is going, it's still there. Nobody sees water line repairs. They, they just don't. So, as a City Manager, I give them options. I gave the City Commission options. I said, you know what, for no other increase in your tax rate, there are, the, the PD will be paid off in, in two years, get \$2 million out of that added to that, to that debt, you know, you've gonna issue new COs, and you can make improvements that people can see. And, you're addressing, so like I said, Mr. Rios, it, it's it's not difficult. We do about three roads a year for about half a million dollars, OK. So, I, you know, that's about four blocks each street's twelve blocks. And I did that, if that's half a million, twelve of them are two million. I get, I can provide forty-eight blocks of road improvements to your citizens.

Mayor Ben Gomez: But on the,.

(CONT.) ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

Julian Rios: But this is for water lines.

Mayor Ben Gomez: This is for water lines, right?

Manuel De La Rosa: Yah, yep, no.

Mayor Ben Gomez: They aren't going to see water lines, like they don't see sewer lines.

Manuel De La Rosa: No, they, no, no. No, I'm talking about the overall strategy. You asked me a question about the lift stations. That's more important. You know, then, and, and sewer is more important than water, and water is more important than roadways. But how do you get it to fit the legalities. And that's what makes it complex. If you look at a certain statute, you can do something, turn around. So, we said OK, we'll look at what happened in 1994, we'll see what this is good for. Instead of the City paying for 2, \$2.7 million of water line improvements, the EDC can pay for part of it because it's an approved project. So we'll move \$2 million dollars here, half a million out of the City, I'll transfer the streets over to the City. At the end of the day it's all just a package of, around, you know that, the, you know,.

Julian Rios: I'm sorry, not to interrupt. But if that's an approved, then why not ask for the (inaudible) to where it would leave still something to where the EDC could,.

Manuel De La Rosa: Approve how much sir?

Julian Rios: For the seven hundred. You said it was 2.7 million, right?

Manuel De La Rosa: Yes sir, for the water line.

Julian Rios: Yes.

Manuel De La Rosa: Yah.

Julian Rios: So why not ask the EDC for a portion of that, instead of the whole?

Manuel De La Rosa: You know, it, it's just, I work in round numbers. You know, like I said, it's if you borrow 700,000, that means it would be \$700,000 worth of water lines, the City would still have to come up with two. Which means, I don't have, I don't really, those are priorities over streets. It's how do you, how do you get the citizens to take, how do you find a twelve cent that's palatable?

Ramiro Guerra: I'm saying, just back to my question. I mean, I'm just, I know they've been talking about lift stations, and, all of a sudden.

Manuel De La Rosa: Yes sir.

Ramiro Guerra: Water lines.

Manuel De La Rosa: That's more important. And, and, and, if the, if the, if City Commission just said hey, we're just going to do lift stations, hey I work on lift stations.

Ramiro Guerra: Only 'cause that's what I've been hearing, I mean, you know, pretty much,.

Manuel De La Rosa: Yah.

Ramiro Guerra: Lift stations, lift stations.

Manuel De La Rosa: But,.

Ramiro Guerra: Then all of a sudden.

Manuel De La Rosa: But, but, but it doesn't happen in the budget. Yah.

Ramiro Guerra: I just wanna know how long have you guys known about it, and prior, past Administration, why hasn't they addressed this water line if it's so important, that, I mean, obviously we got this one, but I just wanna know, lift stations to water lines, and,.

Manuel De La Rosa: You're right. And you just said something, how long has this been going on?

Ramiro Guerra: Yah.

Manuel De La Rosa: For a long time.

Ramiro Guerra: So,.

Manuel De La Rosa: OK. So, we've had these excursions on these lift stations back in 2009 and 2010. OK. We sent a letter in 2011. The City Commission approved it in 2012. An, an Agreement. So here we are, 2018. So, I've got, I've got a set of, of items that I need to addressed. So, that's the lift stations. So, so, that's important. But I also understand, that, you, you know, when I hear

(CONT.) ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

residents in sending emails, how, when do I get my roads? How do I get this? And, why are we, you just said one thing, well how long has this been going on? Well, somebody's gonna say how long has that water line been broken? I just gave you, twenty-seven times in eighteen months. At the end of the day it's your money. You get to decide, and you get to answer. Because I'm just gonna, they voted for it. So you,.

Ramiro Guerra: But now, now we get the chance to actually say something, because last, last time we had the meeting, it was pretty much because at the end of the day you are City Manager, that's what they said, but.

Manuel De La Rosa: No, no sir, it didn't go that far. If you might recall, it didn't go that far. So,.

Ramiro Guerra: But, you,.

Manuel De La Rosa: Yah. But, so, so there is, . Because you have to give an explanation. And I did. I spend a lot of time with City Commissioners. I don't spend time with one person, or two or three. I got five bosses. Any three makes a decision. And all three, all five will put a bug in my ear. OK.

Jose L. Morales: Right now, it, it relies on four that are present right now to decide whether we fund this project or not fund this project currently at, at, as it is stated, and, and the money that is involved right now.

Julian Rios: I still, I go back to my original,.

Don Gonzalez: Mister, I'm sorry, I was gonna maybe add, I think, a little bit of clarification. In terms of doing part of the project. I think \$2 million is part of the project, it's not the entire. As I understand it, it's 2.7 million.

Julian Rios: Yes sir.

Don Gonzalez: So, obviously, the EDC would not be covering the entire amount.

Julian Rios: I think if I was doing, if you asked me to do a part of a project, and it was your project, two-thirds would be yours, and a third would be mine.

Don Gonzalez: I, I don't know what to say to that, 'cause,.

Julian Rios: That would be your project.

Don Gonzalez: Yah.

Julian Rios: You asking me for help on your project. It just, like, using me and you as an example.

Don Gonzalez: I, and, and,.

Julian Rios: So we can say that it is part of a project, but, we know that if you're asking me for help on a project, then you would do two-thirds of what you are asking me to do, correct?

Don Gonzalez: And I, and, that's, that's one way of looking at it. I think another way of looking at it is, as I originally described it, it's a joint venture, and, and so, how you divide up who pays for what share or whatever, I think that's a business decision between the two entities. So, that's not for us to say, I think it's, you know, for the two entities to determine.

Jose L. Morales: Thank you.

Don Gonzalez: But the one point that I think is important that I have not stated, is that the amount of the contribution in the early years is about a penny and a half of a reduction on the tax rate. And the later years it's about two and a half pennies of reduction on the tax rate. So there is an economic development benefit beyond just the completion of the project. The tax rate's actually gonna be lower by the EDC making the contribution, so when you are looking to attract a business, obviously one of the things that they look at is well, what's the tax rate here versus the tax rate in other places, what are the utility rates here versus in other places. How much developable land is there, you know, versus some other places. And then, some of the other things, as you all know, with respect to logistics and strategic locations, and things of that nature. So there is a, a direct correlation between the amount of the contribution that the EDC would be making directly on the tax rate, and that would benefit everyone in the City, not just those businesses that would be looking to come in to the City. And, and, so I think there's, there's a direct correlation that makes the joint venture that much

(CONT.) ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

stronger, than merely the one-third, two-thirds, that, like I said, I couldn't speak to, 'cause I'm not an engineer to tell you exactly what the, the length of the lines are and the value. I'm, I'm not an expert in that area, so I couldn't help you out with that. But, with respect to the tax rate impact, that's on every person that owns any property in San Benito and pay taxes, or anyone that could be looking to come in in the future. That would have a direct reduction in the tax rate for the next twenty years. So, it's just, I think that's an important point that I hadn't made yet. And I wanted to make sure,.

Julian Rios: And that tax rate includes the six million owed, over the twenty years?

Don Gonzalez: No, that's just for this new piece. Just this, this two million plus interest.

Julian Rios: So, does it kind of offset since we're getting higher tax already? Adding two million to it.

Don Gonzalez: I, I don't understand the question. It, I don't understand where it, where it would offset. It's a direct reduction in the, in the tax rate.

Julian Rios: OK.

Don Gonzalez: Did I misunderstand your question?

Julian Rios: No, no. Maybe I misunderstood, but it's just, we're gonna add \$3 million total to lower a direct impact of two cents that were raised already when they took out the first COs, correct? The taxes went up when the first COs came into play?

Don Gonzalez: No sir. It actually brought the tax rate down because the EDC was joint venturing with the City. So in this joint venture with the City,.

Julian Rios: What was the total, what was the tax rate before that first joint venture?

Don Gonzalez: I, I don't recall back then. But it would have been, you're paying about 400,000 more, so that would be about seven cents more on the tax rate. No, I'm sorry, more than that. It would be about fourteen cents more on the tax rate, if the EDC were not helping in terms of the joint venture with the City.

Jose L. Morales: OK, thank you sir. We really appreciate it. Now once again,.

Don Gonzalez: Let me correct myself. It's, it's actually about nine cents more. Sorry, I misspoke on that one.

Jose L. Morales: Thank you sir. Now, once again, Board members, it's at your discretion whether this project to be entertained by the EDC Board, or not to be. Of course, final will be from your Commission. I'm gonna move to make a motion. I'm gonna make a motion for denial. I believe that this project should fall under capital funds of the City of San Benito and they need to budget according to handle this breakages and do so forth. So, I make a motion to not approve. Do I have a second?

Ramiro Guerra: I second.

Jose L. Morales: I have a second by Mr. Guerra. Why don't we go to a vote. All in favor say Aye.

Jose L. Morales: We have three ayes. We have one, anybody say Nay, just?

Priscilla Guajardo: Nay.

Jose L. Morales: OK, we have one nay. Now, the motion, of course, is not to approve at this particular time. Thank you all you guys for your consideration and coming out here and presenting to the Board. I know you all put a lot of effort into it, it just doesn't fall under what the Board believes needs to be done right now. Thank you guys.

Don Gonzalez: Thank you.

Jose L. Morales: Yes sir.

Voting Aye: **Jose L. Morales, President, Julian Rios, Vice-President, and Board Member Ramiro Guerra.** Voting Nay: **Priscilla Guajardo, Secretary/Treasurer.** **MOTION CARRIED TO DENY APPROVAL OF RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE**

(CONT.) ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2018-014 BY THE BOARD OF DIRECTORS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. SETTING A PUBLIC HEARING ON THE EXPENDITURE OF SALES TAX REVENUES RELATING TO VARIOUS PROJECTS; PROVIDING NOTICE OF THE SPECIFIC PROJECTS OR TYPE OF GENERAL PROJECTS TO BE CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

CONSTRUCTED; APPROVING AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING RELATING TO THESE MATTERS; AND OTHER MATTERS IN CONNECTION HEREWITH.

ITEM 3. DISCUSSION AND POSSIBLE ACTION ON AMENDING THE BYLAWS.

Jose L. Morales, President: Now we're gonna move on to discussion and possible action of Item 3 which is amending the bylaws. OK. I'm gonna be presenter on this particular item here. What we're trying to do here Board Members, if you all have looked at the bylaws, past and present. Back in 2013 there was some bylaws put together to give the EDC a little bit more strength and, and, and, and promoting itself and, and using its funds in a certain direction, such as hire a, a Director to go out and promote this City. Given, a lot, a little bit more flexibility to deal directly with Commission. And with a, I'm presenting is to revert current bylaws to our past bylaws, that were sanctioned in 2013, January of 2013. That, that's what I'm asking. Is there any questions that you guys have in, in regards to the reversal? Have you even looked and compared both bylaws? Come up with any questions.

Priscilla Guajardo, Secretary/Treasurer: I just wanted clarification, the difference of the two bylaws. I know briefly before the meeting I had asked you. But I just wanted, just,.

Jose L. Morales: For the record?

Priscilla Guajardo: For, for the record, yes, please.

Jose L. Morales: For the record, what the difference of the bylaws is actually relieve City Manager to actually do a little bit more of what he's supposed to do, give us the ability to put in a Director just to represent us, and of course to represent ourselves as a stand-alone, and work directly with Commission. I know Manny's got a lot on his plate, he, he has a lot to address. He can't fully 100% dedicate his time to EDC, like EDC needs. 'Cause for this City to grown, it needs somebody who's gonna do it 100% all the time, on the clock from start to finish. And, and that's what we're looking to do, is to expand out in that direction. To start looking for developers, looking for, for projects to look into, looking at properties to acquire, looking for grants directly and bring them before the Board, and of course the Board presenting to City Council. City Council will always have the final say. This Board is just a Board appointed by that Council, so it will always go before Commission. Commission will either deny or accept a proposition that our Director and ourselves put before, before Commission. Any other questions by the Board? And let's just, so the Board knows, this is gonna take a four vote to revert, since we just have four, have to be a unanimous vote for the four members that are here. If, if that's not gonna happen, then we'll just push it over to, to Commission to make that decision at, on, on, on their own discretion.

Ricardo Morado, Attorney: Mr. President, that's actually not correct. Under the current bylaws, in order to propose amendments, you have to provide at least ten days, prior to this meeting, written notice setting forth a proposed action. If you look at the, the proposed bylaws, this is page twelve of fifteen. The current bylaws, amendment to the bylaws, it says, you are right, that it does require a vote of four, but it says, if you continue, the Directors of the Corporation, present at the meeting of the Board, may, by a vote of four, in accordance with the requirements here and above, amend, repeal and institute new bylaws, provided that at least ten days prior to the meeting, written notice setting forth the proposed action shall have been given to the Directors and public notice regarding such action given in accordance with the requirements of the Texas Open Meetings Act.

Jose L. Morales: Well let's not surpass anything. Let's, let's, you know what, let's go on and put that ten day into affect then. It being noticed today. And move forward in, in our next meeting, might we

(CONT.) ITEM 3. DISCUSSION AND POSSIBLE ACTION ON AMENDING THE BYLAWS.

entertain this. I, I, I,.

Ricardo Morado: Now that,.

Jose L. Morales: Just,.

Ricardo Morado: Now, that you can do.

Jose L. Morales: Just to follow the law. We have, we have to follow what our bylaw, our current bylaws say right now. So I'm not opposed to doing that. I think it, it, it gives us time to get a fuller Board as well. I hate to just four members to make a decision when there's a total of seven members. So I, I completely agree with that. I, I'm glad that you brought that to my attention counsel, 'cause that, that's what we're supposed to do. Simply follow what we're supposed to follow, that's why it's in black and white. So, would I make a motion on that? To go ahead and post the ten days, starting today, and making sure that everybody gets what we are trying to do?

Ricardo Morado: Yes. You would make a motion to issue written notice setting forth the proposed action.

Jose L. Morales: OK. So, I make a motion, I make a motion. And, I'm sorry, I brought the wrong eye glasses. I make, to set forth proposed action action by Directors. Do I have a second?

Priscilla Guajardo: Second.

Jose L. Morales: I have a second by Priscilla. All in favor say Aye. OK. Motion passes to put the ten day notice and to make all Board Members aware of what. Alright.

Voting Aye: **Jose L. Morales, President, Julian Rios, Vice-President, Priscilla Guajardo, Secretary/Treasurer, and Board Member Ramiro Guerra.**

MOTION CARRIED TO PROCEED WITH ISSUING WRITTEN NOTICE OF INTENT TO REVISE THE BYLAWS.

ITEM 4. EXECUTIVE SESSION.

A) Pursuant to Section 551.071 of the Open Meetings Act to consult with legal counsel regarding legal issues pertaining to Project 2016-08, and pursuant to Section 551.087, to deliberate the offer of a financial or other incentive to a business prospect relating to Project 2016-08.

Action to be taken on items discussed in Executive Session per Agenda Item 5.

Jose L. Morales, President: Now we move over to Item 4, which is Executive Session. Pursuant on Section 5., 551.071 of the Open Acts to consult with legal counsel regarding legal issues pertaining to Project 2016-08, and pursuant to Section 551.087, deliberate the offer of the finan, financial or other incentive to a business prospect relating to Project 2016-08.

It is now six eight, 6:18, we're moving into Executive Session. Thank you.

The Board is exiting Executive Session. The time is now 6:43.

ITEM 5. ACTION TAKEN, IF ANY, ON ITEMS FROM EXECUTIVE SESSION.

A) **Jose L. Morales, President:** After discussion in, in, discussion in Executive Session, the Board has authorized Counsel to move forward with the changes discussed in, in Executive Session.

Ricardo Morado, Attorney: I recommend a motion, or recommend a motion to authorize Counsel to proceed with the changes to the performance agreement and the proposed lease agreement with this developer as discussed in Closed Session.

Jose L. Morales: OK. What he said. OK, do we have a motion to approve?

Priscilla Guajardo, Secretary/Treasurer: I motion to approve it.

Jose L. Morales: Do I have a second?

Julian Rios, Vice-President: I second.

Jose L. Morales: I have a second by Julian. All if favor say Aye.

(CONT.) ITEM 5. ACTION TAKEN, IF ANY, ON ITEMS FROM EXECUTIVE SESSION.

Voting Aye: Jose L. Morales, President, Julian Rios, Vice-President, Priscilla Guajardo, Secretary/Treasurer, and Board Member Ramiro Guerra.

Jose L. Morales: Alright, so motion passes. Thank you.

Ricardo Morado: Thank you.

MOTION CARRIED TO AUTHORIZE COUNSEL TO MOVE FORWARD WITH THE PROPOSED PERFORMANCE AGREEMENT AND PROPOSED LEASE AGREEMENT WITH THE DEVELOPER AS DISCUSSED IN EXECUTIVE SESSION.

ITEM 6. ADJOURNMENT

Jose L. Morales, President: We're gonna go ahead and move this meet, go to Item 6 to move to Adjourn. It is now 6:44. Do I have a motion?

Julian Rios, Vice-President: Motion.

Priscilla Guajardo, Secretary/Treasurer: Second.

Jose L. Morales: I have a motion by Julian, second by Priscilla. This meeting is over, thank you very much.



SAN BENITO ECONOMIC DEVELOPMENT CORPORATION

JOSE L. MORALES, PRESIDENT

ATTEST:

A blue ink signature of Ruth McGinnis is written over the seal of the City of San Benito.

RUTH MCGINNIS, INTERIM CITY SECRETARY



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