



**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, July 20, 2023, at 5:30 PM.

**Board Meeting Presided by Mr. Jose L. Morales, President**

**Board Members Present**

Mr. Jose L. Morales, President  
Mr. Alex Salinas, Vice President  
Mrs. Claudia Lopez, Secretary/Treasurer  
Mr. Joshua Gonzalez, Board Member,  
Mr. Paul Resendez, Board Member

**Board Member Absent**

Mr. Sam Boswell Jr., Board Member  
Mr. Thomas Garza, Board Member  
Ricardo Guerra, Mayor/ Ex-Official 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  
Ms. Ruth McGinnis, Interim City Manager

1. **Determination of a quorum (Jose L. Morales)**  
Mr. Jose L. Morales made welcoming remarks and determined quorum.
2. **Call to Order (Jose L. Morales)**  
Mr. Jose L. Morales called the meeting to order at 5:30 PM.
3. **Public Comments (Jose L. Morales)**  
No Public Comments.
4. **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)**
- E) **Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending May 31, 2023 (S. Sarrionandia)**
- F) **Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending May 31, 2023 (S. Sarrionandia)**

Mr. Ramiro Aleman asked Mrs. Stephanie Sarrionandia to explain what the USDA report is and why we have it. She then explained that the EDC has a USDA loan program which Finance oversees. Mr. Jose L. Morales then asked Mrs. Stephanie Sarrionandia about interest rates and she responded that the interest rate depends on the entity itself. Mr. Alex Salinas then asked where we get the funds for the USDA loan. Mrs. Stephanie Sarrionandia those funds are allocated from the USDA and there are more funds available for other business.

A motion to approve the San Benito EDC Financials & USDA Reports Consent Agenda was made by Mr. Alex Salinas. The motion was seconded by Mr. Paul Resendez. Upon a unanimous vote the motion carried.

**5. Meeting Minutes Consent Agenda**

- A) **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for March 9, 2023 (A. Avila)**
- B) **Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for March 28, 2023 (A. Avila)**
- C) **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for May 3, 2023 (A. Avila)**
- D) **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for May 11, 2023 (A. Avila)**
- E) **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for May 18, 2023 (A. Avila)**
- F) **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for May 25, 2023 (A. Avila)**

Mr. Jose L. Morales had a question about one of the previous board members on how he left and adjourned the meeting.

A motion to approve the Meeting Minutes Consent Agenda with edits was made by Mr. Alex Salinas. The motion was seconded by Mr. Joshua Gonzales. Upon a unanimous vote the motion carried.

- 6. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for June 19, 2023 (A. Avila)**
- Mr. Ramiro Aleman gave gratitude to former board member Mrs. Deborah Morales for commending the EDC Staff.



A motion to approve the Special Called EDC Board of Directors Meeting Minutes for June 19, 2023 was made by [Mr. Alex Salinas](#). The motion was seconded by [Mrs. Claudia Lopez](#). Upon a unanimous vote the motion carried.

**7. EDC Staff Report (R. Aleman)**

[Mr. Ramiro Aleman](#) gave a brief presentation of what the EDC has been up to and all events that they participated in since June.

**NO ACTION ITEM**

**8. Consideration and Possible Action on Community Partnership grant award to the Texas Conjunto Music Hall of Fame (J. Landrum)**

[Mr. Jose L. Morales](#) expressed his gratitude towards the event and asked [Ms. Patricia Avila](#) about the event they just had. She said the event was sold out and there were people from all over.

[Ms. Julia Landrum](#) presented an itemized list of expenses and how the funds will be utilized.

A motion to approve the Community Partnership grant award to the Texas Conjunto Music Hall of Fame was made by [Mrs. Claudia Lopez](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

**9. Discussion and Possible Action on authorizing Executive Director and Board President to explore options associated with relocating EDC Office (J.L. Morales)**

[Mr. Jose L. Morales](#) stated this current building is not supposed to be the EDC building and the other building was bought for the EDC. He then stated it time to move forward on how to utilize that building because of the office space and incubators. [Mr. Alex Salinas](#) asked what is currently happening in the building. [Mr. Ramiro Aleman](#) answered that Parks & Recs is in that building.

A motion to authorizing Executive Director and Board President to explore options associated with relocating EDC Office was made by [Mr. Paul Resendez](#). The motion was seconded by [Mr. Joshua Gonzales](#). Upon a unanimous vote the motion carried.

**10. Discussion and Possible Action on obtaining Board Member business cards and/or cellular phones. (J.L. Morales)**

[Mr. Jose L. Morales](#) stated that he went to local business and talk to the owner about EDC programs, but when she asks for a business card. He didn't know what to give her. He would like for the EDC board to be brand ambassadors. [Mr. Ramiro Aleman](#) advised the board that using their personal number will make their phone public record. [Mr. Alex Salinas](#) then asked if they were getting individual cards or EDC cards. He stated that he would rather have EDC cards so they could call and speak to staff. [Mrs. Claudia Lopez](#) stated that she agreed with [Mr. Alex Salinas](#).

A motion to table Board Member business cards and/or cellular phones was made by [Mr. Paul Resendez](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

**11. Discussion and Possible Action amending bylaws. (J.L. Morales)**

[Mr. Jose L. Morales](#) wants the board to be up to date with everything happening at the EDC, as well he feels that we do not need to be overseen by the city manager due to having an Executive Director. He wants to replace the word consult with collaborate. He also feels all confidential projects should be revealed at EDC Director discretion. He as well wants to amend contact for services and submitting the

budget to city manager. He asked [Mr. Mark Sossi](#) if we qualify under the 10 days. [Mr. Mark Sossi](#) then stated that it would be best if they went over them together and make all changes and then bring them back to board to be approved.

A motion to amend bylaws with return after changes made was made by [Mr. Paul Resendez](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

## 12. Executive Session

- A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Project Plate; (R. Aleman)
- B. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Resaca Village; (R. Aleman)
- C. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Western Spherical; (R. Aleman)
- D. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: New Industrial; (R. Aleman)
- E. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Rio Sports Live agreement; (R. Aleman)
- F. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: L & H Events Center COVID 19 Emergency Loan; (R. Aleman)
- G. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Staff; (J.L. Morales)

Board entered executive session at - 7:02 PM

Board Reconvened into Public Session at – 8:27 PM

## 13. Action, if any, to be taken on items discussed in executive session. (J.L. Morales)

A motion to move forward on items A-F as advised by legal counsel in executive session was made by [Mrs. Claudia Lopez](#). The motion was seconded by [Mr. Joshua Gonzales](#). Upon a unanimous vote the motion carried.

Item G is a **NON-ACTION ITEM**

## 14. Consideration and Action on attending Retail Live in Austin on August 31, 2023. (R. Aleman)

[Mr. Ramiro Aleman](#) presented this item. He stated that after talking to the board, he realized that retail is the direction the boards want to go into. He said this is a chance to recruit those business and this is an event that we can not miss.

A motion to approve on attending Retail Live in Austin on August 31, 2023 was made by [Mr. Joshua Gonzales](#). The motion was seconded by [Mrs. Claudia Lopez](#). Upon a unanimous vote the motion carried.

## 15. Discussion on Legal Counsel. (J.L. Morales)



Mr. Jose L. Morales presented this item on chance to discuss legal fees with Mr. Mark Sossi. Mr. Mark Sossi then stated that is fair in all nonprofit and governmental fees.

**NON-ACTION ITEM**

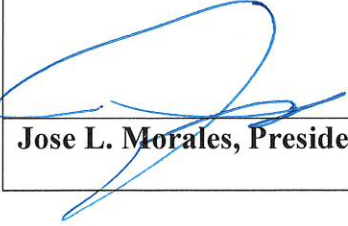

**16. Determination of Date and Time for the next San Benito EDC Board Meeting (J.L. Morales)**

It was determined the next San Benito EDC Board of Directors Meeting would be held on Thursday, July 27, 2023 at 5:30 PM.

**17. Meeting Adjournment (J. Rios)**

A motion to adjourn was made by Mr. Alex Salinas. The motion was seconded by Mr. Paul Resendez. Upon a unanimous vote the motion passed. The meeting was adjourned at 8:42 PM.

**Approved this 22<sup>nd</sup> day of August 2023.**

	
<b>Jose L. Morales, President</b>	<b>Claudia Lopez, Secretary/Treasurer</b>