



Economic Development Corporation

NOTICE OF A REGULAR MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS In Person, on Wednesday, August 24, 2022, AT 5:30

Approved Meeting Minutes of a Regular Meeting of the San Benito Economic Development Corporation held by In Person, Videoconference or Telephone Call, on Wednesday, August 24, 2022, at 5:30PM.

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, Board Member
Mr. Ben Gomez, Board Member,

Board Member Absent

Mr. Jeremy Maya, Board Member,
Mayor Ricardo Guerra, Ex-Officio Member

EDC Staff Present

Miss Katarina Guerra, Business & Downtown Development/Marketing Coordinator
Mr. Angel Avila, Economic Development Specialist

Others Present

Mr. Manuel De La Rosa, City of San Benito City Manager
Mr. Fred Bell, City of San Benito Assistant City Manager
Ms. Elisa Rosas, City of San Benito Finance Director
Mr. Aaron Rendon, Attorney

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** (K. Guerra)
Miss Katarina Guerra led the pledge of allegiance and Texas flag pledge.
4. **Public Comments** (K. Guerra /J. Rios)
No public comments.
5. **Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending June 30, 2022** (E. Rosas)

The San Benito EDC Financial Statements for the period ending June 30, 2022 were presented by **Ms. Elisa Rosas**, Finance Director.

[Ms. Elisa Rosas](#) provided information about an account receivable employees balance. She stated, “it has been there since 2019 and asked the Board of Directors what they want to do since there is an audit coming up. It is a health insurance expense, and the employee was contacted. They have known for a year that they had to pay.”

[Mr. Julian Rios](#) reviewed the financials and ask if she could send an email containing the details of the money owed.

A motion to approve the San Benito EDC Financial Statements for the period ending June 30, 2022 was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

6. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending July 31, 2022 (E. Rosas)

The San Benito EDC USDA IRP Reports for the period ending July 31, 2022 were presented by [Ms. Elisa Rosas](#), Finance Director.

A motion to approve the San Benito EDC USDA IRP Reports for the period ending July 31, 2022 was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

7. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for July 13, 2022 (A. Avila)

[Mr. Angel Avila](#) presented the Special Called EDC Board of Directors Meeting Minutes for the July 13, 2022 EDC Board of Director’s review and consideration.

A motion to approve the July 13, 2022 EDC Board of Directors Special Called Meeting Minutes was made by [Mr. Encarnacion Lopez](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon an unanimous vote the motion carried.

8. Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for July 27, 2022 (A. Avila)

[Mr. Angel Avila](#) presented the Regular Meeting EDC Board of Directors Meeting Minutes for July 27, 2022 for the EDC Board of Director’s review and consideration.

A motion to approve the July 27, 2022 EDC Board of Directors Regular Meeting minutes with corrections made by [Mr. Julian Rios](#) was made by [Mr. Encarnacion Lopez](#). The motion was seconded by [Mrs. Deborah Morales](#). Upon an unanimous vote the motion carried.

9. Consideration and Possible Action on the award of the Small Business Investment Program- Rent Subsidy Grant for Reyna’s Nails (K. Guerra)

[Ms. Katarina Guerra](#) presented the Small Business Investment Program- Rent Subsidy Grant application for Reyna’s Nails.

A motion to approve the Small Business Investment Program- Rent Subsidy award for Reyna's Nails was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

10. Consideration and Possible Action on the award of the Small Business Investment Program- Commercial Façade Grant for Nada Me Faltara LLC (K. Guerra)

[Ms. Katarina Guerra](#) presented the Small Business Investment Program - Commercial Façade Grant for Nada Me Faltara LLC.

[Mr. Julian Rios](#) had stated that the top part of the establishment is used for residential purposes and that is ineligible according to the guidelines. [Mrs. Deborah Morales](#) then added that both bids provided were ineligible due to one no longer in service and the other one being self-contracted.

A motion to deny the Small Business Investment Program- Commercial Façade Grant for Nada Me Faltara LLC made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon an unanimous vote the motion carried.

11. Consideration and Possible Action on the award of the Small Business Investment Program- Commercial Façade Grant for Villa de Mariposa LLC (K. Guerra)

[Ms. Katarina Guerra](#) presented the Small Business Investment Program - Commercial Façade Grant for Villa de Mariposa LLC.

[Mr. Julian Rios](#) questions about tenants and asked about where he is going to generate sale tax from. [Mr. Julian Rios](#) then states from the guidelines that mixed used buildings are eligible if the ground floor is over 50% commercial use, but at this moment he doesn't have tenants. He is not in compliance with guidelines.

A motion to deny the Small Business Investment Program- Commercial Façade Grant for Villa de Mariposa LLC made by [Mr. Julian Rios](#). The motion was seconded by [Mr. Adrian Gonzalez](#). Upon an unanimous vote the motion carried.

12. Consideration and Possible Action on the Fiscal Year 2021-2023 Annual San Benito Economic Development Corporation Budget;

[Ms. Katarina Guerra](#) presented the 2022-2023 EDC Proposed Annual Budget for the board's review and discussion. A small discussion took place the board had no further questions.

13. Consideration and Possible Action to approve the USDA Intermediary Relending Program Loan Application for the business "Mochinut" in the amount of \$150,000.00.

[Ms. Katarina Guerra](#) presented the USDA Intermediary Relending Program Loan Application for the business "Mochinut". She explained that the committee had met and decided after further review that the application should be denied due to insufficient dollar to dollar collateral and 25% equity that needs to be matched to the loan.

A motion to take item 13 into executive session to update the board was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

A motion to deny the UDSA Intermediary Relending Program Loan Application for the business “Mochinut” in the amount of \$150,000.00 was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon an unanimous vote the motion carried.

14. EDC Monthly Report

[Miss Katarina Guerra](#) updated the Board of Directors on the Water Irrigation Building, Murals, USDA Loan, Rent Subsidy and Commercial Façade Grant. She also gave an update about website development, Executive Director Position, and Staff hours. A small discussion took place the board had no further questions.

15. Executive Session

A) Under Texas Government Code, Section 551.074, Personnel: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer, Executive Director

a. Interview candidate(s) for the Executive Director position

B) Consultation with legal counsel pursuant to Texas Government Code, Section 551.071 to receive confidential legal advice protected by the attorney client communication and work privilege.

Board entered executive session at - [6:36 PM](#)

Board Reconvened into Public Session at – [7:07 PM](#)

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

A motion was made to go back to item 13 was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mrs. Deborah Morales](#). Upon a unanimous voted the motion passed.

A motion to approve Item A) with the terms discussed in executive session was made by [Mr. Adrian Gonzalez](#). The motion was seconded by [Mr. Ben Gomez](#). Upon a unanimous voted the motion passed.

No action was taken on Item b)


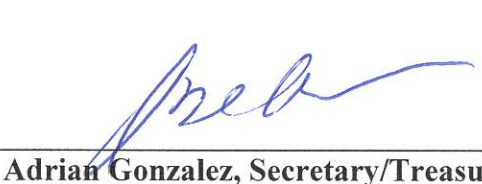
17. Determination of Date and Time for the next San Benito EDC Board of Directors Meeting

It was determined the next San Benito EDC Board of Directors Meeting would be held on August 29, 2022 at 5:30 PM.

18. Meeting Adjournment (J. Rios)

A motion to adjourn was made by [Mrs. Deborah Morales](#). The motion was seconded by [Mr. Encarnacion Lopez](#). Upon a unanimous vote the motion passed. The meeting was adjourned at 7:09 PM.

Approved this 3rd day of November 2022.

	
Julian Rios, President	Adrian Gonzalez, Secretary/Treasurer

