



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 Tuesday, August 22, 2023, at 5:30 PM.

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

Board Members Present

Mr. Jose L. Morales, Board President
Mr. Alex Salinas, Vice President
Mrs. Claudia Lopez, Secretary/Treasurer
Mr. Thomas Garza, Board Member
Mr. Sam Boswell Jr., Board Member
Mayor Ricardo Guerra, Mayor/Ex-Office Member

Board Member Absent

Mr. Joshua Gonzalez, Board Member
Mr. Paul Resendez, 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

Mr. Mark Sossi, Attorney
Mrs. Deborah Morales, Commissioner
Mrs. Stephanie Sarrionandia, City of San Benito Assistant Finance Director
Mr. Jorge Armando, The Barber Studios by J. Armando LLC

- 1. Determination of a quorum (J.L Morales)**
Mr. Jose L. Morales made welcoming remarks and determined quorum.
- 2. Call to Order (J.L Morales)**
Mr. Jose L. Morales called the meeting to order at 5:30 PM.
- 3. Pledge of Allegiance and Texas Flag Pledge (J.L. Morales)**
Ms. Julia Landrum lead the Pledge of Allegiance and Texas Flag Pledge.
- 4. Public Comments (J.L Morales)**
No public comments.
- 5. Presentation and Acknowledgement of the San Benito EDC Financial Statements for the period ending June 30, 2023(S. Sarrionandia)**
Mrs. Stephanie Sarrionandia presented this item for the board's consideration and review. Mr. Jose L. Morales sated since we are talking about financial, I would like to mention our mowing services and Mr. Ramiro Aleman can fill the board in on what's been going on. Mr. Aleman then states that the city's Parks and Rec department mowed the grass until the EDC decided to re-negotiate their service

agreement with the city and that the previous city manager stated that with those services being take away the mowing services go with it.

A motion to approve the San Benito EDC Financial Statements for the period ending June 30, 2023 was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

6. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending June 30, 2023(S. Sarrionandia)

[Mrs. Stephanie Sarrionandia](#) presented this item for the board's consideration and review. She also stated that finance has been having trouble reaching one of the loan recipients. [Mr. Jose L. Morales](#) asked [Mr. Mark Sossi](#) if he had any legal recommendation. He replied if they haven't paid since March its fit for a demand letter to be sent.

A motion to discuss with loan recipient about payment method was made by [Mrs. Claudia Lopez](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

A motion to approve the San Benito EDC USDA IRP Reports for the period ending June 30, 2023 was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

7. Discussion and Possible Action on SBEDC budget for fiscal year 2023/2024 (S. Sarrionandia)

[Mrs. Stephanie Sarrionandia](#) presented this item for the board's consideration and review.

A motion to approved SBEDC budget for fiscal year 2023/2024 was made by [Mr. Alex Salinas](#). The motion was seconded by [Mrs. Claudia Lopez](#). Upon a unanimous vote the motion carried.

8. Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for July 20, 2023 (A. Avila)

[Mr. Ramiro Aleman](#) presented this item for the board's consideration and review.

A motion to approve the Regular Scheduled EDC Board of Directors Meeting Minutes for July 20, 2023 was made by [Mr. Alex Salinas](#). The motion was seconded by [Mrs. Claudia Lopez](#). Upon a unanimous vote the motion carried.

9. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for July 27, 2023 (A. Avila)

[Mr. Ramiro Aleman](#) presented this item for the board's consideration and review.

A motion to approve the Special Called EDC Board of Directors Meeting Minutes for July 27, 2023 was made by [Mrs. Claudia Lopez](#). The motion was seconded by [Mr. Thomas Garza](#). Upon a unanimous vote the motion carried.

10. Presentation and Acknowledgement of the EDC Monthly 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 August.

No Action Item

11. Discussion and Possible Action on Downtown Mural Project (J. Landrum)

[Ms. Julia Landrum](#) presented the materials and application for the board's consideration and review.

She explained a new timeline for the project as way of the EDC to get a fresh start. [Mr. Jose L. Morales](#) asked if the EDC could just move forward since this has been posted beforehand. [Mr. Ramiro Aleman](#) asked [Mr. Mark Sossi](#) if the EDC could move forward from here and he replied that it would be best if the EDC Posted the notice again. [Mr. Jose L. Morales & Mr. Alex Salinas](#) volunteered to be a part of the Downtown Mural Committee.

A motion to continue the Downtown Mural Project was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

12. Discussion and Update on SBEDC website (R. Aleman)

[Mr. Ramiro Aleman](#) presented this item for the board's consideration and review. He stated he's in conversation with a drone footage company and that they are currently working on getting footage. [Ms. Julia Landrum](#) then added that staff has been working with MPC Studios to wrap up the website and continue to improve it.

No Action Item

13. Consideration and Possible Action regarding the Small Business Investment Program- Rent Subsidy Grant for Gadget Repair (J. Landrum)

The Rent Subsidy Grant for Gadget Repair Application and budget impact was presented to board for their consideration and review by [Ms. Julia Landrum](#).

A motion to approve the Small Business Investment Program- Rent Subsidy Grant for Gadget Repair was made by [Mr. Thomas Garza](#). The motion was seconded by [Mr. Alex Salinas](#). Upon a unanimous vote the motion carried.

14. Consideration and Possible Action regarding the Small Business Investment Program- Rent Subsidy Grant for Lucky Shot (J. Landrum)

The Rent Subsidy Grant for Lucky Shot Application and budget impact was presented to board for their consideration and review by [Ms. Julia Landrum](#).

A motion to approve the Small Business Investment Program- Rent Subsidy Grant for Lucky Shot was made by [Mr. Alex Salinas](#). The motion was seconded by [Mr. Thomas Garza](#). Upon a unanimous vote the motion carried.

15. Consideration and Possible Action regarding the Small Business Investment Program- Rent Subsidy Grant for The Barber Studios by J. Armando LLC (J. Landrum)

[Mr. Jose L. Morales](#) recused himself from this item and turned over the meeting to [Mr. Alex Salinas](#).

The Rent Subsidy Grant for The Barber Studios by J. Armando LLC Application and budget impact was presented to board for their consideration and review by [Ms. Julia Landrum](#). [Mr. Jorge Armando](#) was present for any questions. He gave a short summary on why he chose San Benito and how he wants to help the community.

A motion to approve the Small Business Investment Program- Rent Subsidy Grant for The Barber Studios by J. Armando LLC was made by [Mrs. Claudia Lopez](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

16. Consideration and Possible Action on RFP for SBEDC Expressway property 2550 Frontage Rd, San Benito, TX (R. Aleman)

[Mr. Ramiro Aleman](#) presented this item for the board's consideration and review. He stated that the EDC has had over 25 inquiries about that building. The RFP would best to help the board properly decide what business would be the best fit.

A motion to approve the RFP for SBEDC Expressway property 2550 Frontage Rd, San Benito, TX was made by [Mr. Thomas Garza](#). The motion was seconded by [Mrs. Claudia Lopez](#). Upon a unanimous vote the motion carried.


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

The next special called meeting will be held on September 21st, 2023 at 5:30 P.M

18. Meeting Adjournment (J.L. Morales)

A motion to adjourn the meeting was made by [Mrs. Claudia Lopez](#). The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon unanimous vote the motion was passed, and the meeting was adjourned at 7:16 PM.

Approved this 27nd day of September 2023.

	
Alex Salinas, President	Sam Boswell Jr., Secretary/Treasurer