



**APPROVED Meeting Minutes** of a Special Called Meeting of the San Benito Economic Development Corporation will be held by In Person, Videoconference or Telephone Call, on Wednesday, September 27, 2023, at 5:30 PM.

**Board Meeting Presided by Mr. Alex Salinas, Vice - President**

**Board Members Present**

Mr. Alex Salinas, Vice President  
Mr. Thomas Garza, Board Member  
Mr. Sam Boswell Jr., Board Member  
Mr. Joshua Gonzalez, Board Member  
Mayor Ricardo Guerra, Mayor/Ex-Office Member

**Board Member Absent**

Mr. Jose L. Morales, Board President  
Mrs. Claudia Lopez, Secretary/Treasurer

**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. Stephanie Sarrionandia, City of San Benito Assistant Finance Director  
Mrs. Azua, The Smudging and Spiritual Botanica

**1. Determination of a quorum (J.L Morales)**

Mr. Alex Salinas made welcoming remarks and determined quorum.

**2. Call to Order (J.L Morales)**

Mr. Alex Salinas called the meeting to order at 5:31 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 July 31, 2023(S. Sarrionandia)**

Mrs. Stephanie Sarrionandia presented this item for the board's consideration and review.

A motion to approve the San Benito EDC Financial Statements for the period ending July 31, 2023 was made by [Mr. Sam Boswell Jr.](#) The motion was seconded by [Mr. Joshua Gonzalez.](#) Upon a unanimous vote the motion carried.

**6. Presentation and Acknowledgement of the San Benito EDC USDA IRP Reports for the period ending July 31, 2023(S. Sarrionandia)**

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

A motion to approve the San Benito EDC USDA IRP Reports for the period ending July 31, 2023 was made by [Mr. Thomas Garza.](#) The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**7. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for August 8, 2023 (A. Avila)**

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

A motion to approve the Special Called EDC Board of Directors Meeting Minutes for August 8, 2023 was made by [Mr. Joshua Gonzalez.](#) The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**8. Consideration and Possible Action on the Special Called EDC Board of Directors Meeting Minutes for August 22, 2023 (A. Avila)**

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

A motion to approve the Special Called EDC Board of Directors Meeting Minutes for August 22, 2023 was made by [Mr. Thomas Garza.](#) The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**9. Consideration and Possible Action on San Benito Chamber of Commerce Sabor de San Benito Sponsorship (J. Landrum)**

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

A motion to approve the Platito sponsorship for the San Benito Chamber of Commerce Sabor de San Benito was made by [Mr. Thomas Garza.](#) The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**10. Consideration and Possible Action on San Benito Chamber of Commerce Casino Night Sponsorship (J. Landrum)**

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

A motion to approve the Royal Flush sponsorship for the San Benito Chamber of Commerce Casino Night was made by [Mr. Thomas Garza.](#) The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**11. Consideration and Possible Action regarding the Small Business Investment Program- Rent Subsidy Grant for The Smudging and Spiritual Botanica (J. Landrum)**

The Rent Subsidy Grant for The Smudging and Spiritual Botanica 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 The Smudging and Spiritual Botanica was made by [Mr. Sam Boswell Jr.](#) The motion was seconded by [Mr. Joshua Gonzalez.](#) Upon a unanimous vote the motion carried.

**12. Consideration and Possible Action regarding the Small Business Investment Program- Rent Subsidy Grant for A Touch of Texas (J. Landrum)**

The Rent Subsidy Grant for A Touch of Texas 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 A Touch of Texas was made by [Mr. Thomas Garza.](#) The motion was seconded by [Mr. Joshua Gonzalez.](#) Upon a unanimous vote the motion carried.

**13. Presentation and Acknowledgement of the EDC Monthly Report (R. Aleman)**

- **Retail Live – Austin**
- **Visit with office of Governor Greg Abbott Economic Development & Tourism**
- **TEDC Sales Tax Workshop**
- **Lunch & Learn Soft Skills**
- **Realtor Investment Group**
- **Legislative Update**
- **ED Coordinator Job Position**
- **Placer. Ai**
- **Social Media Analytics**

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

**No Action Item**

**14. Discussion and Possible Action on Office Furniture for EDC Office (A. Avila)**

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

A motion to approve staff recommendation was made by [Mr. Sam Boswell Jr.](#) The motion was seconded by [Mr. Thomas Garza.](#) Upon a unanimous vote the motion carried.

**15. Discussion and Possible Action on Devices for EDC Board (A. Avila)**

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

A motion to approve the purchase of 8 devices with supporting items was made by [Mr. Joshua Gonzalez.](#) The motion was seconded by [Mr. Sam Boswell Jr.](#) Upon a unanimous vote the motion carried.

**16. Discussion and Possible Action on Lawn Care Services (A. Avila)**

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

[Mayor Ricardo Guerra](#) stated all of San Benito entities and organizations including San Benito EDC need to stay shop and dine locally when possible to stop outsourcing services from neighboring communities.

A motion to table was made by [Mr. Thomas Garza.](#) The motion was seconded by [Mr. Joshua Gonzalez.](#) Upon a unanimous vote the motion carried.

**17. Consideration and Possible Action on 111<sup>th</sup> TML Annual Conference & Exhibition (J.L. Morales)**

Mr. Ramiro Aleman presented this item for the board's consideration and review.

A motion to approve the Executive Director & Board President to attend the 111th TML Annual Conference & Exhibition was made by Mr. Joshua Gonzalez. The motion was seconded by Mr. Sam Boswell Jr. There were 3 ayes, and 1 nay by Mr. Thomas Garza. The motion passed.

**18. Consideration and Possible Action on TEDC Annual Conference (R. Aleman)**

Mr. Ramiro Aleman presented this item for the board's consideration and review.

A motion to approve EDC staff to attend TEDC Annual Conference was made by Mr. Thomas Garza. The motion was seconded by Mr. Sam Boswell Jr. Upon a unanimous vote the motion carried.

**19. Discussion and Possible Action on amending San Benito EDC Bylaws (J.L. Morales)**

A motion to table was made by Mr. Thomas Garza. The motion was seconded by Mr. Joshua Gonzalez. Upon a unanimous vote the motion carried.

**20. Discussion and Possible Action regarding policy on use of EDC facilities (R. Aleman)**

Mr. Ramiro Aleman presented this item for the board's consideration and review. He then stated that staff has always managed EDC facilities, vetting all events held at office, and prefers to continue.

A motion for EDC staff to continue to manage EDC facilities was made by Mr. Thomas Garza. The motion was seconded by Mr. Sam Boswell Jr. Upon a unanimous vote the motion carried.

**21. Discussion 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 RFPs were submitted on time and others were past due. Mr. Alex Salinas expressed open opportunity for all regardless of time of submission. Mr. Thomas Garza then asked Mr. Mark Sossi for all options including proceeding to extend the RFP deadline.

A motion for the EDC Staff to extend the RFP Deadline to October 11<sup>th</sup>, 2023 and create a review committee of SBEDC and COSB City Staff to present to Board at next meeting was made by Mr. Sam Boswell Jr. The motion was seconded by Mr. Thomas Garza. Upon a unanimous vote the motion carried.

**22. Discussion and Possible Action on Engineer Reports for Amistad Dr. in the San Benito Industrial Park (R. Aleman)**

Mr. Ramiro Aleman presented this item for the board's consideration and review.

A motion to authorize approval to move forward with reports was made by Mr. Sam Boswell Jr. The motion was seconded by Mr. Joshua Gonzalez. Upon a unanimous vote the motion carried.

**23. Executive Session**

**A. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Resaca Village**

**B. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Rio Sports Live agreement**



- C. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: L & H Events Center COVID 19 Emergency Loan
- D. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Project Plate
- E. Under Texas Government Code, Section 551.071: consultation with attorney regarding the following: Real Estate

Board entered executive session at - 6:52 PM  
 Board Reconvened into Public Session at 7:42 PM

**24. Action, if any to be taken on items discussed in Executive Session:**

A motion to table Item A was made by Mr. Joshua Gonzalez. The motion was seconded by Mr. Thomas Garza. Upon a unanimous vote the motion carried.

A motion to approve Item B & C was made by Mr. Sam Boswell Jr. The motion was seconded by Mr. Thomas Garza. Upon a unanimous vote the motion carried.

**Item D NO ACTION**

A motion to deny Item E as discussed in executive session was made by Mr. Thomas Garza. The motion was seconded by Mr. Sam Boswell Jr. Upon a unanimous vote the motion carried.

**25. Requests for items to be placed on upcoming agendas (J.L. Morales)**

Mr. Alex Salinas asked to include updates on EDC logo, website development, and status of local development.

**No Action Item**


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

The next Regular Scheduled meeting will be held on October 19<sup>th</sup>, 2023 at 5:30 P.M

**27. Meeting Adjournment (J.L. Morales)**

A motion to adjourn the meeting was made by Mr. Sam Boswell Jr. The motion was seconded by Mr. Joshua Gonzalez. Upon unanimous vote the motion was passed, and the meeting was adjourned at 7:54 PM.

**Approved this 19<sup>th</sup> day of October 2023.**

	
<b>Alex Salinas, President</b>	<b>Secretary/Treasurer</b>