



# Economic Development Corporation

## NOTICE OF A REGULAR SCHEDULED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS, On Thursday, December 19, 2024, AT 5:30 PM

Please take notice that a Regular Scheduled Meeting of the board of directors of the San Benito Economic Development Corporation will be held at 701 North Bowie Street, San Benito, Texas 78586.

*A member of the Board of Directors may participate in the meeting by teleconference and/or videoconference pursuant to Texas Government Code §§551.125 and 551.127. "Notice is also hereby given that a possible quorum of the San Benito City Commission may attend the meeting of the San Benito Economic Development at the same location.*

To provide public comments, patrons may attend the meeting in person and sign up for public comments before 5:00 PM on the day of the meeting. Patrons may also register to speak via email at - [info@sanbenitoedc.us](mailto:info@sanbenitoedc.us). Public comments may not exceed five (5) minutes. To the extent practicable, all other public comment rules shall apply. The open portions of this meeting will be recorded, and meeting minutes will be made available to the public via the EDC website or upon request.

**This meeting will be live streamed. Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/EDCBOARD> You can also dial in using your phone. United States: [+1 \(646\) 749-3122](tel:+16467493122) Access Code: 614-899-645 Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as listed on this meeting notice.

1. **Determination of a quorum**
2. **Call to Order**
3. **Pledge of Allegiance and Texas Flag Pledge**
4. **Public Comments**
5. **Consent Agenda Item(s) -**  
The following are considered to be routine by the SBEDC Board and will be approved by one motion. There will be no separate discussion of these items unless a Board Director so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
  - a. **Acknowledgment of submission of the San Benito EDC Financial Statements for the periods ending August 31, 2024 – October 31, 2024**
  - b. **Acknowledgment of submission of the San Benito EDC USDA IRP Reports for the periods ending August 31, 2024 – October 31, 2024**
  - c. **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for October 24, 2024**
  - d. **Consideration and Possible Action on the Regular Scheduled EDC Board of Directors Meeting Minutes for November 21, 2024**
6. **Discussion and Possible Action on San Benito EDC Key Performance Indicators**
7. **Update on branding and public relations**
8. **CLOSED SESSION:** In accordance with Chapter 551 of the Texas Government Code, the Board of Directors hereby gives notice that it may meet in a closed, non-public session to discuss matters in accordance with the following below:

Pursuant to §§551.071 and 551.129, the Board of Directors may convene in a closed, non-public meeting with its attorney and discuss any matters related to legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter;

**(i) Claims and Litigation Update**

Pursuant to §551.072, the Board of Directors may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the Board of Directors and a third party in an open meeting;

**(i) Lease agreements and construction of SBEDC facilities**

Pursuant to §551.074, the Board of Directors may convene in a closed, non-public meeting to discuss any matters related to appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee; and

Pursuant to §§551.087(1-2), the Board of Directors may convene in a closed, non-public meeting to discuss any matters regarding economic development issues.

- (i) Project Crockett (demolition and professional service contracts);**
- (ii) Project H20 (Performance Agreement);**
- (iii) Project H-H (pending execution - Performance Agreement);**
- (iv) Project SCC (Performance Agreement);**
- (v) Project El Paso;**
- (vi) Project Times Square;**
- (vii) Project Neighbor;**
- (viii) Project Big Gulp (engineering authorization);**
- (ix) Project C;**
- (x) Market Days and Hogg Waddle**

**9. PUBLIC HEARING: Consideration and Possible Action, if any, on items discussed in Closed Session:**

- (i) Project Crockett (demolition and professional service contracts);**
- (ii) Project H20 (Performance Agreement);**
- (iii) Project H-H (pending execution - Performance Agreement);**
- (iv) Project SCC (Performance Agreement);**
- (v) Project El Paso;**
- (vi) Project Times Square;**
- (vii) Project Neighbor;**
- (viii) Project Big Gulp (engineering authorization);**
- (ix) Project C;**
- (x) Market Days and Hogg Waddle;**
- (xi) Lease agreements and construction of SBEDC facilities**

**10. Requests for items to be placed on upcoming agendas**

**11. Determination of Date and Time for the next San Benito EDC Board Meeting**

**12. Meeting Adjournment**

During this meeting, the Board of Directors may retire into Executive Session under Texas Government Code Section 551.071 (2) to consult with legal counsel on matters relating to any item on this agenda where the duty of the attorney to the Board of Directors under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. No Formal Action will be taken in Executive Session. The Board of Directors reserves the right to consider, deliberate, and/or act upon in a different order than numbered. The San Benito EDC does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings.

Any individual with a disability in need of an accommodation is encouraged to contact the ADA Coordinator at (956) 626-1350 to make proper arrangements.

DATED: December 13, 2024



**Fred Sandoval**  
**Executive Director**

STATE OF TEXAS  
COUNTY OF CAMERON  
CITY OF SAN BENITO

I certify that a copy of the December 19, 2024, Regular Scheduled Meeting Agenda for the San Benito Economic Development Corporation, Inc. has been posted in the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the San Benito City Hall, located at 401 N. Sam Houston Boulevard, San Benito, Texas, and at the San Benito EDC Building front door area located at 701 N. Bowie, San Benito, Texas. Both locations convenient and readily accessible to the General Public, and which has been continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting will convene. Posted by 5:30 PM by Friday, December 13, 2024.

I further certify that this agenda has been posted on the San Benito EDC website and may be downloaded by accessing:  
[www.sanbenitoedc.us](http://www.sanbenitoedc.us)

**Angel Avila, Economic Development Specialist**