



## **Economic Development Corporation**

### **NOTICE OF A REGULAR SCHEDULED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS By In Person, Videoconference or Telephone Call, On Thursday, November 21, 2024, AT 5:30 PM**

**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, November 21, 2024, at 5:30 PM.

#### **Board Meeting Presided by Mr. Fred Sandoval, EDC Executive Director**

##### **Board Members Present**

Mrs. Anna Garza Llanes, Board President  
Mr. Daniel Cortez, Vice President  
Mr. Tom Goodman, Board Member  
Mrs. Deborah A. Morales, Board Member  
Mayor Ricardo Guerra, Board Member  
Mr. Hector Gomez, Board Member

##### **Board Member Absent**

Mr. Gabriel Herrera, Secretary/Treasurer

##### **EDC Staff Present**

Mr. Fred Sandoval, Executive Director  
Mr. Mario Palomo, Assistant Executive Director  
Mr. Angel Avila, Economic Development Specialist

##### **Others Present**

Mr. Michael Pruneda, EDC Attorney  
Mr. Steve Atkins, Atkin's Group  
Mr. Roy Garcia, Carpe De Nox

#### **1. Determination of a quorum**

Mr. Fred Sandoval made welcoming remarks and determined quorum.

#### **2. Call to Order**

Mr. Fred Sandoval called the meeting to order at 5:30 PM.

#### **3. Pledge of Allegiance and Texas Flag Pledge**

Mr. Angel Avila lead the Pledge of Allegiance and Texas Flag Pledge.

#### **4. Public Comments**

There were no public comments.

#### **5. Consideration and Possible Action on Small Business Investment Program – Rent Subsidy for Finders Keepers Thrift Shop**

Mr. Fred Sandoval was asked by EDC Attorney & President to move this item into closed session.

**NO ACTION**

**6. Consideration and Possible Action on City of San Benito Brand Development**

Mr. Fred Sandoval presented this item for the board's consideration and review. Mr. Tom Goodman stated that he has worked Mr. Steve Atkins on the island. Mr. Steve Atkins gave a brief presentation on his brand development proposal.

A motion to approve was made by Mrs. Deborah Morales. The motion was seconded by Mayor Ricardo Guerra. Upon a unanimous vote the motion carried.

**7. Discussion and Possible Action on Economic Development Key Performance Indicators**

Mr. Fred Sandoval presented this item for the board's consideration and review. He stated that the EDC will be working on mapping these. He added that these KPI's are a living document. He then addressed the board and stated that with the brand development that was just approved this will help shape these KPI's. Mr. Tom Goodman stated that these key performance indicators are how we respond to the public.

**NO ACTION**

**8. Consideration and Possible Action on Public Relations Engagement Agreement**

Mr. Fred Sandoval asked the board if they could move into closed session.

A motion to engage as discussed in closed session was made by Mr. Tom Goodman. The motion was seconded by Mr. Daniel Cortez. Upon a unanimous vote the motion carried.

**9. 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) 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;

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;**
- (ii) Project H20;**
- (iii) Project H-H (Performance Agreement);**
- (iv) Project SCC;**
- (v) Project El Paso;**
- (vi) Project Times Square;**
- (vii) Project Neighbor;**
- (viii) Project Big Gulp;**
- (ix) Project C**
- (x) Market Days**

Board entered closed session at - 6:09 PM  
Board Reconvened into Public Session at 7:49 PM

**10. PUBLIC HEARING:**

- (i) Project Crockett;
- (ii) Project H20;
- (iii) Project H-H (Performance Agreement);
- (iv) Project SCC;
- (v) Project El Paso;
- (vi) Project Times Square;
- (vii) Project Neighbor;
- (viii) Project Big Gulp;
- (ix) Project C
- (x) Market Days

Mr. Fred Sandoval stated that Item X was not discussed and will be left out.

A motion to approve Items I through IV was made by Mr. Tom Goodman. The motion was seconded by Mr. Hector Gomez. Upon a unanimous vote the motion carried.

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

Mr. Daniel Cortez stated he would like to discuss Market days & the programs in place here at the EDC.

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

The next meeting will be held on December 19<sup>th</sup>, 2024 at 5:30 P.M

**13. Meeting Adjournment**

A motion to adjourn the meeting was made by Mrs. Deborah A. Morales. The motion was seconded by Mrs. Anna Garza Llanes. Upon unanimous vote the motion was passed, and the meeting was adjourned at 7:52 PM.

**Approved this 19<sup>th</sup> day of December 2024.**

Anna Garza Llanes, President	Gabriel Herrera, Secretary/Treasurer