



## **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, December 19, 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, December 19, 2024, at 5:30 PM.

#### **Board Meeting Presided by Mrs. Anna Garza Llanes, EDC Board President**

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

Mrs. Anna Garza Llanes, Board President  
Mr. Daniel Cortez, Vice President  
Mr. Gabriel Herrera, Secretary/Treasurer (Arrived at 6:26 PM)  
Mr. Tom Goodman, Board Member  
Mrs. Deborah A. Morales, Board Member  
Mayor Ricardo Guerra, Board Member  
Mr. Hector Gomez, Board Member

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

##### **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. Roy Garcia, Carpe De Nox  
Shannon G. Contreras, COSB Parks & Recreation  
Melissa Flores, SB Housing Authority  
Iris Garcia, SB Housing Authority  
Ricardo Perez, SB Housing Authority

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

Mrs. Anna Garza Llanes made welcoming remarks and determined quorum.

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

Mrs. Anna Garza Llanes called the meeting to order at 5:32 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 was one public comment by Mr. Ricardo Perez. He stated the SB Housing Authority would like to sell a property to the SBEDC in order to purchase AC units for a housing development.

#### **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

Mrs. Deborah A. Morales & Mr. Tom Goodman requested to discuss items A & B.

A motion to approve item C & D was made by Mr. Tom Goodman. The motion was seconded by Mayor Ricardo Guerra. Upon a unanimous vote the motion carried.

Mrs. Deborah A. Morales had questions regarding multiple expenses for item A. She then asked if there are two check signers. Mrs. Stephanie Sarrionandia responded at the moment it's just city manager Mr. Fred Sandoval, but Mrs. Anna Garza Llanes does sign the check requisitions.

Mr. Tom Goodman expressed that one of the recipients on item B is currently behind and he then asked what actions have been taken to prevent that. Mrs. Stephanie Sarrionandia stated that the recipients does give payments. Mrs. Anna Garza Llanes stated that this was discussed previously to help the recipient.

Mrs. Deborah A. Morales asked about a expense regarding legal. Mr. Michael Pruneada asked that it be discussed in closed session.

A motion to approve item A & B was made by Mrs. Deborah Morales. The motion was seconded by Mr. Tom Goodman. Upon a unanimous vote the motion carried.

6. **Discussion and Possible Action on San Benito EDC Key Performance Indicators**  
Mr. Fred Sandoval presented this item for the consideration and review of the board.

**NO ACTION**

7. **Update on branding and public relations**  
Mr. Fred Sandoval presented this item for the consideration and review of the board. He gave a small update regarding the public relation.

**NO ACTION**

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**

Board entered closed session at - 5:55 PM

Board Reconvened into Public Session at 7:19 PM

**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**

A motion to approve was made by [Mr. Tom Goodman](#). The motion was seconded by [Mayor Ricardo Guerra](#). Upon a unanimous vote the motion carried.

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

There were no request.

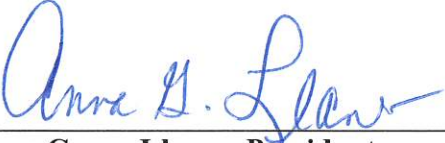

**11. Determination of Date and Time for the next San Benito EDC Board Meeting**

The next meeting will be held on January 23<sup>rd</sup>, 2025 at 5:30 P.M

**12. Meeting Adjournment**

A motion to adjourn the meeting was made by [Mr. Tom Goodman](#). The motion was seconded by [Mrs. Deborah A. Morales](#) Upon unanimous vote the motion was passed, and the meeting was adjourned at 7:22 PM.

**Approved this 13<sup>th</sup> day of February 2025.**

	
<b>Anna Garza Llanes, President</b>	<b>Tom Goodman, Secretary/Treasurer</b>