



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, January 23, 2025, 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, January 23, 2025, at 5:30 PM.

Board Meeting Presided by Mr. Daniel Cortez, EDC Vice President

Board Members Present

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

Board Member Absent

Mr. Tom Goodman, Board Member

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
Mrs. Diana Garza, Assistant City Manager

1. Determination of a quorum

Mr. Daniel Cortez made welcoming remarks and determined quorum.

2. Call to Order

Mr. Daniel Cortez called the meeting to order at 5:34 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 Resignation of EDC Secretary & Treasurer; Nomination and Election of Officer Vacancies; Approval of Resolution of Bank Signatory Card and other authorizations

A motion to approve the resignation and table the nomination until there is a full board was made by Mrs. Deborah Morales. The motion was second by Mrs. Anna Garza Llanes. She then withdrew her motion. The motion died.

A motion to approve the resignation and nominate Mr. Tom Goodman for EDC Secretary & Treasurer & Approval of Resolution of Bank Signatory Card and other authorizations was made by [Mayor Guerra](#). The motion was second by [Mrs. Anna Garza Llanes](#). There were three Ayes & two Nays. The 2 nays were made by [Mrs. Deborah A. Morales](#) & [Mr. Daniel Cortez](#) due to wanting a full board present. Upon a vote the motion carried.

[Mr. Micheal Prueda](#) advised [Mr. Daniel Cortez](#) that the rest of the items should be discussed in Closed Session. [Mrs. Deborah Morales](#) then asked even number 7. [Mr. Micheal Prueda](#) responded number 7 can be discussed.

6. **Consideration and Possible Action on Interlocal Agreement with the City of San Benito Related to Hog Waddle**
This item was approved in Item #11.
7. **Consideration and Possible Action on Small Business Investment Program – Sales Tax Grant**
[Mr. Fred Sandoval](#) presented this item for the board's consideration and review. [Mrs. Deborah Morales](#) then asked for [Mr. Mario Palomo's](#) changes to the grant. [Mr. Mario Palomo](#) responded this grant would be inclusive to all business owners.

NO ACTION

8. **Consideration and Possible Action to approve an employee end-of-the-year salary supplement**
This item was approved in Item #11.
9. **Consideration and Possible Action on agreement for professional engineering services with Trimad Consultants LLC**

NO ACTION

10. **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:**
 - Case 2024-DCL-02377
 - Case 13-25-00016-CV
 - Lilian Quiroz and Homer Quiroz d/b/a L&H Event Center
 - Case EAB20240016241
- (ii) **Interlocal Agreement with the City of San Benito Related to Hog Waddle;**
- (iii) **Professional services agreement for marketing Hog Waddle and other events of interest**

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) **Discussion of Property Appraisals**

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

(i) **Employee end-of-the-year salary supplement**

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 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**

Board entered closed session at - 6:09 PM

Board Reconvened into Public Session at 8:44 PM

11. 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;**
- (ix) **Project C**

Non-Public Hearing:

- (x) **Consideration and possible action on Interlocal Agreement with the City of San Benito Related to Hog Waddle;**
- (xi) **Consideration and possible action on claims and litigation**
 - Case 2024-DCL-02377
 - Case 13-25-00016-CV
 - Lilian Quiroz and Homer Quiroz d/b/a L&H Event Center
 - Case EAB20240016241
- (xii) **Consideration and Possible Action on Professional Services Agreement for Marketing Hog Waddle and other events of interest;**
- (xiii) **Consideration and possible action to approve an employee end-of-the-year salary supplement**

Mr. Daniel Cortez opened the floor for public hearing at 8:45 PM. It was closed at 8:46 PM.

A motion to approve item X to not exceed \$140,000 was made by Mayor Guerra. The motion was seconded by Mrs. Deborah Morales. Upon a unanimous vote the motion carried.

A motion to approve Items XI as discussed in closed session was made by Mayor Guerra. The motion was seconded by Mrs. Anna Garza Llanes. Upon a unanimous vote the motion carried.

A motion to approve Items XII was made by [Mrs. Anna Garza Llanes](#). The motion was seconded by [Mayor Guerra](#). There were four Ayes & [Mrs. Deborah Morales](#) voted nay. Upon a vote the motion carried.

A motion to approve Items XIII was made by [Mrs. Anna Garza Llanes](#). The motion was seconded by [Mr. Hector Gomez](#). Upon a unanimous vote the motion carried.

12. Requests for items to be placed on upcoming agendas

[Mrs. Deborah Morales](#) asked for updated on VARCO.

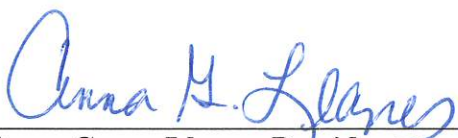

13. Determination of Date and Time for the next San Benito EDC Board Meeting

The next meeting will be held on February 13th, 2024 at 12:00 P.M

14. Meeting Adjournment

A motion to adjourn the meeting was made by [Mrs. Deborah A. Morales](#). The motion was seconded by [Mayor Guerra](#). Upon unanimous vote the motion was passed, and the meeting was adjourned at 8:55 PM.

Approved this 13th day of February 2025.

	
Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer