



## 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 Friday, March 14, 2025, AT 1:00 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 Friday, March 14, 2025, at 1:00 PM.

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

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

Mrs. Anna Garza Llanes, Board President  
Mr. Daniel Cortez, Vice President  
Mr. Tom Goodman, Secretary/ Treasurer  
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

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

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

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

Mr. Anna Garza Llanes called the meeting to order at 1:07 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 professional services agreement with Samuel Solorio, PE for amphitheater stage structural design and construction**

Mr. Fred Sandoval presented this item for the board consideration and review. He stated that Mr. Solorio's stages are the gold standard worldwide. Mrs. Anna Garza Llanes then asked if any has changed since the previous time this was brought to the board. Mr. Fred Sandoval responded No Ma'am. Mr. Tom Goodman then added so we were look at an approval of an agreement that will be with the budget that has already been allocated. Mr. Fred Sandoval answered correct. Mrs. Anna Garza Llanes then asked if Mr. Michael Pruneda had already seen the agreement. Mr. Michael Pruneda stated

he received an AIA contract, but that the formatting was off. So, I going to go ahead and customize my own contract that they are going to sign our contract that conforms to previous engineering contracts. Mrs. Anna Garza Llanes stated she would like to review it before it is signed. Mr. Fred Sandoval added that he will include a rendering to show that the layout is the same.

A motion to proceed with the creation of the formal agreement and for the formal agreement to be brought back to the board for final approval was made by Mr. Tom Goodman. The motion was second by Mr. Daniel Cortez. Upon a vote the motion carried.

Mrs. Deborah A. Morales joined the meeting @ 1:10 PM

6. **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) **Legal Consultation:**

- Consult with attorney on Hog Waddle agreements
- Consult with attorney on Second Lien Leasehold Deed of Trust (Instrument 2023-20175) and related legal matters

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) **Legal and Staff Consultation:**

- Consult on subdivision application and engineering for project

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.

Board entered closed session at - 1:15 PM

Board Reconvened into Public Session at 2:19 PM

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

- a. Hog Waddle agreements
- b. Second Lien Leasehold Deed of Trust (Instrument 2023-20175) and related legal matters
- c. Subdivision application and engineering for project

A motion on item b to authorize legal counsel to proceed as discussed in executive session was made by Mr. Daniel Cortez. The motion was seconded by Mayor Guerra. Upon a unanimous vote the motion carried.

**ITEM A & C NO ACTION**

8. **Consideration and possible action, if any, ratifying change in meeting date, canceling meeting of March 20, 2025, and determination of date and time for the next San Benito EDC Board Meeting**

The next meeting will be held on April 17<sup>th</sup>, 2024 at 5:30 P.M.

A motion to approve was made by [Mrs. Deborah A. Morales](#). The motion was seconded by [Mr. Hector Gomez](#). Upon a unanimous vote the motion carried.

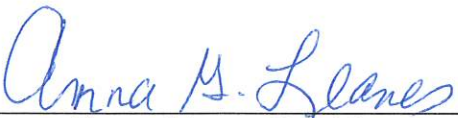

9. **Requests for items to be placed on upcoming agendas**

There were no request.

10. **Meeting Adjournment**

A motion to adjourn the meeting was made by [Mr. Daniel Cortez](#). The motion was seconded by [Mayor Guerra](#). Upon unanimous vote the motion was passed, and the meeting was adjourned at 2:25 PM.

Approved this 29<sup>th</sup> day of May 2025.

	
Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer