



MINUTES OF A SPECIAL JOINT MEETING OF THE CITY OF SAN BENITO CITY COMMISSION AND THE SAN BENITO ECONOMIC DEVELOPMENT BOARD OF DIRECTORS

On April 22, 2025, the City of San Benito City Commission and the San Benito Economic Development Board of Directors convened for a Special Joint Meeting at the San Benito Economic Development Corporation Building, located at 701 North Bowie Street, in San Benito, Texas.

City of San Benito City Commission Members Present:

Ricardo Guerra, Mayor; Pedro A. Galvan, Mayor Pro Tem; Thomas W. Goodman, Commissioner, Place 1; Deborah A. Morales, Commissioner, Place 2; Joe Navarro, Commissioner, Place 4; Javier Villalobos, City Attorney and Eric Flores, Attorney.

City Administration Personnel Present: Fred R. Sandoval, City Manager; Diana Garza, Assistant City Manager, Ruth McGinnis, City Secretary, and Yolanda Galarza, Assistant City Secretary.

San Benito EDC Board of Directors Present:

Anna G. Llanes, Board President; David Cortez, Vice-President, Hector Gomez, Board Member, Michael Pruneda, EDC Attorney, and Robert L. Drinkard, Attorney.

San Benito EDC Personnel Present: Fred R. Sandoval, City Manager/Executive Director, Mario Palomo, EDC Assistant Executive Director, and Angel Avila, Economic Development Specialist.

A quorum was confirmed for both entities.

ITEM 1. WELCOME.

[Mayor Ricardo Guerra](#) called the meeting to order at 5:31 p.m., confirming a quorum.

[Anna Llanes, EDC Board President](#) called the meeting to order at 5:31 p.m. confirming a quorum.

ITEM 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND TO THE TEXAS FLAG.

[All present](#) recited the pledge of allegiance to the U.S. Flag and to the Texas Flag.

ITEM 3. INVOCATION.

[Commissioner Tom Goodman](#) led the invocation.

ANNOUNCEMENTS:

ITEM 1. ANNOUNCEMENTS: ITEMS OF COMMUNITY INTEREST.

[Commissioner Deborah Morales](#) announced the following:

- National Community Development Week Community Event at the Fire Department on Thursday, April 24, 2025, from 5:30 pm to 7:00 p.m., at 1201 S. Sam Houston "Connect with neighbors, learn about local development efforts, and enjoy light refreshments and activities for all ages. Let's build a stronger community—together!"

- Community Workshop - Master Park Plan the City of San Benito will hold a Community Workshop for the Master Park Plan on Thursday, April 24, 2025, from 5:30 p.m. to 7:00 p.m. at the San Benito Fire Department, located at 1201 S. Sam Houston Blvd.

There were no announcements from the EDC Board.

PUBLIC COMMENTS. (Speakers/Remarks limited to three minutes).

[Ruth McGinnis, City Secretary](#), announced that no public comment forms were received.

[Anna Llanes, EDC Board President](#), announced that no public comment forms were received.

CONSENT AGENDA ITEM(S)

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NUMBER 2025-0422-002(R), RECOGNIZING NATIONAL COMMUNITY DEVELOPMENT WEEK AND COMMEMORATING THE 51ST ANNIVERSARY OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM.

[Diana Garza, Assistant City Manager](#), provided a brief update on the 51st anniversary of the CDBG Program. She noted that a video highlighting past projects will be released and an informational pamphlet will be distributed. The week will conclude with a community event at the Fire Department, featuring various City departments and a CDBG booth offering information on sub-recipients and the ongoing CDBG Program.

[Commissioner Tom Goodman](#) commended Diana Garza, Assistant City Manager, for her dedication and great work with the CDBG Program, acknowledging her efforts and contributions to its continued success.

[Commissioner Tom Goodman](#) moved that Consent Agenda 1: Resolution Number 2025-0422-002(R), recognizing National Community Development Week and Commemoration the 51st Anniversary of the Community Development Block Grant (CDBG) Program, be approved. The motion was seconded by [Commissioner Deborah Morales](#) and carried unanimously.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NUMBER 2025-0422-003(R), AFFIRMING ITS COMMITMENT TO THE FAIR HOUSING ACT AND PROCLAIMING THE MONTH OF APRIL AS FAIR HOUSING MONTH.

[Diana Garza, Assistant City Manager](#), noted that the week's activities are part of the continued celebration of the CDBG Program, and also mentioned that April is recognized as Fair Housing Month.

[Commissioner Joe Navarro](#) moved that Consent Agenda 2: Resolution Number 2025-0422-003(R), affirming its commitment to the Fair Housing Act and proclaiming the month of April as Fair Housing Month, be approved. The motion was seconded by [Commissioner Tom Goodman](#) and carried unanimously.

At this time, [Fred Sandoval, City Manager](#) requested to deviate from the agenda by deferring the next two items, explaining that certain matters need to be addressed and approved by the EDC Board before being presented to the City, in accordance with protocol. He proposed proceeding directly to the EDC presentations.

ITEMS FOR INDIVIDUAL CONSIDERATION - CITY

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN ENGINEERING CONTRACT WITH SOLORIO, INC.

No action taken.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROPOSAL FROM THE SAN BENITO CHAMBER OF COMMERCE FOR THE RENEWAL OF THE CITY OF SAN BENITO ANNUAL MEMBERSHIP DUES.

Agenda Item was discussed consecutively with SBEDC Agenda Item 3.

The San Benito EDC Board of Directors proceeded with their agenda items.

SAN BENITO EDC BOARD OF DIRECTORS:

PRESENTATION(S) - SBEDC

- **PRESENTATIONS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION QUARTERLY FINANCIALS FROM OCTOBER 2024 TO DECEMBER 2024.**

Stephanie Sarrionandia, Finance Director, noted that the item was a presentation only and provided a financial update for the City of San Benito EDC quarterly financials, from October 2024 to December 2024.

EDC Board Member/Commissioner Tom Goodman thanked Stephanie Sarrionandia, Finance Director and commented on the importance of reviewing financial figures in conjunction with both the EDC and the City. He noted concerns about stagnant numbers and emphasized the continued need to promote economic growth in the community, especially in light of ongoing inflation.

ITEMS FOR INDIVIDUAL CONSIDERATION - SBEDC

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-0422-001(R), PERTAINING TO THE CITY OF SAN BENITO ECONOMIC DEVELOPMENT CORPORATION DEPOSITORY BANK SERVICES, AUTHORIZING THE MAYOR TO EXECUTE ALL THE CONTRACTS AND ALL NECESSARY AGREEMENTS.

No action taken.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NUMBER 2025-0415-002, AMENDING THE CORPORATE FILINGS OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC.

EDC Board Member/Commissioner Tom Goodman moved to approve Resolution Number 2025-0415-002, amending the corporate filings of the San Benito Economic Development Corporation, Inc. The motion was seconded by EDC Board Member/Mayor Ricardo Guerra and carried unanimously.

Fred Sandoval, City Manager, stated that he would defer SBEDC Agenda Item 3 to be addressed later in conjunction with City Agenda Item 2.

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROPOSAL FROM THE SAN BENITO CHAMBER OF COMMERCE FOR THE RENEWAL OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC., ANNUAL MEMBERSHIP DUES.

Agenda Item was discussed consecutively with City Commission Agenda Item 2.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MASTER SERVICE AGREEMENT NUMBER 19497 WITH MCCi, LLC FOR THE IMPLEMENTATION OF JUSTFOIA, AN ONLINE ELECTRONIC PUBLIC INFORMATION ACT (PIA) REQUESTS SOFTWARE.

Fred Sandoval, City Manager stated that the City is implementing JustFOIA, an online system for managing Public Information Act (PIA) requests, and recommended the EDC do the same to help track and respond to requests more efficiently.

Board Member/Commissioner Tom Goodman moved to approve the Master Service Agreement Number 19497 with MCCi, LLC, for the implementation of JustFOIA, an online electronic Public Information Act (PIA) requests software. The motion was seconded by EDC Board Member Hector Gomez and carried unanimously.

ITEM 5. CONSIDERATION AND POSSIBLE ACTION ON THE PURCHASE OF ADDITIONAL COMPUTER AND EQUIPMENT.

The EDC Board held a brief discussion regarding the purchase of additional computers and equipment. It was stated that one laptop would be for the EDC Executive Director and the other for general office use. Board members raised questions about the cost and the continued use of Apple products, noting that Apple devices had been inherited from previous setups and are being maintained for consistency.

Mario Palomo, EDC Assistant Executive Director, noted that having laptops available would improve efficiency, particularly during off-site meetings such as a recent trip to Austin. He noted that laptops are useful for conducting research and responding to inquiries in real time and emphasized the need for portable equipment for business meetings.

The EDC Board recommended that EDC staff research alternative computer brands with similar performance capabilities. Staff agreed to consult with the IT department and provide the EDC Board with a table of recommendations via email.

Upon motion to table this item by EDC Vice-President Daniel Cortez seconded by EDC Board Member/Commissioner Tom Goodman, Agenda Item 5 was tabled.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION, RATIFYING CHANGE IN MEETING DATE, CANCELING MEETING OF APRIL 17, 2025, AND DETERMINATION OF DATE AND TIME FOR THE NEXT SAN BENITO EDC BOARD MEETING.

EDC Board Member/Commissioner Tom Goodman moved to approve ratifying change in meeting date, canceling meeting of April 17, 2025, and the next San Benito EDC Board meeting take place on May 29, 2025. The motion was seconded by EDC Board Member Hector Gomez and carried unanimously.

At this time, the City Commission and the Economic Development Corporation (EDC) Board Members discussed the following agenda items consecutively:

CITY COMMISSION:

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROPOSAL FROM THE SAN BENITO CHAMBER OF COMMERCE FOR THE RENEWAL OF THE CITY OF SAN BENITO ANNUAL MEMBERSHIP DUES.

SBEDC BOARD OF DIRECTORS:

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROPOSAL FROM THE SAN BENITO CHAMBER OF COMMERCE FOR THE RENEWAL OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC., ANNUAL MEMBERSHIP DUES

Toni Crane, Chair of the San Benito Chamber of Commerce, addressed the Board to express appreciation for the opportunity to present and highlighted the Chamber's role in promoting and supporting local businesses through events such as grand openings, ribbon cuttings, and groundbreakings. She emphasized the Chamber's active participation in City and EDC events and presented a proposal for membership and sponsorship renewals. The proposal included a \$17,500 investment from both the City and EDC for Platinum Membership and sponsorship benefits, along with optional sponsorships for events such as Casino Night, Sabor de San Benito, and the Resaca City Bike Tour. Ms. Crane concluded by encouraging continued support and reaffirming the Chamber's commitment to the community.

[Commissioner Tom Goodman](#), expressed appreciation for the Chamber of Commerce's efforts and visibility in the community, noting their positive impact. He emphasized the need to strengthen collaboration between the City, EDC, and the Chamber, suggesting that a more formal partnership—such as a Memorandum of Understanding—could enhance coordination. He encouraged exploring ways the Chamber could further support community development through workshops and business assistance programs and reiterated the importance of elevating the relationship to the 'next level' to better serve the public and business community.

[Fred Sandoval, City Manager](#), expressed appreciation for the Chamber's recent support with City events such as ribbon cuttings and groundbreakings. He emphasized the need for stronger collaboration between the City, EDC, and the Chamber, and recommended organizing a joint workshop or retreat to align efforts and develop a unified strategy for community and economic development. Mr. Sandoval, City Manager, noted there appears to be a disconnect not in participation, but in the operational coordination and decision-making processes. He suggested that future funding considerations for the Chamber could be contingent on holding such a session, which he believes would be highly beneficial in moving the City forward. He concluded by reaffirming the importance of a true partnership with the Chamber—one built on shared responsibility and strategic cooperation.

Brief discussion ensued amongst the City Commission, San Benito EDC Board and the Chambers of Commerce regarding the renewal of membership dues. Toni Crane, Chair of the San Benito Chamber of Commerce, introduced Alma Flores, Interim Executive Director.

[For SBEDC: EDC Board Member/Commissioner Tom Goodman](#) moved to approve half of the proposed payment to the Chamber, with the remaining half to be provided following the completion of the recommended workshop. The motion was seconded by [EDC Board Member Daniel Cortez](#) and carried unanimously.

[For CITY: Commissioner Tom Goodman](#) moved to approve half of the proposed payment to the Chamber, with the remaining half to be provided following the completion of the recommended workshop. The motion was seconded by [Mayor Pro Tem Pedro Galvan](#) and carried unanimously.

At this time, the City Commission and the Economic Development Corporation (EDC) Board Members, stepped into Executive Session at 6:08 p.m., to discuss the following Agenda Items.

EXECUTIVE SESSION - CITY AND SBEDC

ITEM 1. CONSULTATION WITH ATTORNEY - TEXAS GOVERNMENT CODE §551.071

THE CITY COMMISSION AND THE EDC BOARD WILL CONVENE IN EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE AND TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, CLAIMS, OR DISPUTES ARISING OUT OF, RELATED TO, OR AFFECTING "RESACA VILLAGE" DEVELOPMENT PROJECT, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING MATTERS:

*CAUSE NO. 2024-DCL-02377/APPELLATE NO. 13-25-00016-CV, VARCO REAL ESTATE SAN BENITO V. SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC., ET AL.

*CAUSE NO. C-1217-25-L, SAN BENITO ECONOMIC DEVELOPMENT CORPORATION, INC. V. TEXAS REGIONAL BANK

*ANY OTHER COMPANION, DERIVATIVE, CROSS-CLAIM, ARBITRATION, OR ADMINISTRATIVE PROCEEDING CONCERNING THE RESACA VILLAGE PROJECT.

All items listed in Executive Session were discussed during the Executive Session, and a certified agenda was kept.

Upon conclusion of Executive Session, [Mayor Ricardo Guerra](#) and [Anna Llanes, EDC Board President](#), convened the Regular meeting at 7:35 p.m.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION - CITY AND SBEDC

ITEM 1. DISCUSSION AND POSSIBLE ACTION BY THE CITY COMMISSION AND THE EDC BOARD REGARDING THE PENDING OR CONTEMPLATED LITIGATION, CLAIMS, OR LEGAL DISPUTES TIED TO THE RESACA VILLAGE DEVELOPMENT PROJECT (SEE TIME NUMBER (1) FOR CASE LIST). EACH GOVERNING BODY WILL VOTE SEPARATELY ON ANY MOTION.

[Commissioner Tom Goodman](#) moved to proceed as discussed in Executive Session. The motion was seconded by [Commissioner Deborah Morales](#) and carried unanimously.

[EDC Board Member/Commissioner Tom Goodman](#) moved to proceed as discussed in Executive Session. The motion was seconded by [EDC Vice-President Daniel Cortez](#) and carried unanimously.

ADJOURNMENT.

CITY COMMISSION:

There being no further business to come before the Commission, upon duly made motion by [Mayor Ricardo Guerra](#) announced ADJOURNMENT AT 7:37 P.M.

CITY OF SAN BENITO

HONORABLE RICARDO GUERRA
MAYOR

ATTEST:

RUTH MCGINNIS
CITY SECRETARY

ADJOURNMENT.

SBEDC BOARD OF DIRECTORS:

There being no further business to come before the San Benito Economic Development Corporation (EDC), upon duly made motion by [Anna Llanes](#), [EDC Board President](#), announced ADJOURNMENT AT 7:37 P.M.

CITY OF SAN BENITO
ECONOMIC DEVELOPMENT CORPORATION

ANNA LLANES
ECONOMIC DEVELOPMENT
CORPORATION (EDC)
BOARD PRESIDENT

ATTEST:

GABRIEL HERRERA
SECRETARY/TREASURER