



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, May 29, 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, May 29, 2025, at 5:30 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
Mr. Ismael Flores, Komerco LLC

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. Mr. Tom Goodman led the invocation.

4. Public Comments

There were no public comments.

5. CONSENT AGENDA: The following are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless a member of the board of directors so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a. Consideration and Possible Action on the SBEDC's Meeting Minutes for February 13, 2025

b. Consideration and Possible Action on the SBEDC's Meeting Minutes for March 14, 2025
A motion to approve was made by [Mr. Tom Goodman](#). The motion was seconded by [Mayor Guerra](#).
Upon a unanimous vote the motion carried.

6. Executive Director's Report

[Mr. Fred Sandoval](#) presented this item for the board consideration and review. [Mr. Fred Sandoval](#) gave a brief presentation regarding all EDC projects.

NO ACTION

7. Consideration and possible action on Resolution authorizing bank signatories, and related instruments

[Mr. Fred Sandoval](#) presented this item for the board consideration and review. He stated we change depositories and this is normal protocol.

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

[Mr. Fred Sandoval](#) stated that item 8, 9, 10, 11 should discussed in executive session.

8. Consideration and possible action on agreement for ticketing services for events

NO ACTION

9. Consideration and possible action on Resolution authorizing entertainment and budget appropriations including but not limited to the San Benito Summer Concert Series

A motion to approve was made by [Mr. Daniel Cortez](#). The motion was seconded by [Mr. Tom Goodman](#). There were 4 ayes and 1 nae. The nae was made by [Mrs. Deborah A. Morales](#) due to the resolution not being provided prior to voting. Upon a unanimous vote the motion carried.

10. Consideration and possible action on amendment to interlocal agreement with the City of San Benito

NO ACTION

11. Consideration and possible action on agreement with The Marguiles Communications Group

A motion to terminate the agreement was made by [Mr. Tom Goodman](#). The motion was seconded by [Mrs. Deborah A. Morales](#). Upon a unanimous vote the motion carried.

12. **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:

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;

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). Consult with attorney and staff on engineering and submission of subdivision application with City of San Benito;
- (ii) Consult with attorney and staff on potential offer for the acquisition of tracts of land, and building;
- (iii) Consult with attorney and staff on agreement with the San Benito Chamber of Commerce

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:

- (i) Consult with Executive Director on work evaluation

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) Consult with attorney and staff on Huddle House Performance Agreement
- (ii) Consult with attorney and staff on the application of Reach for the Sky under the Small Business Investment Program;
- (iii) Consult with attorney and staff on Komerco, LLC

Board entered closed session at - 6:32 PM

Board Reconvened into Public Session at 9:02 PM

13. PUBLIC HEARING: Consideration and possible action, if any, on items discussed in Closed Session:

- a. Consideration and possible action on Huddle House Performance Agreement
- b. Consideration and possible action on engineering and submission of subdivision application with City of San Benito
- c. Consideration and possible action on potential offer for the acquisition of tracts of land, and building
- d. Consideration and possible action on the application of Reach for the Sky under the Small Business Investment Program;
- e. Consideration and possible action on agreement with the San Benito Chamber of Commerce;
- f. Consideration and possible action on agreement Komerco, LLC

Mrs. Anna Garza Llanes opened the floor for public hearing at 9:05 PM. It was closed at 9:06 PM.

A motion on item a to amend the agreement as discussed in executive session was made by Mr. Tom Goodman. The motion was seconded by Mrs. Deborah A. Morales. Upon a unanimous vote the motion carried.

A motion on item c to authorize Executive Director to pursue as discussed in executive session was made by Mr. Tom Goodman. The motion was seconded by Mr. Hector Gomez. Upon a unanimous vote the motion carried.

A motion to approve item d as discussed in executive session was made by Mrs. Deborah A. Morales. The motion was seconded by Mr. Daniel Cortez. Upon a unanimous vote the motion carried.

ITEM B, E, & F NO ACTION

14. Requests for items to be placed on upcoming agendas & date for upcoming meeting

Mrs. Deborah A. Morales asked for VARCO to be placed on the next agenda.

The next meeting will be held on June 20th, 2024 at 12:00 P.M.

15. Meeting Adjournment

A motion to adjourn the meeting was made by [Mrs. Deborah A. Morales](#). The motion was seconded by [Mr. Daniel Cortez](#). Upon unanimous vote the motion was passed, and the meeting was adjourned at 9:12 PM.

Approved this 20th day of June 2025.

Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer