



Economic Development Corporation

NOTICE OF A REGULAR SCHEDULED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS, On Thursday, November 13, 2025, AT 5:30 PM

Please take notice that a Regular Scheduled Meeting of the board of directors of the San Benito Economic Development Corporation, Inc. ("SBEDC" or "San Benito EDC") will be held at 701 North Bowie Street, San Benito, Texas 78586.

A member of the Board of Directors may participate in the meeting by teleconference and/or videoconference pursuant to Texas Government Code §§551.125 and 551.127. "Notice is also hereby given that a possible quorum of the San Benito City Commission may attend the meeting of the San Benito Economic Development at the same location.

To provide public comments, patrons may attend the meeting in person and sign up for public comments before 12:00 PM on the day of the meeting. Patrons may also register to speak via email at - info@sanbenitoedc.us. Public comments may not exceed three (3) minutes. To the extent practicable, all other public comment rules shall apply. The open portions of this meeting will be recorded, and meeting minutes will be made available to the public via the EDC website or upon request.

This meeting will be live-streamed. Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/EDCBOARD> You can also dial in using your phone. United States: +1 (646) 749-3122 Access Code: 614-899-645 Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as listed on this meeting notice. ***Standards of conduct for all participants and attendees are subject to Ordinance 2186-A-10-2024.***

1. Determination of a quorum
2. Call to Order
3. Pledge of Allegiance; Texas Flag Pledge; Invocation
4. Public Comments
5. Executive Director's Report

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.

6. Consideration and possible action on the SBEDC's Meeting Minutes for September 23, 2025
7. Consideration and possible action on Professional Services Agreement with The Atkins Group

INDIVIDUAL AGENDA ITEMS:

8. Consideration and possible action authorizing the purchase and/or lease of community Christmas decorations
9. Consideration and possible action authorizing the San Benito Business Expo
10. Consideration and possible action on Professional Services Agreement with Carpe Nox Industries LLC
11. Consideration and possible action on hotel market study proposal
12. Consideration and possible action on San Benito Mural Program project proposal
13. Consideration and possible action on tax exemption of ad valorem and other property

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:

- a. Consult with attorney on the following litigation:
 - (i) Case 2024-DCL-02377; Case 13-25-00016-CV;
 - (ii) Case 2023-DCL-04368-A;
 - (iii) Case 2025-DCL-02905;
 - (iv) Case 2025-DCL-02864; and
 - (v) Case 2025-DCL-04206

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:

- b. Consult with attorney and staff on Project Sgt. Hulka;
- c. Consult with attorney and staff on interlocal agreement with South Texas ISD;
- d. Consult with attorney and staff on interlocal and performance agreement between the San Benito Economic Development Corporation, Inc., San Benito Municipal Utility District No. 1, Komerco, LLC, and City of San Benito

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;

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;

- e. Consult with attorney and staff on Project Sgt. Hulka;
- f. Consult with attorney and staff on interlocal agreement with South Texas ISD;
- g. Consult with attorney and staff on interlocal agreement between the San Benito Economic Development Corporation, Inc., San Benito Municipal Utility District No. 1, Komerco, LLC, and City of San Benito

RECONVENE from Closed Session:

14. PUBLIC HEARING:

- a. Consideration and possible action on proposed interlocal agreement with South Texas ISD;
- b. Consideration and possible action on Project Sgt. Hulka;
- c. Consideration and possible action on interlocal and performance agreement between the San Benito Economic Development Corporation, Inc., San Benito Municipal Utility District No. 1, Komerco, LLC, and City of San Benito;
- d. Consideration and possible action authorizing the Broadway Subdivision sidewalk project;
- e. Consideration and possible action authorizing the Amistad street paving at Industrial Park

15. Consideration and possible action, if any, on:

- (i) Case 2024-DCL-02377; Case 13-25-00016-CV
- (ii) Case 2023-DCL-04368-A
- (iii) Case 2025-DCL-02905
- (iv) Case 2025-DCL-02864
- (v) Case 2025-DCL-04206

16. Meeting Adjournment

During this meeting, the Board of Directors may retire into Executive Session under Texas Government Code Section 551.071 (2) to consult with legal counsel on matters relating to any item on this agenda where the duty of the attorney to the Board of Directors under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. No Formal Action will be taken in Executive Session. The Board of Directors reserves the right to consider, deliberate, and/or act upon in a different order than numbered. The San Benito EDC does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the ADA Coordinator at (956) 626-1350 to make proper arrangements.



DATED: November 07, 2025



Fred Sandoval, *Executive Director*

STATE OF TEXAS
COUNTY OF CAMERON
CITY OF SAN BENITO

I certify that a copy of this Meeting Agenda for the San Benito Economic Development Corporation, Inc. has been posted on the front OUTDOOR BULLETIN BOARD CABINET FOR AGENDAS of the San Benito City Hall, located at 401 N. Sam Houston Boulevard, San Benito, Texas, and at the San Benito EDC Building front door area located at 701 N. Bowie, San Benito, Texas. Both locations are convenient and readily accessible to the general public, and this notice was posted at each location continuously for a period of seventy-two (72) hours prior to the date and time said meeting will convene. I further certify that this agenda has been posted for a period of seventy-two (72) hours prior to the date and time said meeting will convene on the San Benito EDC website and may be downloaded by accessing: www.sanbenitoedc.us



Fred Sandoval, *Executive Director*