



Economic Development Corporation

NOTICE OF A REGULAR SCHEDULED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS, On Thursday, January 22, 2026, 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 (If Any)
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 request by the Texas Veterans Land Board to use the SBEDC office to conduct a Veterans Resource Fair in March (Llanes)

INDIVIDUAL AGENDA ITEMS:

7. Consideration and possible action on negotiation of attorney's fees (Galvan & Morales)
8. Consideration and possible action on an assistance program for start-up and existing businesses within city limits (Galvan & Morales)
9. Consideration and possible action on a budget amendment to re-allocate funds from the San Benito Fairgrounds to the revitalization of San Benito (Galvan & Morales)
10. Consideration and possible action on Director's Evaluation Form (Galvan & Morales)
11. Consideration and possible action on a budget amendment for legal fees (Galvan & Morales)
12. Consideration and possible action on an additional monthly meeting (Executive Director)

13. Consideration and possible action on downtown cultural gateway project (Executive Director)
14. Consideration and possible action on purchase and wrap of bus for events and downtown tourism (Executive Director)
15. Consideration and possible action on a workforce readiness program for city staff and eligible single-family residents (Executive Director)
16. Consideration and possible action on Robertson Street renovation project (Executive Director)
17. Consideration and possible action on San Benito Fairgrounds event schedule and budget (Executive Director)
18. Consideration and possible action on Hog Waddle event participation with the City of San Benito (Executive Director)
19. Consideration and possible action on San Benito Chamber of Commerce annual sponsorship (Executive Director)

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:

- (i) Professional Services Agreement with Carpe Nox Industries LLC (Llanes);

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;

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:

(b) Consult with attorney and staff on:

- (i) SBEDC job openings

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;

RECONVENE from Closed Session:

20. Consideration and possible action on Professional Services Agreement with Carpe Nox Industries LLC
21. Discussion on the status of job openings
22. 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.



STATE OF TEXAS
COUNTY OF CAMERON
CITY OF SAN BENITO

DATED: January 15, 2026



Fred Sandoval, *Executive Director*

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 as required by Texas law. 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*