



## MINUTES OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING

On February 05,2026, the San Benito EDC Board convened for a meeting at the San Benito EDC Building, 701 N. Bowie Street, San. Benito, Texas

### **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

#### **Board Member Absent**

Mr. Pedro A. Galvan, Board Member  
Mr. Hector Gomez, Board Member

#### **EDC Staff Present**

Mr. Fred Sandoval, Executive Director  
Mr. Mario Palomo, Assistant Executive Director  
Ms. Mariana Garcia, Administrative Assistant

#### **Others Present**

Mr. Michael Pruneda, EDC Attorney  
Mr. Roy Garcia, Carpe De Nox  
Mr. Jose Morales  
Mr. Marcos Hernandez, Library Department  
Mr. Eloy Avila, Parks and Recreation Director

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

[Mrs. Anna Garza Llanes](#) made welcoming remarks and determined there was a quorum.

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

[Mrs. Anna Garza Llanes](#) called the meeting to order at 5:30 PM.

#### **3. Pledge of Allegiance and Texas Flag Pledge; Invocation**

[Mr. Mario Palomo](#) lead the Pledge of Allegiance and Texas Flag Pledge. [Mr. Tom Goodman](#) led the invocation.

#### **4. Public Comments**

There were no public comments.

[Mrs. Garza - Llanes](#): Prior to going into executive session, would you (Mr. Sandoval) like to introduce the new staff member. [Mr. Sandoval](#): I would like to introduce our new full-time staff person, Ms. Mariana Garcia. [Mrs. Morales](#): asked if Mariana could tell the board about herself. [Ms. Mariana Garcia](#): Told the board that she is from Florida and moved to the area a couple of months ago. Her parents are from Mexico. She looks forward to working here.

**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 requests it, in which case the item will be removed from the Consent Agenda and considered independently.

**NONE**

**Mrs. Garza-Llanes:** do we have any consent items. **Mr. Sandoval:** No consent or individual items.

**Individual Items for Consideration:**

**NONE**

**CLOSED SESSION:**

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;

- a. Consult with attorney and staff on agreement with Komerco, LLC;
- b. Consult with attorney and staff on Project Sgt. Hulka, including but not limited to professional services agreements for engineering and construction services of sewer line improvements, and acquisition of real property;
- c. Consult with attorney on applicable policies and governance

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:

- (a) Consult with attorney and staff on agreement with Komerco, LLC;
- (b) Consult with attorney and staff on Project Sgt. Hulka, including but not limited to professional services agreements for engineering and construction services of sewer line improvements, and acquisition of real property;
- (c) Consult with attorney and staff on Project Sky, including but not limited to pre-development, infrastructure, and related matters;
- (d) Consult with attorney and staff on prioritization of strategic economic development plan
- (e) Consult with attorney and staff on SBEDC's February 26, 2026 event participation and authorization for expenditures

**Entered Closed Session: 5:34 pm**

**Returned from Closed Session: 8:01 pm**

**RECONVENE:**

**Mrs Garza Llanes:** do we have anything for public hearing. **Mr. Pruneda:** instructed Mrs. Garza – Llanes that she needs to open the public hearing. **Mrs. Garza – Llanes:** Public hearing now open -8:02pm.

- 5. Consideration and possible action on agreement with Komerco, LLC (TREC Agreement)

**Mr. Daniel Cortez:** Anyone speak for or against item #5 **Mr. Goodman:** Motion to approve as discussed in executive session. **Mr. Daniel Cortez:** Second. **Mrs. Ana Garza-Llanes:** All in favor – 4: Llanes, Goodman, Guerra, Cortez. All Against: Morales. Motion passes (4 – 1)

- 6. Consideration and possible action on Project Sgt. Hulka, including but not limited to professional services agreements for engineering and construction services of sewer line improvements, and acquisition of real property

**Mr. Daniel Cortez:** Motioned to proceed as discussed in executive session. **Mr. Tom Goodman:** Seconded. **Mrs. Ana Garza-Llanes:** All in favor – 4: Llanes, Goodman, Guerra, Cortez. All against: Morales. Motion passes (4-1)

- 7. Consideration and possible action on action on Project Sky, including but not limited to pre-development, infrastructure, and related matters

**Mr. Tom Goodman:** Motion to approve as discussed in executive session. **Mr. Daniel Cortez:** Seconded. **Mrs. Ana Garza-Llanes:** All in favor – 4: Llanes, Goodman, Guerra, Cortez. All Against: Morales. Motion passes (4 – 1)

**Public Hearing closed: 8:07pm**

- 8. Consideration and possible action on prioritization of strategic economic development plan;

**NO ACTION**

- 9. Consideration and possible action on SBEDC’s February 26, 2026 event participation and authorization for expenditures

**Mr. Tom Goodman:** Motion to approve all expenditures up to \$50,000.00’s. **Mr. Daniel Cortez:** Seconded **Mrs. Ana Garza-Llanes:** Motion passes unanimously (5-0)

**10. Meeting Adjournment**

- 11. The meeting was adjourned at 8:08pm.

**Approved this 26th day of March 2026.**

<b>Anna Garza Llanes, President</b>	<b>Tom Goodman, Secretary/Treasurer</b>