



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 Friday, June 20, 2025, AT 12:00 PM

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 Friday, June 20, 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. Pedro A. Galvan, Board Member

Board Member Absent

Mr. Hector Gomez, Board Member

EDC Staff Present

Mr. Fred Sandoval, Executive Director
Mr. Mario Palomo, Assistant Executive Director

Others Present

Mr. Michael Pruneda, EDC Attorney
Mr. Roy Garcia, Carpe De Nox
Mr. Rafael Vela, WFS Cameron
Ms. Graciela Salazar, WFS Cameron
Ms. Sally Perez, WFS Cameron

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 12:05 PM.

3. Pledge of Allegiance and Texas Flag Pledge

[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.

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 April 22, 2025
- b. Consideration and Possible Action on the SBEDC’s Meeting Minutes for May 29, 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 & Presentation by Cameron County Workforce Solutions

[Mr. Fred Sandoval](#) presented this item for the board consideration and review. [Mr. Fred Sandoval](#) gave a brief presentation regarding all EDC projects & previous events. [Mr. Fred Sandoval](#) then introduced [Mr. Rafael Vela](#) from Cameron County Workforce Solutions. He then gave a brief presentation.

NO ACTION

7. Consideration and possible action on Amended Interlocal Agreement with the City of San Benito

This item was approved in item 10.

8. Consideration and possible action on Amended Professional Services Agreement with Carpe Nox Industries, LLC

This item was approved in item 10.

9. **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:

- (i) Consult with attorney on Case 2024-DCL-02377; Case 13-25-00016-CV;
- (ii) Consult with attorney on Case C-1217-25-L; 2025-DCL-01968;
- (iii) Consult with attorney on Case 2025-DCL-01469;
- (iv) Consult with attorney on Case 2025-DCL-02864;
- (v) Consult with attorney on Case 2025-DCL-02905;
- (vi) Consult with attorney on Amended Interlocal Agreement with the City of San Benito;
- (vii) Consult with attorney on Amended Professional Services Agreement with Carpe Nox Industries, LLC

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 EDA Project Number 08-01-04891

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;

Board entered closed session at - [12:53 PM](#)

Board Reconvened into Public Session at [3:04 PM](#)

10. RECONVENE on items discussed in Closed Session:

- a. Consideration and possible action on Case 2024-DCL-02377; Case 13-25-00016-CV
- b. Consideration and possible action on Case C-1217-25-L; 2025-DCL-01968
- c. Consideration and possible action on Case 2025-DCL-01469
- d. Consideration and possible action on Case 2025-DCL-02864
- e. Consideration and possible action on Case 2025-DCL-02905;
- f. Consideration and possible action on Amended Interlocal Agreement with the City of San Benito
- g. Consideration and possible action on Amended Professional Services Agreement with Carpe Nox Industries, LLC

A motion on item a & b direct legal counsel as discussed in executive session was made by [Mayor Guerra](#). The motion was seconded by [Mr. Daniel Cortez](#). Upon a unanimous vote the motion carried.

ITEM C, D, & E NO ACTION

A motion to approve item f as discussed in executive session was made by [Mr. Daniel Cortez](#). The motion was seconded by [Mayor Guerra](#). Upon a unanimous vote the motion carried.

A motion to accept the agreement as discussed in executive session with the extension to December 31, 2025 was made by [Mr. Daniel Cortez](#). The motion was seconded by [Mayor Guerra](#). Upon a unanimous vote the motion carried.

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

[Mr. Micheal Pruneda](#) recommended that the board leave the date open due to pending cases. [Mr. Daniel Cortez](#) asked for a report from [Mr. Roy Garcia](#).

12. Meeting Adjournment

A motion to adjourn the meeting was made by [Mayor Guerra](#). The motion was seconded by [Mr. Daniel Cortez](#). Upon unanimous vote the motion was passed, and the meeting was adjourned at 3:10 PM.

Approved this 26th day of August 2025.

Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer