



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, July 24, 2025, AT 5:30 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 Thursday, July 24, 2025, at 5:30 PM.

Board Meeting Presided by Mr. Daniel Cortez, EDC Vice 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 (Attended Virtually)
Mayor Ricardo Guerra, Board Member
Mr. Hector Gomez, Board Member

Board Member Absent

Mr. Pedro A. Galvan, Board Member

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
Mrs. Toni Crane, San Benito Chamber of Commerce
Ms. Alma Flores, San Benito Chamber of Commerce
Mr. Alex Salinas, Boys & Girls Club of San Benito Board Member

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 5:37 PM.

3. Pledge of Allegiance and Texas Flag Pledge; Invocation

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. Executive Director's Report

Mr. Fred Sandoval presented this item for the board consideration and review.

NO ACTION

6. **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 approval of financial assistance pursuant to the Small Business Investment Program – Sales Tax Grant for the following (Executive Director):
 - (i) Briana Reyna d/b/a Paw-N-Spaw;
 - (ii) Noe M. Lima d/b/a Noe’s Mexican Cafe
 - b. Consideration and possible action on procedural amendment to requirements for Small Business Investment Program – Sales Tax Grant (Executive Director)
 - c. Consideration and possible action authorizing continued improvements, construction, and payment of related expenditures for professional services concerning the San Benito Fairgrounds that include but are not limited to the following (Executive Director):
 - (i) E&F Landscaping & Lawn Maintenance;
 - (ii) F&T Valley Motor Sports
 - (iii) SRS Production
 - (iv) Big G’s Fireworks;
 - (v) A&H Painting;
 - (vi) Ameritek; and
 - (vii) Reappropriation of Hog Waddle sponsorship proceeds to E&F Landscaping & Lawn Maintenance for professional construction services at the San Benito Fairgrounds

This Item was moved to executive session.

A motion to approve consent agenda items a & c to include RGV Detective Agency with a limit of \$10,000 was made by Mr. Tom Goodman. The motion was seconded by Mrs. Anna Garza Llanes. Upon a unanimous vote the motion carried.

Item B NO ACTION

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

A motion to send the interlocal agreement back to the city commission with the original amount of \$54,000 and to include the fairground lease was made by Mr. Tom Goodman. The motion was seconded by Mr. Hector Gomez. Upon a unanimous vote the motion carried.

8. Discussion on requirements of the USDA Intermediate Revolving Loan (Morales & Galvan)

This Item was moved to executive session.

NO ACTION

9. Consideration and possible action on agreement with The Pruneda Law Firm PLLC (Morales & Galvan)

This Item was moved to executive session.

NO ACTION

10. Consideration and possible action on agreement with the San Benito Chamber of Commerce (Morales & Galvan)

Mrs. Tori Crane presented this item for the board consideration and review. She stated there's a balance regarding the membership. Mr. Tom Goodman stated he would like to develop a closer relationship with the chamber before payment is processed. Mrs. Anna Garza Llanes stated based on we meet first.

A motion to approve the remaining of the balance was made by Mr. Tom Goodman. The motion was seconded by Mrs. Deborah A. Morales. Upon a unanimous vote the motion carried.

11. Consideration and possible action authorizing sponsorship with Boys & Girls Club (Morales & Galvan)

Mr. Alex Salinas presented this item for the board consideration and review. Mr. Tom Goodman commended Mr. Alex Salinas. He then asked if it was possible for EDC to split the city's sponsorship. Mrs. Deborah A. Morales stated that it's not possible because it was voted only for the city to pay. Mayor Guerra asked if this item can be moved to executive session. Mr. Micheal Pruneda answered if we going to be talking about the legal provisions of this sponsorship then yes. Mr. Fred Sandoval stated the city is already a title sponsor. He recommended a boot or the saddle.

A motion for the saddle sponsorship was made by Mrs. Deborah A. Morales. The motion was not seconded. The motion died.

A motion to approve the boot sponsorship of \$3,000 was made by Mr. Hector Gomez. The motion was seconded by Mayor Guerra. 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:

- (i) Consult with attorney on Case 2024-DCL-02377; Case 13-25-00016-CV;
- (ii) Consult with attorney on Amended Interlocal Agreement with the City of San Benito;
- (iii) Consult with attorney on agreement with the San Benito Chamber of Commerce;
- (iv) Consult with attorney on the Boys & Girls Club

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:

- (i) Consult with attorney and staff on all project updates;
- (ii) Consult with attorney and staff on Summer Concert Series, improvements, construction, and payment of related expenditures for professional services concerning the San Benito Fairgrounds;
- (iii) Consult with attorney and staff on the reappropriation of Hog Waddle credit to professional construction services for San Benito Fairgrounds

Board entered closed session at - 5:59 PM

Board Reconvened into Public Session at 8:08 PM

13. RECONVENE on items discussed in Closed Session:

A motion to proceed on Case 2024-DCL-02377 & Case 13-25-00016-CV; as discussed in executive session was made by [Mr. Tom Goodman](#). The motion was seconded by [Mrs. Anna Garza Llanes](#). Upon a unanimous vote the motion carried.

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

[Mrs. Anna Garza Llanes](#) asked for a report on the summer concert series.

[Mr. Tom Goodman](#) asked for an update on marketing agency.

[Mr. Hector Gomez](#) asked for an update on projects.

The next meeting will be held on August 21st, 2025 at 5:30 P.M.

15. Meeting Adjournment

The meeting was adjourned at 8:19 PM.

Approved this 26th day of August 2025.

Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer