



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 Tuesday, August 26, 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 Tuesday, August 26, 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. Hector Gomez, Board Member
Mr. Pedro A. Galvan, Board Member

Board Member Absent

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. Diana Garza, Assistant City Manager
Mrs. Stephanie Sarrionandia, COSB Finance Director

1. Determination of a quorum

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

2. Call to Order

[Mrs. Anna Garza Llanes](#) called the meeting to order at 5:31 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

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 requests it, in which case the item will be removed from the Consent Agenda and considered independently.
- a. Consideration and possible Action on the SBEDC’s Meeting Minutes for June 20, 2025
 - b. Consideration and possible Action on the SBEDC’s Meeting Minutes for July 24, 2025
 - c. Consideration and possible Action on approval of expenditures for the professional services of RGV Detective Agency LLC
 - d. 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) Miguel Ramirez, Jr. d/b/a Healthy Hut Kitchen

A motion to approve items a & b with corrections noted was made by [Mr. Tom Goodman](#). The motion was seconded by [Mr. Hector Gomez](#). Upon a unanimous vote the motion carried.

[Mr. Fred Sandoval](#) asked [Mrs. Anna Garza Llanes](#) to deviate from this item c due to not having the invoices at that moment. He added that they should be sending them over shortly.

[Mr. Mario Palomo](#) presented item d for the board’s consideration and review. A motion to approve item d was made by [Mr. Daniel Cortez](#). The motion was seconded by [Mr. Tom Goodman](#). Upon a unanimous vote the motion carried.

A motion to approve item c was made by [Mr. Tom Goodman](#). The motion was seconded by [Mayor Guerra](#). Upon a unanimous vote the motion carried

7. Individual Items for Consideration:

- a. Consideration and possible action on Resolution ratifying and approving economic development incentive grants in furtherance of the Summer Concert Series
- b. Consideration and possible action on Resolution adopting a Budget for the SBEDC General Fund, and other SBEDC accounts for Fiscal Year October 1, 2025 and ending September 30, 2026
- c. Consideration and possible action on agreement with The Atkins Group
- d. Consideration and possible action on agreement with The Pruneda Law Firm PLLC (Morales & Galvan)

[Mr. Fred Sandoval](#) asked to move items a, c, and d to be discussed in executive session.

[Mrs. Stephanie Sarrionandia](#) presented item b for the board’s consideration and review. A discussion regarding the item took place. A motion to approve the budget based on some of line-item changes was made by [Mr. Tom Goodman](#). The motion was seconded by [Mr. Daniel Cortez](#). Upon a unanimous vote the motion carried.

A motion to approve item a including amounts that were given away was made by [Mr. Tom Goodman](#). The motion was seconded by [Mr. Daniel Cortez](#). Upon a unanimous vote the motion carried.

A motion to approve item c was made by [Mr. Daniel Cortez](#). The motion was seconded by [Mr. Tom Goodman](#). Upon a unanimous vote the motion carried.

ITEM D NO ACTION

- 8. 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 Spectrum Weather and Specialty Insurance;
- (iii) Consult with attorney and staff on general counsel and litigation allocations for the SBEDC General Fund for Fiscal Year October 1, 2025, and ending September 30, 2026

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 land acquisition allocations for the SBEDC General Fund for Fiscal Year October 1, 2025, and ending September 30, 2026

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;

- (i) Consult with attorney and staff on personnel-related allocations for the SBEDC General Fund for Fiscal Year October 1, 2025, and ending September 30, 2026

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 economic development project allocations for the SBEDC General Fund for Fiscal Year October 1, 2025, and ending September 30, 2026

Board entered closed session at - [6:56 PM](#)

Board Reconvened into Public Session at [9:19 PM](#)

- 9. Reconvene.** Consideration and possible action on items discussed in Closed Session, if any,

NO ACTION

- 10.** Requests for items to be placed on upcoming agendas & date for upcoming meeting

[Mr. Tom Goodman](#) asked for an evaluation & a proposed contract for Mr. Fred Sandoval.

[Mrs. Deborah Morales](#) asked for expense reports.

[Mrs. Anna Garza Llanes](#) asked for an update on projects.

The next meeting will be held on September 23rd, 2025 at 5:30 P.M.

11. Meeting Adjournment

The meeting was adjourned at 9:27 PM.

Approved this 23rd day of September 2025.

Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer