



MINUTES OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING

On November 13, 2025, 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
Mr. Hector Gomez, Board Member
Mr. Pedro A. Galvan, Board Member

Board Member Absent

None.

EDC Staff Present

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

Others Present

Mr. Michael Pruneda, EDC Attorney
Roy Garcia, Carpe Nox Industries, LLC
Jose Ramon, City of San Benito Parks & Recreation Coordinator
Eloy Avila Jr., City of San Benito Parks & Recreation Director
Joaquin Castillo, City of San Benito Cultural Arts Historian
Aleida Garcia, City of San Benito Cultural Arts 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; Texas Flag Pledge; Invocation

[Mrs. Anna Garza Llanes](#) 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

Status report presented by EDC Executive Director Fred Sandoval on the following projects and events:

- City Staff (Thanksgiving) luncheon on 11/14/25 from 11:30 am– 1:30pm will be held at the community building and all SBEDC Board members are invited. City of San. Benito Council Members have also been invited. Canned Food Drive, any individual bringing 5 canned goods will receive a ticket to participate for a raffle.
- Mayor, Mayor Pro-Tem and I made a trip to San Antonio to meet with the NAD Bank to about the water and wastewater master plan. That's a \$150,000.00 grant that we received, the group was able to receive a good briefing on their new program about water resiliency funds program that is funded up to 400 million dollars. By their timeline estimates, the city will be completing our master plan right around the time that they call for projects, which will be around this time next year. That is good news for us, very low interest loans, probably 1% or less, \$300 million, not that we would get all the \$300, but we would qualify, definitely. What we are doing with the MUD and some other opportunities we are looking at with the Public Utility Authority. **Mr. Tom Goodman:** it was great to visit with them, I was impressed in visiting with them and they had nothing but great things to say about Mr. Sandoval and real high accolades. After the meeting, they mentioned that they were coming down to a three-day water symposium in McAllen and the NAD Bank was the keynote speaker. To be that closely related to them, **Mr. Goodman:** thanked **Mr. Sandoval** for getting them in front of those people. **Mr. Sandoval :** Looking at this from an economic development standpoint, it's bigger picture thing, water is going to be the issue, if not the only issue, for the foreseeable future. This is a statewide issue, a statewide mandate, the Governor has put a lot of monies aside for these projects and what cool about the NAD Bank piece is this money is separate from the state money and TWDB, funds from the source can be used to stack. For example, a TWDB project that we got funded or at least approved for funding for water line replacement along business highway 77, that about a 9.2 million project, we got a 30% match, if everything works out the way it could or should be able to use some of this money as a match. This would not impede and our TWDB funding in fact it would enhance it and it's a stackable piece of dollars that we are able to get. So, again good timing, good planning, it's just coming together. We did meet with a developer, and they gave us some interesting feedback on what we are doing here and what we did in the summer and what we have in available land. We will be putting together a better project scope for them with something that we can take to his developers. These high-level developers, restauraners, hoteliers. The contact that I am speaking to has represented that group for almost 30 years. The Mayor and Mayor Pro-Tem met with us at lunch and promised us a meeting. I will provide details of meeting in executive session. Discussions are tied to projects and land we are looking at.
- Scaief Road: The truck-stop on the corner. Some of you attended the ribbon cutting on Williams Rd. Madam President and the Mayor in front of the developer. This group does land acquisition, they are building the stores for them, lease them back at triple-net lease and it's a 20 -30 deal for them. They are really pleased that we are moving forward the infrastructure improvements and Scaief Road. A detail report will be presented during executive session. I can tell you what a restaurant, certain restaurants will do in a year, I can tell you what Whataburger can do. I can tell you what a Chick-fil-A will do, even at worst Chick-fil-A does \$5 million. So we are going to do way past that. But a Stripes Circle K 7-Eleven always eluded me. I cornered the developer at that ribbon cutting, and that stripes is going to do \$5 million to \$7 million a year on its first day. The Truck stop is probably going to double that. We are looking at between \$12 million to \$16 million a year just in revenue. That along with what can happen with the rest of available area. Prior to this project, that area was dead, no sewer. These investments that we are doing, were using EDC funding for that. We're going to put together some development agreements that are performance based. The good news, the developers have acquired the land and are ready to start the project. The developer has started the subdivision and planning process.
- Texas Economic Development Corporation (TEDC) conferences. We did not attend this year, but I wanted to share a TEDC events flyer for 2026. There is a winter conference in February in El Paso. We have a Women in Economic Development conference in April 28th,29th. In Austin, a mid -year conference, that's a big one. October 7th – 9th. Won't interfere with TML either this upcoming year or 2027. I would ask any board member that wants to attend, please get with Mario or myself so we can make sure we can start scheduling and reserving rooms. These conferences fill up fast so we would like to put you all in the host hotel. So you don't have to walk, and we don't have to drive anywhere. The conference in February is in El Paso, that a long trip. It's up to you all. We need to know early so we can avoid the standard rates and last-minute arrangements. Which is what happened last time. If we can get ahead of that game, that would be wonderful.
- Stonewall Jackson: Interim Director Maricela at the Housing Authority and us have had a few visits and they have some interest from a couple of developer's that are looking at this project. They are hosting a workshop next week with one of the developers. They visited with another developer that had a walk-thru of the hotel today. These developers are very interested in the hotel. We will be keeping a close eye on the process and have offered our assistance. This project brings value to the city. Again, a lot of you all attended the ceremony for the Stonewall. I

think there's a lot of history there and it's worth saving and it's worth getting behind it. Again, like I said, the good news is we've got two potential developers, very interested. Obviously, it's their decision, but we're going to act as much of a support, in a support role as we can. And whatever I need to bring back to you all, we will. Again, like I said, they're going to have a workshop next week and they had a walkthrough today. So that's continuing. So... **Mr. Guerra** :Do you still want some of the property that we have? **Mr. Sandoval** : It depends on the developer, Mayor. But, yeah, what the Mayor is referring to... **Mr. Mayor** :No, no, no, No, no, no. **Mr. Sandoval** :Well, yeah, I mean, just to be fair to the elected officials that are here, one of the developers was very interested in it obviously, but in order, to make his numbers work and meet his margins, he was kind of including the parking lot across the street. And the Housing Authority had to inform him that... Well, when I sat in with the Zoom meeting, that that was not in their control, that was a city parking lot. He wanted to use it to kind of offset his costs, obviously, and build some other dwellings there. And he didn't go into detail what he built, but obviously, parking downtown is a premium, so we want to make sure we look at that real closely. But the good news is they're aware of that, something that I'd have to take back to the governing body, and if that was the choice they decided to make, and then see how we can either work with them to find another suitable piece in the nearby area, or the other developer will not need that. So, it depends, what they want to do, but we'll be monitoring it closely for the board and for the elected officials.

- Summer Concert Series: One of the other things I wanted to share with y'all, because we kind of waited on this, and we're going to get into it a little bit once Roy gives y'all the report from the summer concert series, but, you know, the events that we put on in the summer had a big effect on a lot of... on a lot of us, okay, not just here in San Benito, but also in surrounding cities and even surrounding counties, to be honest with you. But it was all positive, okay? We're getting copied all over the valley. We're getting copied in the upper valley. There's another city in the area that actually just stole our model completely. So, all that to say that, you know, we're going to go into some of the details about the numbers in the summer, but one of the important takeaways was what we did here for our citizens or, more importantly, for our business owners, okay? And, you know, talking about KPIs, talking about demographics and the real numbers, you know, told y'all from the very beginning that the real measure was going to be sales tax, okay? Yes, can't put a price on public perception, our optics went through the roof, everybody was happy, we flipped all the negativity on its head, all that, right? But let me give you an example, and all of these are new growth numbers, okay, for sales tax, and I think we've reached the terminus of the point where these people had to turn in all their money and all their receipts. All of it was positive all summer. Compared to last year, year over year, it was positive growth. This summer was headed in the opposite direction, especially with all federal government visits and raids and everything else, but, for example, May sales tax was up a positive 4.78%. That's new growth. June, 4.91%. That's new growth. The big one was July, 14.65%. That's almost 15% growth. That is a lot. That's a lot, year over year. August, it kind of toned down a little bit, but not much compared to last year, 8.83% new growth. September, 8.86%. So, the trend, and those of y'all that are members of the governing body remember that one of our last budget workshops, our esteemed CFO and new mother, Stephanie, well, not new mother, new child, told y'all that she had projected negative growth. And I told you that that was not going to happen, and I was going to do everything I could to make sure that I didn't make a liar out of myself. But we're headed in that direction, folks. I'm telling you, with the new businesses that are coming in, just Chick-fil-A, she didn't put Chick-fil-A in there. She didn't put the new Stripes in. We probably would get maybe a month or two of sales on that truck stop, but probably not. It'll probably be next fiscal year. But the point is that the numbers don't lie, folks. These are real numbers. This is what is going to drive us. This is what's putting money back into our coffers. This is what we use to operate, and this is where you get your ROI. You put your money and whatever available revenue or sources you have into projects, into development, that's going to create more return on your investment so you can keep doing the same thing. I wanted to share that with y'all because it was a big... It's huge. It's huge. Y'all need to give yourselves a hand. Y'all trusted us. Y'all backed us. (clapping)Y'all decided that this was something y'all wanted to do. We've put this back on our new budget, and we're going to continue this. We're going to show you that this is a viable project, and it's going to bear a lot of fruit because now we're established. Now people understand that San Benito is a place to go. We've got to grow on that. We've got to double down or triple down on that. Those of y'all that go to Vegas kind of knows a little bit about that. You bet big when you're winning big. We're on a roll, folks. Again, there's some items on the agenda that I'm going to be talking to you all about, some in open, some in closed, but it's all part of the same thing. We're building the branch. We're building our destination. We're building our team. We're building our network of businesses. I was having a conversation with Commissioner Navarro earlier about some of the stores that used to be here that were gone now. Again, you can't buy a shirt and a tie here. You can't buy a dress, you can't buy anything else, any women's wear. She started going down the list just verbally, which you remember. That's what we need, folks. We need to start looking at some of this sales tax that's leaking out to other cities and keep it here. The big boxes are good. Some of the smaller businesses are good, too. It's just how we put it all together. That's our pledge. That's what we're doing. We've got some plans for downtown. I've got a lot of stuff to discuss, but unfortunately, thank God I brought dinner so we can talk in the back. That's really all I have at this point that I can discuss in open session. If y'all have any questions, I'm available. **Mrs. Morales** : Fred just one thing. For our city staff luncheon, I know we invited the EDC board. Have we taken into consideration of all the other boards that we

have to invite as well? That's an all fairness. **Mr. Sandoval** : I don't know anybody that won't come to lunch, so we'll make that happen in the morning. Thank you for that suggestion. No we will. **Mrs. Llanes** : Any questions? **Mr. Sandoval** :Any other questions, folks? Thank you for that, by the way.

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 the SBEDC's Meeting Minutes for September 23, 2025

- **Mrs. Llanes** : stated let's go with the first one, consideration of possible action on the SBEDC meeting minutes for September 23rd of 2025. Is that a consent? **Mr. Sandoval** :said you would do both, unless you want to pull them out. **Mrs. Llanes** said that she has questions on the second one. **Mr. Cortez** : so you're going to pull them out. **Mr. Sandoval** : okay, that's fine. **Mrs. Llanes** : said so that's why I'm saying if there's consent on the 6th, if there isn't consent, then... **Mr. Goodman** motioned to approve the meeting minutes for September 23rd. **Mr. Galvan** : Seconded
- **Mrs. Ana Llanes** here's been motioned, first by **Mr. Goodman** and seconded by **Mr. Galvan**. All in favor? Aye. Anybody opposed? Motion passes.

7. Consideration and possible action on Professional Services Agreement with The Atkins Group

- **Mrs. Llanes** :said okay on this one, I kind of have a little bit of questions on. **Mr. Sandoval** : Sure. **Mrs. Llanes** : Because I was a little bit confused on what we had here on the agenda and what you presented to us. And I want to know, first and foremost, what stage are we at? Because these stages, one of them starts in August and then you get into September and then into December, November and December. So where are we and who have we paid and what will we have not paid? **Mr. Sandoval** : okay, that's several questions within one question but let me try to answer that and let me just start by saying, y'all have already approved this contract, okay? We're bringing it back to y'all because it was taken to the city commission for approval as protocol. But the EDC attorney, legal counsel, had made some changes to it after it left here. Okay, correct me if I'm wrong. It went back to the council. It went to the council for approval but it had to come back to you all because those changes were not it was a minor change and you can go into detail on that but it needs to be brought back to you all to get final approval and we can get you know, **Mrs. Llanes** : has it been paid? I think we gave the first initial payment, didn't we? **Mr. Sandoval** : Uh, we were no, those were, I think that was last year. The new contract we haven't paid anything that they've been asking. That was one of the meetings we had in San Antonio. **Mr. Cortez** :The new contract starts in October? **Mr. Sandoval** :Well, it should have started back then but it'll start today actually but I mean.... **Mr. Pruneda** : it'll be retroactive to the contract. **Mr. Cortez** : But I mean the contract was fiscal year not a calendar year. **Mrs. Llanes** : I thought the contract was for this year not for last year. **Mr. Palomo** :Fiscal. **Mr. Cortez** :Fiscal year. **Mrs. Llanes** :Oh, that's in October but I'm talking about, yeah. **Mr. Sandoval** : It was gonna run in through two years two fiscal years. **Mrs. Llanes** :okay. **Mr. Sandoval** : it was starting in August and it would run through and you know, all those phases were gonna go through October so it's actually two fiscal years. **Mrs. Llanes** : Okay, so we didn't give the first initial? **Mr. Sandoval** : the tail end of 24-25 and the beginning of 25-26. **Mrs. Llanes** : can you double check on whether we paid? Because I want to say that I signed something. I want to make sure we're not double paying anybody. **Mr. Sandoval** : ma'am, we're not double paying anybody. We could not pay. Finance would not let us issue any kind of payments without a valid contract. We don't have that contract signed. That's why we brought it here today. **Mr. Cortez** : so this is basically the contract we already approved but just coming back the minor changes. **Mrs. Llanes** :asked what was the change? Can you tell us Mr. Pruneda? **Mr. Pruneda** :it was in the termination clause. **Mrs. Llanes** : termination clause? **Mrs. Morales** : so there's nothing in the work order on the phase one of 2800. **Mrs. Llanes** :You know, I really could swear that we did pay. I could swear that I signed something. **Mr. Palomo** : the first phase, yes. That was last year, last fiscal year. **Mrs. Llanes** : yes, yes, yes, but I'm talking about disbursement. **Mr. Sandoval** : No, no, ma'am. **Mrs. Llanes** : can you double check? **Mr. Goodman** : we had a contract with them working for us doing the branding issues and the logos so what you may have seen at that point was carry over from that contract. **Mr. Sandoval** : that's exactly what it was. Finance would not move forward with any of the new payments that are depicted in this contract until this contract was executed. And that's why we're here today. **Mrs. Llanes** : I remember signing. I asked. **Mr. Cortez** :is that two separate contracts that we had before for the branding? **Mr. Sandoval** :that's correct. This is another contract to continue the branding process and whatever else we need to go forward. **Mr. Goodman** :everything we're doing needs to be marketed and branded and included. **Mr. Sandoval** : you all have already approved this. **Mrs. Llanes** :No, no, no, yes.

I'm just trying to make sure that the disbursement or expenditure was done correctly or that we're not double paying anybody or anything like that. I'm concerned because I remember it. That's why. **Mr. Sandoval**: we have made several payments to them, but it was last contract. And I apologize for the confusion. **Mr. Goodman**: the first contract was for working on the brand, not just the logo, but the whole brand. That's a much more complicated process. **Mrs. Llanes**: but what I'm saying is the payment, the disbursement. **Mr. Palomo**: that went out. **Mrs. Llanes**: because I remember signing the request. **Mrs. Morales**: but it sounds like you're signing most recently you've signed. **Mrs. Llanes**: No, no, it's been a couple it was the last year, the last fiscal year. But what I'm saying is since this is running into the last end of the term of the year and into the new one, that's why I'm saying I remember signing in the last year before October. **Mr. Galvan**: this is phase 1, 2025. **Mrs. Llanes**: Exactly. **Mr. Galvan**: But this is the new fiscal year. **Mrs. Llanes**: they gave me the request. They're saying no, but I remember. **Mr. Galvan**: that was for a different thing. That was for creating the logo. **Mrs. Llanes**: yes, exactly. **Mr. Goodman**: when we were in San Antonio we sat with Steve Atkins and he was very clear, "you guys haven't paid me yet". **Mrs. Llanes**: Okay, that's good. Okay, alright. I'm okay with that then. Okay, yeah. **Mr. Sandoval**: finance will not process it. **Mrs. Llanes**: Yeah. Alright.

Mrs. Llanes: I just wanted to make sure. Consideration of possible action of professional service agreements with the Atkins Groups. Do we have a motion? Motion. Motion by **Mr. Goodman**. And it's seconded by **Mr. Guerra**. All in favor? Aye. Anybody opposed? Motion passes.

INDIVIDUAL AGENDA ITEMS:

8. Consideration and possible action authorizing purchase and/or lease of community Christmas decorations.

Mr. Sandoval: Yes ma'am, Madem President. I've got a few propositions for you all. We're gonna redo this Christmas tree here at Haven Park, the big one, we're gonna add a whole bunch of lights and all that, so it's gonna go from, you know, Charlie Brown to a real Christmas tree. So that will be a company that'll come in, they've got the lifts, they've got everything, they'll take care of that. And what we're proposing is to kind of continue that theme citywide. So we're gonna do the Christmas tree here at Heavin Park, we're gonna do a Christmas tree at 77 at the monument coming in, we're gonna do something pretty large there. And then I would like you all to approve downtown lighting. I wanna do some lighting downtown. We don't do that, we haven't done it. I think it's a good opportunity and we've got the funds for it to actually put some lighting downtown. **Mr. Cortez**: are you talking about street lighting or are you talking about decorative lighting? **Mr. Sandoval**: christmas tree lighting downtown. **Mr. Galvan**: is this all leased, Fred? **Mrs. Morales**: because during the TML meeting, and we had discussed this last year about that tree, how we wanted to go somewhere and get something bigger. hat size trees are you looking at, Freddy? **Mr. Sandoval**: it's a big one. **Mr. Galvan** asked for the entrance I know, but what size? **Mr. Galvan, Mrs. Morales**: the lights. What's the height? How many light bulbs, how many wattage? Oh, no, no, no, you're getting too technical on me. Just one more thing, though, you can't get it right. **Mrs. Morales**: I have two that have, it's a 24 foot tree, the lighting. **Mr. Sandoval**: well, this is way bigger than 24 feet. This is our pavement tree here. **Mrs. Llanes**: this one here, okay, this one here, we've already kind of started on that because that's already just, it was already there. All we're doing is having to get the installation for the people to come and do it, install it, and then add more lights because obviously some of them are broke or whatever and you have to put more lighting into it. It was too dull, so that's what they're doing. But we're talking about actually purchasing a tree. **Mr. Sandoval**: we can purchase a tree if you'd like. We prefer to just rent it, but you know. **Mrs. Morales**: there's two at the TML and one here. **Mrs. Llanes**: but are we looking at the entrance? There's two here. **Mrs. Garza**: the one here at Peyton's gonna be \$75,000, \$75,000. **Mrs. Llanes**: yes, but that's been installed. Is it? \$75,000. We're talking about new. They're just talking about new. **Mr. Goodman**: how much are we talking about spending? **Mr. Sandoval**: on this one here, like 5,600 bucks, 5,700 bucks. **Mr. Cortez**: that's for a lease. That's no. **Mr. Sandoval**: got 30,000. **Mrs. Llanes**: that's for the installation. That's for the installation. And putting up them lights that need to be. **Mr. Sandoval**: it's for installation, taking them on, putting them on, taking them off. Yes. 75 feet. **Mr. Goodman**: so but basically \$30,000 budget to talk about all the things you're doing here. **Mr. Sandoval**: that's it. You tell me how, you tell me where to spend it. I'd like to do downtown, do this tree and the tree over there if y'all wanna do something else. **Mrs. Llanes**: how big of a tree at the entrance? I want a big one. **Mrs. Morales**: well see these are the ones at TML. We have, did, these are 24 feet, but you're looking at 24 feet plus a three-foot topper. Would have been about 40,000, but they did it for 30,000, which is \$30,000. I think the highest was a 40, but you're looking at more. And this one though, you could add, every year you could add two. **Mrs. Llanes**: we need something that's gonna say come and do business. We're here, we're excited, blah, blah, blah. **Mr. Goodman**: Madam, I'd like to make a motion. Huh? Okay. **Mr. Galvan**: there's a discussion that we have to, wait. **Mrs. Llanes**: we haven't decided it yet. All we're looking for here is the purchase and or lease of a community recreation center. You know, that's fine. That involves a budget amount. **Mr. Sandoval**: yes. It's about \$30,000. \$30,000. **Mrs. Llanes** asked, kay, is it 30 or minus five, 25,000? Yes, minus. 25, 25. **Mr. Palomo**: Minus \$5,600.00. Yeah, we're at 56. **Mr. Goodman**: how it's spent is not my concern

at this point. I'm just approving the budget amount, so I'd like to make a motion to approve. Mrs. Llanes : Consideration of possible action authorizing the purchase and or lease of community Christmas decorations.

Mrs. Llanes : So Mr. Goodman's gonna make a motion. Mr. Goodman :to authorize the purchase and or lease of community Christmas decorations within the budget as defined. Mr. Galvan : up to the amount of? Mr. Goodman up to the amount, what's the budget? \$20,000? \$30,000. Mr. Sandoval :\$30,000 minus the 5,700 that I already approved. Mr. Goodman : okay. Mr. Galvan :So 24 or five. Mr. Goodman :So 24.5. Mrs. Llanes :Do we have a second? Do we have a second? I'll second.

Mr. Sandoval : I didn't think anybody was gonna get upset about any of the motion. Mrs. Llanes : I'll do the second. All in favor? Mr. Goodman : I, all you guys get your input in terms of what goes up, please. Mr. Sandoval : Decorations last year we got... Mrs. Morales : for the past two years, we got... Mr. Goodman : Eloy is right there, you guys can corner him all you want. Mrs. Morales : the previous years prior to the past two, it was always \$30,000 that EDC would spend on lights. Mr. : all I'd like to recommend is that for next year, we start this process a lot earlier because this is not the time to be discussing, purchasing decorations. We should already have them and be ready to put them up at this time. So we need to start discussing this and looking at decorations in summer. June, July, August. Mr. Galvan : buy them in January on discount. Mrs. Llanes : Just pretend it's Christmas in July. Mr. Cortez : yeah, so but that, my recommendation is just to have the staff start looking earlier in the year. Mr. Sandoval :yeah. We will. Mr. Goodman: so we're all good? Mr. Sandoval :We're all good. Mrs. Llanes : Okay. Motion has been passed.

9. Consideration and possible action authorizing the San Benito Business Expo (Executive Director);

Mr. Sandoval :I just wanted to get y'all's blessing on it. I want to do a business expo. It's pretty cut and dry. The only thing is we wanted it for the last meeting. I had to put it back on this meeting. We're running into the holidays. I mean, I left it on because I want y'all to think about it. Got some, I had, you know, some little management seminar, you know, how to run your QuickBooks, all that. I had, you know, a tax formation seminar. You know, he's a law school professor. Wanted to come down, get back to the community. We had, what else did we have? Oh, merchant services. Some folks that were getting one to come down, kind of give them some ideas on how to cut their costs on their merchant services pricing and what they're charging and stuff. And then whatever else y'all would think. I wanted to include the chamber in that. Have them come in, maybe do like a lunch and learn during that period. But we're running up against the holidays, so I'm gonna see if I can salvage it. But, you know, there's, like y'all said earlier. Mrs. Llanes: there's a lot of activities. Mr. Sandoval : lot of stuff happening and folks are gonna be busy. Mr. Cortez :your were looking at having this in this timeframe that we're in now? Mr. Sandoval :before Thanksgiving, yeah, but we, you know, we didn't have the meeting, so. I'd include hospitality training in there, those kinds of things. We did get some outreach from Texas Southwest College. Diana's set up a meeting with them. They've got a lot of services. So, maybe a work in progress. We don't really have to take action on it at this point. I just wanted to bring y'all up to speed because I want to do something for our business owners. Mr. Galvan :Maybe early in the year, January, February? Mrs. Llanes : That's what I was thinking. I think that's a good idea. Mr. Sandoval : So we'll put it back together for you guys and bring it back. We don't have to take action on it.

10. Consideration and possible action on Professional Services Agreement with Carpe Nox Industries LLC

Mrs. Llanes : there's no action on that, so we're just kind of tabled that. I don't think it had an action anyway. Consideration of possible action on professional services agreement with Carpnox Industries, LLC. Mr. Sandoval: I would ask that we discuss that in the executive session. Mrs. Llanes: to move to executive session. Number 11. Mrs. Morales :do you have any vote to put that in the executive session or no? Mr. Pruneda : no, it's okay.

11. Consideration and possible action on hotel market study proposal

Mr. Sandoval: Yes, ma'am. Y'all have that in your packet? Do we have it? It's a DPC hospitality. I've met with these folks, well, this gentleman last year. What I want to do is engage him to do exactly that, a hotel market study. What they're going to do is- Mrs. Morales : I'm sorry, but in our packet, we didn't... Mrs. Llanes :We didn't get it. We don't have anything. Mr. Sandoval :I'm sorry, my apologies. I thought it was in your packet. Well, we can- Mrs. Llanes : table that. Let's table it. We don't have anything. Mr. Guerra : he's going to explain to you, just give you a moment. Mr. Sandoval: it involves projects, so I'd like to at least discuss it in the executive session before you table it, because I don't want to wait on this. Mrs. Llanes :Okay, executive session. Mr. Sandoval :Please.

12. Consideration and possible action on San Benito Mural Program project proposal

Mrs. Llanes : is that Mrs. Aleida? **Mr. Sandoval** : Yes, ma'am. We do have monies in the budget for that. As y'all recall, we did a mural over here at the little fitness court that we did. **Aleida Garcia** has helped us put something together. You notice some of the park here has been painted. That's kind of the background, but I'm going to let the expert speak so she can let y'all know what we have planned and hopefully you guys agree to that. **Mr. Goodman** : There he goes.

Mrs. Aleida : so we are proposing, and we've been talking about this since about last year. And what's really great about this particular artist is that she was born here in San Benito and then her family still owns some property here in San Benito. And so she graduated with UTRGV. She's got her degree in architecture. Fine art. And she's done several mural projects throughout the valley and then she's also done some work in other parts of Texas. So what's really great about her work is she's really professional. She also wants to do, so this is some of the work that you can kind of get an idea. And she's also starting to be a naturalist. So she wants to do the, she's learning about all of our local fauna and flora and so she's incorporating all of that into the mural. And so what we want to do is we wanted to do this public art initiative to enhance the Heavin Park with a community involved mural. So what she wants to actually do is have two sessions and I've already talked to the San Benito Independent School District and they want to host another kind of open house. So we reach out to the community so that it's not just one artist deciding what it is. We have decided that we want to continue with this flora and fauna theme and inviting our community to say, okay, well, do you want to have like a dance or do you want to have like the other types of different environmental, different images? And then what's really great about it is that she also wants to help teach how to paint it. So she's got a curriculum for elementary school, junior high school and then high school kids. So throughout the whole, you know, our different like school can get involved whether it be like an hour, 30 minutes to go out there and paint or if they want to spend like maybe a week out there like after school, she's got the, it's her and then another artist that is gonna be her apprentice. And so there's different like requests for qualifications and different things that cities require. And so she's gone through this process and she's willing to teach another artist to do that. We have selected the other artists and she's another kind of master naturalist herself. And so, and because we're hoping to also push the wetlands, you know, park and kind of start to invite it and bring awareness to that, we wanna add that element to it. And since it's by the Osaka. And so, and it supports tourism, unification and then cultural identity as well because we're gonna have all of these different age groups participating in this mural. And she wants to focus on the regional flora and fauna. So it's not gonna be some made up flowers. It's actually scientifically based. And so this is her. And this is some of the, these are in McAllen and then there are these like irrigation poles that they've been painting. And so she's been, she's participated in that. She focuses on nature and color and then community storytelling. And she's very dedicated to creating art that reflects the local environment. So our concept and design is what I was talking about. That it reflects our natural beauty of San Benito's landscape. That it includes native plants and birds and animals found in Heavin Park because we already have the different sites that talk about the different like birds that we see as we're walking through the trail. And so she'll be incorporating those animals into the mural. It establishes and improves connections to local businesses because we also want to encourage our local businesses to donate and maybe they can sponsor part of it. And then we'll give them a little logo also part of the mural area. So it'll be an opportunity to showcase, hey, these businesses support our local arts and support our local environment. So, and so the area that we're discussing is the Heavin Park amphitheater, the seating and the arches. So basically a lot of the different elements that have been painted blue, that's like the background for the mural. And so she's proposing to have two community outreach sessions to gather input from our local flora and fauna themes from our community. The mural workshops are for local art college students to participate in the creation process. So not only does she have like our school district to be involved, but then she also has the UTRGV and then the local community colleges involved as well. So we can have them also volunteer. And then so this encourages collaboration, mentorship and education. And it's also an opportunity to collaborate with and highlight our local businesses and community leaders that they would like to sponsor. So the project oversight, I have actually painted murals before and as an artist myself. And so, and I have seen both the application process of it. And then also as requests for qualifications, I have experience in hiring murals. So my department will be overseeing the project, the planning, the execution, the completion. We also wanna be responsible for the coordination with the artists and then the city departments and contractors. So working with our parks and recs department and making sure that we are all communicating that we're all on the same page as this progress of the project goes. And then we also wanna ensure that the project stays within the budget and meets those, our statistic and safety standards. So we wanna make sure that we have, all of the safety and then make sure that we get the proper contract for the artists so that way we understand what our roles are. And so the estimated budget is \$25,200. We're asking for the EDC to sponsor the \$19,200 and then sponsorship opportunities of \$6,000. And so \$16,000 is for the artist commission, \$2,000 for an assistant stipend. And then the rest is \$1,200 is for the unveiling event and the promotion. So if we wanted to add like the refreshments and then also invitations and then the tent and rental equipment. For supplies and materials, we've got \$3,000 for that, a

wall preparation, \$2,000 and then a protective UV coating about \$1,000 and that's including the labor. So the proposed funding is through the EDC funds under the arts and tourism promotion. And then we also wanna provide an opportunity for our local businesses to sponsor the public arts and the beautification of our city. And so we've got, these are gonna be shifting a little bit again because this was created for the previous meeting but we can still meet the deadline of the two sessions, maybe November and then early December. But the artist is pretty much ready to begin and with the two sessions that she's got those preliminary drawings. And so now we will be including what that input is from the other community members. And so this is a tentative dates. And like I said, we're probably off by maybe a month but we can still shift that. But I'm hoping for a March unveiling. So it shouldn't take that long once we get everything lined up. And so our expected outcome is a beautification of a Heavin Park and the surrounding areas, increased community pride and involvement, attraction of visitors and cultural tourism and a strengthened partnership between the EDC, the San Benito Consolidated Independent School District, our local businesses and our residents. So thank you.

Do you all have any other questions? **Mrs. Llanes**: so have you've already spoken to the school district and to all other components, everybody else? Are all the other components in place?

Mrs Garcia: yes, yes, they are. The UTRGV students are in place. I spoke, I met with, now that we have a liaison for the school district, I met with them and the fine arts and so they're all for it. They're wanting to help participate and they even said that we can have one of the sessions, maybe at one of the schools or if there's like, if they're gonna participate in something else. Like we were looking at also the, for the Halloween, we know how we have work together. That's what we're proposing. Maybe that would be another way to have one of those events, but they're all for it. They're really excited about it. **Mrs. Morales** :What is the sponsorship from EDC you're saying again? **Mrs. Garcia** : so that one was 19. 19, right? 19-2. Yeah. So we're looking at 19-2. **Mrs. Morales** : Now, I know previously, years back when I sat on EDC before as well, we had a committee for the murals. You know, that never really took off, but in collaboration, we had, you know, local artists that came and, you know, put in applications for different places probably throughout the city. Is this one just particular for here at the trail? **Mrs. Garcia** :This is specifically for the trail and because we wanna continue with that vision and that branding, but in the future, maybe we can like revisit all the other ones. She has the, like we did the request for qualifications. I am very familiar and she's very capable. So this is a professional artist who does this full time. Some of these other artists that we were reviewing were artists that were, you know, just barely starting out in their careers. **Mrs. Morales** :Yeah, they gotta start somewhere. **Mrs. Morales** :Right, right, right, right. So this is, we're talking about a large endeavor versus, you know, a very controlled canvas. **Mrs. Morales**: Because I see, I mean, I'm looking at, you know, her work and stuff and it's just amazing. I really, I like her work that she does, but it seems like it's just particular for this area. **Mrs. Garcia** : Right. **Mrs. Morales** :You know, and if you look for different places, you know, like we do and stuff, and a lot of the murals are people like to take pictures with a simple thing as wings, you know, or I love SB things, you know, mural things. That's what I would like to see as well in the future. **Mrs. Garcia** :That would be amazing. **Mrs. Morales** :I mean, even in the real close future. **Mrs. Garcia** : Yes, I would love that. And we have the different artists. We have also, I have been gathering a list of vetted artists that have completed and then are at different, you know, phases in their careers, but have successfully completed and safely completed murals like that. So that's the other thing. And then, you know, what materials do they use? Because some people might use something that doesn't, like, it doesn't last. **Mrs. Morales** :Yeah, and that was qualifications that we had with the committee that they had to meet. **Mrs. Garcia** :That would be amazing. **Mrs. Morales** : And I'm just wondering, and the board and Fred, if we could raise up this amount of our budget to have that in the future where we have our local artists, because again, in all fairness, I'd like to put it out to the community and have their input, and hey, we have local artists, even though they may not do it at a professional level, but they're out there. Like I said, they start somewhere. You know, if we could give our own opportunity, then hey, let's do that. **Mrs. Llanes** : And of course, we understand she's from here and everything, but I think more of an open would be better, I think, for our community. **Mrs. Morales** : I mean, I like this for the Resaca. I like this. **Mrs. Llanes** : But the other thing is this, is that it's only on the Resaca. Normally, the ones that I've seen, whether it's in Harlingen or whether it's in McAllen, it's been throughout, it's city-wide. It's not a certain area. And then we've got to consider, too, the lighting and everything on the Resaca, because I mean, I've gone by there at night, and it's kind of dark, and we're taught that. That's the other thing. So I'm very concerned over all that, that we're spending quite a bit of money. And, uh, and, uh... **Mr. Cortez** :I know you have protective coating on there. Is that protective coating for the graffiti? **Mrs. Garcis** : For the graffiti, anti-graffiti protective coating, which is also UV. **Mr. Cortez** : Okay. **Mrs. Llanes** :And those are gonna be put out throughout, or you're talking about here? Like, I'd like to see what locations are you trying to put them out? **Mrs. Morales** :Yeah, we're looking at the, and I think, so we're looking at the Heavin Park Amphitheater. **Mrs. Llanes** :But just here? **Mrs. Garcia** :Yeah. And then the C2. **Mr. Sandoval** :Yes. And then the Arches. And then the what? The Arches. So as you're walking. **Mr. Sandoval** :Madam President, if I could, one of the things that I've talked to Aleda about is, you know, she's done a real good job of promoting the cultural arts district, okay? And it just so happens, and

again, it's another topic for executive session, but we've been, we're geared up this year, this fiscal year, to do some downtown, some downtown. Revitalization. Innovation, revitalization, and this is one component of it. And what I wanted to pitch to you all was, I can see it out here, is use this as a springboard. **Mr. Gomez** : Setting the foundation. **Mr. Sandoval** : Exactly. Set the foundation so we have an example to show some of our downtown folks what we're actually talking about. And then use that as an opportunity to pitch to them to sponsor their own wall, their own front, their own facade, right? Come in and partner up with us. Aleda's the in-house expert. I have total faith in her and her staff that she can get a lot of this done. I mean, that part is almost on autopilot. What I'd like to do is use that as a springboard to get these folks in, get them to invest, get them to put a little money in that we can use matching funds for. That makes our budget go further. We don't have to wait until next budget year because if we have 20,000 budgeted and we can match them, well then now you got 40. And I know that some of that's already spoken for with this, but the point is is that it doesn't, we've got other funding opportunities here at the EDC, for example, the facade, sales tax, things like that, that we could use as kind of the backing for a complete renovation downtown. And again, we gotta start somewhere. And I've got a couple of proposals for y'all to discuss in the back, but this gives us a good foundation to work off of. This is something that we can show off, that we can show these folks, look, this is exactly what it's gonna look like. Y'all don't like birds and you don't like flowers? What do you want? I mean, there's a lot of things that we can do. And again, we don't wanna oversaturate the downtown either, because you just don't want a bunch of murals everywhere, but in the right spots with the right expertise, it really adds to the quality of life and our fabric. So that's the point.

Mr. Goodman : Thank you very much. I'm all in accordance with this. This is great, but I'm gonna complicate it a little bit more. I'm really good at that. That's good. One of the things on South Powder Island, as I sit on that board down there, we just spent a huge amount of money with new images, photographs, and video of kind of stuff out there and working with. And the effort is to take the colors of the umbrellas and the logo and have that be consistent through the images. So when you look at an image, you realize that, well, that's a South Powder Island image. We need to be looking at here, and I would, if you could look, use your expertise and your artistic ability, so that when people, that there's some sort of consistent theme or colors from the logo that we've currently nailed, how can we make that so that when people look at that, they can, oh, that's the same thing. **Mrs. Garcia** :If you notice the sunset, that's part of our logo, the orange. **Mr. Goodman** : butalso incorporate the colors and those kinds of things, yes. **Mrs. Llanes** :Those pictures, I mean, can you imagine, the island and those pictures? **Mrs. Garcia** :Yeah. Right? **Mr. Goodman** :But that brand then becomes consistent. **Mrs. Garcia** :For sure. **Mr. Goodman** : And it sets us apart. **Mrs. Garcia** : And it's subtle, but yet it's still kind of, it's home. **Mr. Cortez** : I like it. I like the concept. I like the idea. The only thing I have, I don't want to call it an issue, but a concern about, is I know we use the park for events and stuff, but as an EDC, I see our purpose more towards businesses, and I think I'd like to see more of this downtown rather than the park. I think the park should be city and parks department budget stuff. That's just my... **Mrs. Llanes** :I want to see more improvement towards the downtown also. We don't have, it's very, very, we can't leave that behind. We need to keep putting that on the forefront. As commissioners, I mean, most of y'all are here as commissioners also. So I think that that needs to, I mean, people are concerned. If you talk to our community, that's what they're doing. They're concerned over what's happening downtown. **Mr. Galvan** :How much did we allocate for the murals program? **Mrs. Llanes** :\$20,000. \$20,000? Yes, I have it. I have the budget right here. **Mr. Galvan** :Oh, okay. That's it? \$25,000? **Mrs. Llanes** :\$20,000, and then we have downtown development efforts that we had put on there, but it's also lighting, which is another thing that I think that we need to start doing lighting downtown. Our city hall is dark at night. I pass through it at night, and it's dark. It's a ghost town. I mean, there's nobody there. Lights are off, and I've been saying that, but I feel like we need to do better in our downtown. So I feel like we need to do, this is not a, we need to either shift some of that budget over and start doing that over there and start taking care of that because... **Mr. Galvan** : How much is in the downtown? **Mrs. Llanes** :\$140,000. **Mr. Galvan** :Okay, well, we have that to play with. I think the theme was to paint everything blue to have it a backdrop. **Mrs. Llanes** :Yeah. **Mr. Galvan** :To put a mural. I don't want to keep going on to the next project without finishing one. And Leda's pretty good with the stuff, and the artist she's working with, helped with the fitness court. She was very nice, humble young lady, and smart. **Mrs. Llanes** :I don't think we're talking the person artistic. I'm not questioning the person. **Mr. Galvan** :Didn't say you were. **Mrs. Llanes** :Okay, I don't want to, I'm just saying of how, I'm looking at what? The community is asking and what they're saying. That's what I'm focused on. Their concern should be our concern too. **Mr. Galvan** :Yes, what is the concern? **Mrs. Llanes** :So, we're leaving that behind. **Mr. Galvan** :Downtown? Yes. I'm 100 million percent in agreement with you. Okay, so- Okay, we can do it all. Downtown needs to be fixed, but there's nothing wrong with just finishing this, getting it done, and you have \$150,000 for downtown? **Mr. Sandoval** :Yep. **Mr. Galvan** :We need to fix that building in the corner. We need to fix the, the Dick Welch mural. And it's the latest second project. And I know that she can do it, but this is, this is, I mean- **Mrs. Morales** :Her ability isn't in question either. No, no, it's not her ability. And I know that's not where Ms. Llanes was going. **Mrs. Llanes** :No. **Mrs. Morales** :I get her concerns because I hear them. I hear them. But, I like this. If it's just for here. But again, I would like to open up the door for an expansion to get our local artists to have

some kind of input in doing like the park, the one that's right there that needs to be updated, the Welch one. Dick Welch. Have somebody who had one of them do it. **Mr. Sandoval** :Well, that was the school, so we'd have to check those kids. Maybe they want to come back and give us a little, you know, refresher. **Mr. Galvan** :The school did that? **Mr. Sandoval** :Yes, sir. The house.It's got all their names on it. We'll see that. You know what I mean? Like, that would be cool to bring them back and say, y'all want to retouch this? And I don't know. It's up to you guys. **Mrs. Morales** : My thing is, I don't want to concentrate on one person because then by us just concentrating on one person, it leaves the opportunity for somebody to come to question, well, who picked this person? Was there a committee for this person to do it? All these what ifs are who did this, who did that? Why couldn't we have been involved? Why couldn't we have been involved with the input? And that's my concern. **Mr. Sandoval** : No, I think we can open it up and we can expand this as much as y'all want. I'd like to include the school district, those kids. There's a lot of talented kids there. Aleja's got a lot of great ideas, but this is gonna lay the groundwork for that because they can see what their potential could be, where they could end up, and how they can do it. And I'd love to be the forum for that. I'd love it. Not just the kids, but even other local artists that are here. I mean, you know. I know that... **Mrs. Morales** : Because that's more art, but when it comes to murals and stuff, just the one by our Cajunto Museum, people take pictures of that all the time, stand by it. And it's stuff like that, that I think that's more who we are, who we represent. That's where the resaca find, but when we look at their outskirts, that defines who we are. You can take that picture and know that's somebody. **Mrs. Llanes** : Let's bring in some type of other idea, I'm thinking. Well, I'm not in reference to that, but let's think... **Mr. Galvan** :You want another agenda item? **Mrs. Llanes** :Let's go open it up a little bit more, maybe. That's what we need to do. **Mr. Sandoval** :It doesn't have to be murals. It could be facades. **Mr. Galvan** :She wants a new agenda item. Freddy, for the next meeting? **Mr. Sandoval** :Of course, **Mr. Galvan** :for more murals. I'm just saying, I'm just saying, **Mrs. Llanes** :I don't- More wide range. **Mr. Cortez** :I don't know, I don't understand why- Larger selection. EDC has to pay for this as well. I get what you're saying, too. Because what economic benefit do we get out of this? **Mr. Sandoval** :The first thing they ask for is how safe is your city? How are your parks? And where's your golf course? **Mr. Pruneda** : Is your question whether we're authorized to do it, or whether we should? **Mr. Cortez** :Whether we should. Because what are people going to say? Well, look, the EDC's spending money over here. Why are they spending money over here? That's my question is, is it something that we should be spending money on? **Mrs. Garcia** :I can answer that question. I am also on the board of the Texans for the Arts, and that is the funding organization for the Texas Commission on the Arts. And so they're the ones that actually regulate the hotel motel tax. And so there is some evidence, and I can bring you numbers, I can bring you numbers for that, that it shows that if there is art, for public art in spaces, then it's more inviting, and it brings in more cultural tourism. So that, and I can give you dollar amounts, and I can provide that to- **Mrs. Llanes** :Well, this is why I'm saying, shouldn't we be shifting down there? **Mr. Cortez** :What is the plan for the future? Because that's what I'm trying to get to. **Mr. Galvan** :That's what I'm saying, that's a different agenda item. **Mr. Cortez** :I know in Harlingen, when they did their murals downtown and stuff, they would have tours of the murals, and bring people in, and then they would go to the little clubs and the bars and all that stuff if they're in the area of restaurants. But they would actually have, it's not city, it was downtown. **Mrs. Garcia** :Yeah, so it was a downtown group, and then they were the ones that created the mural so that it was a tour. And so yeah, and I have a studio downtown. **Mr. Cortez** :I know they had people from San Antonio coming down just to see those. That one that they had by the railroad tracks came from California. **Mrs. Llanes** :All right, so do we want to table this consideration of possible action on San Bernardino Mural Project proposal? I think we need to. **Mr. Galvan** :I want a motion to approve this little project. **Mr. Gomez** :Yes, I second it. **Mrs. Morales** :I'm okay with doing this one. I just want to open up. We'll bring it back. Open up more opportunities. **Mr. Sandoval** :We'll bring it back, we'll give you a 2.0 with Aleda's got some great ideas. **Mrs. Llanes** :we have a motion by Mr. Galvan, and a second by Mr. Gomez. All in favor? Aye. I oppose. **Mr. Sandoval** :Okay. **Mrs. Llanes** :Mr. Mayor, did you vote? Did you want it or not? **Mr. Galvan** :Silence is an act of voting. **Mr. Guerra** :Yes. **Mr. Sandoval** :Yes, acquiescence... **Mrs. Llanes** :I didn't hear you. No y nada. All in favor? Silence is an act of voting. I said no.

13. Consideration and possible action on tax exception of ad valorem and other property

Consideration, item number 13, consideration of possible action on tax exempt of antelope and other properties. Yeah, we do that in executive session. You have some questions on that.

Okay. That's it. So, what time is it? I'm gonna need 6.36 after the chat shows. It is now 8.36, and we're going into executive session. 6.36, the whole line. 6.36. Someone forgot to change that time. Yes. Is that it? 6.36. 6.36. For items 10, 11, and 12. That's what she said. Uh-huh, for the rest of the items. For items 10, 11, and 12. For items, where am I at? Items eight, nine, 10, 11, 12, and 13. And seven, and there's some others. 10, 11, and 12. There's one that was moved to executive session. Oh, there are a lot more. Sure, 10, 11, and 13. Yeah, 10, 11, and 13, yeah. Sir, when did that change? It may be an abstention, but not an approval. 36 for that? We've been doing it wrong. 6.36. 6.36.

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 the following litigation:
 - (i) Case 2024-DCL-02377; Case 13-25-00016-CV;
 - (ii) Case 2023-DCL-04368-A;
 - (iii) Case 2025-DCL-02905;
 - (iv) Case 2025-DCL-02864; and
 - (v) Case 2025-DCL-04206

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:

- b. Consult with attorney and staff on Project Sgt. Hulka;
- c. Consult with attorney and staff on interlocal agreement with South Texas ISD;
- d. Consult with attorney and staff on interlocal agreement with San Benito MUD #1 and City of San Benito

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;

- e. Consult with attorney and staff on Project Sgt. Hulka;
- f. Consult with attorney and staff on interlocal agreement with South Texas ISD;
- g. Consult with attorney and staff on interlocal agreement with San Benito MUD #1 and City of San Benito

RECONVENE from Closed Session:

Mrs. Llanes states it's 9:29pm and we are coming back from Executive Session. Do we have any public hearing? Any public comment, right? **Mr. Pruneda** states public hearing, we have to open up public hearing. **Mrs. Llanes** opens it up for public comment or, public comment? Public hearing. **Mr. Pruneda** says Public hearing. Anybody? No. Wait, you have to, now we are on time. 9:29pm. Yeah, 9:30pm. The public hearing is now open. Anybody? For public hearing? Nobody signed up? Nobody for public hearing? **Mr. Sandoval** responded: No, ma'am. **Mrs. Llanes:** Public hearing is now closed. At 9.30. At 9.30.

14. PUBLIC HEARING:

- a. Consideration and possible action on proposed interlocal agreement with South Texas ISD (Executive Director);

Mr. Pruneda: We would ask for authorization as discussed in Executive Session.

Mr. Goodman: A motion to approve authorization as discussed in Executive Session. **Mrs. Morales** seconded.

Mrs. Llanes: It's motion by Mr. Goodman and second by Mrs. Morales. All in favor? Aye. Anybody opposed? Motion passes.

- b. Consideration and possible action on Project Sgt. Hulka (Executive Director);

Mr. Pruneda: We would ask for authorization as discussed in Executive Session.

Mr. Goodman: Motion to proceed per discussion in Executive Session. **Mr. Cortez:** Seconded.

Mrs. Llanes: We have a motion by Mr. Goodman and second by Mr. Cortez. All in favor? Aye. Anybody opposed? Motion passes.

- c. Consideration and possible action on interlocal and performance agreement between the San Benito Economic Development Corporation, Inc., San Benito Municipal Utility District No. 1, Komerco, LLC, and the City of San Benito (Executive Director);

Mr. Pruneda: We would ask for authorization as discussed in Executive Session. Anybody?

Mr. Goodman: Motion to approve authorization as discussed in Executive Session. **Mr. Gomez:** Seconded.

Mrs. Llanes: All in favor? Aye. Anybody opposed? Motion passes.

- d. Consideration and possible action authorizing the Broadway Subdivision sidewalk project (Executive Director);

Mrs. Llanes: Do we have a motion for that?

Mr. Gomez: I would like to abstain from voting on this particular motion.

Mr. Goodman: Motion to approve authorization to fix these repaired sidewalks. **Mrs. Morales:** Seconded

Mrs. Llanes: All in favor? Aye. Anybody opposed? Motion passes.

- e. Consideration and possible action authorizing the Amistad street paving at Industrial Park (Executive Director)

Mr. Goodman: Motion to approve authorization to repair from Williams Road to Ratliff Street. **Mr. Galvan:** Seconded. **Mrs. Llanes:** And also to include Falcon. To include a portion of Falcon.

Mrs. Llanes: Okay, motion by Mr. Goodman. **Mr. Galvan:** Seconded

Mrs. Llanes: And second by Mr. Galvan. Galvan. All in favor? Aye. Anybody opposed? Motion passed.

15. Consideration and possible action, if any, on:

- (i) Case 2024-DCL-02377; Case 13-25-00016-CV;
- (ii) Case 2023-DCL-04368-A;
- (iii) Case 2025-DCL-02905;
- (iv) Case 2025-DCL-02864; and
- (v) Case 2025-DCL-04206

Mrs. Llanes : I don't think we have any consideration on item number 15, do we?

Mr. Pruneda: Yes, on item 15, the second case, Case 2023-DCL-04368-A. I would like authorization as discussed in executive session.

Mr. Goodman: Motion to approve authorization as discussed in executive session on the legal case. **Mr. Cortez:** Seconded

Mrs. Llanes: So motion has been made by Mr. Goodman on Case 2023-DCL-04368-A. Motion by Mr. Goodman. And second by Mr. Cortez.

All in favor? Aye. Anybody opposed? Motion passes.

Mr. Pruneda: Same request on item 15, Case 2025-DCL-02864, as discussed in executive session.

Mr. Goodman : I've been making all these, I'll give somebody a second.

Mr. Cortez : Motion to, motion to accept attorney to move forward on Case number 25-DCL-02864.

Mrs. Llanes : Motion has been made by Mr. Cortez. Do we have a second? **Mr. Galvan:** Seconded

Mrs. Llanes : Motion by Mr. Cortez. And second by Mr. Galvan.

All in favor? Aye. Anybody opposed? Motion passes. Anything else?

Mr. Cortez : Motion to adjourn. Oh, one more. **Mr. Sandoval :** We've got items 10, 11 and 13. **Mrs. Llanes :** Consideration. Yeah, we're going back into the agenda itself and we're gonna do, we're gonna do motion, number 10, Consideration and possible action on Professional Services Agreement with Carpe Nox Industries LLC.

Mrs. Llanes : Do we have a motion? **Mr. Goodman :** Motion to approve extension.

Mr. Pruneda : That would be a new contract, Commissioner. It's a new contract. That's a new contract.

Technically it's a new contract which is gonna take us until December of 2026. And just so there's no confusion as far as the payment, it would be not to exceed the \$7,500 a month, whatever that total is for the new term of this contract, plus the other commissions for the alcohol sales that were in the current contract. **Mrs. Llanes :** Do we have a second motion on the consideration possible action on professional services? **Mr. Goodman :** Let me amend the motion to cover what you talked about. - Motion is to approve a new agreement based on the \$7,500 figure with other services as per month. **Mr. Cortez:** 7,500 per month. **Mr. Cortez :** Per month, plus services as per that commission's help. **Mr. Cortez :** Commission sales. **Mrs. Morales :** I'm sorry, will we come back once that contract is written up again or is this it right now? **Mrs. Llanes :** No, that's not it.

Mr. Pruneda : We're just changing the time. **Mrs. Llanes :** We're changing the date. **Mrs. Morales :** Okay, because I know I had spoke about omitting something on number 11. Before the end of the initial renewal term, EDC and C&I may mutually suspend or cancel this agreement subject to the approval of the budgeted San Benito EDC employment position. **Mr. Pruneda :** Right, there's not gonna be an employment position. **Mrs. Morales :** So that has to be omitted. **Mr. Pruneda :** Yeah, we're deleting that portion of the contract. **Mr. Goodman :** So the motion then amended again omits the portion that was mentioned by. Number 11. Omitting item number 11 in the contract. **Mrs. Llanes :** Okay, we're not basing, we're not waiting for the tentative schedule, 12 months. Yeah, so do we have a second on that motion, Mr. Goodman? **Mr. Galvan :** Do you wanna just wait to get the contract in December? **Mrs. Llanes :** I do, I prefer to have, I motion to come.

Mrs. Morales : Well, we gotta kill the first motion. **Mrs. Llanes :** Yeah, so motion failed. **Mr. Galvan :** there is no second? Well, there's second. There's no second. There was not second, but failed. Yeah.

Mr. Pruneda : So then the motion is tabled. **Mrs. Llanes :** No, the motion is gonna be based on him bringing us a tentative 12 month calendar event or event calendar. **Mr. Cortez :** It should be at the next meeting.

Mrs. Llanes : At the next meeting. He's still on contract, sir, December. Yes, he is.

Mrs. Morales : It's October. **Mr. Cortez :** No, ours was till October. **Mrs. Llanes :** He's still on contract, it got extended till December.

Mr. Galvan : Yes, we extended till December last Friday. **Mrs. Llanes :** Okay, so he's still under contract, yeah. So, so, yes or no, Mr. Pruneda? Yes.

Mrs. Llanes :Exactly. Based on a tentative 12 month event calendar, okay? We will- **Mrs. Morales** :Is that a motion? Yeah, I'm making a motion. I **Mrs. Morales** :second it.

Mr. Galvan :and a revised contract. **Mrs. Morales** : And a revised, yes. **Mrs. Llanes** : And a revised contract.

So, make sure because- So my motion, my motion is me. **Mrs. Morales** :I second. And who's second? **Mr. Cortez** :Morales.

Mr. Palomo :Okay, just, I want to be clear. Because I know we had some questions about the calendar versus fiscal. We're taking, the contract ends in December. **Mr. Pruneda** :they're talking about a different calendar.

Mrs. Llanes :It's different, sir. **Mr. Pruneda** :Okay. **Mr. Pruneda** : Yeah, I've already got that other part worked out.

Mr. Palomo :Okay. Sorry. Thank you, sir.

Mr. Pruneda : So, I'll have a contract with all the changes, you three that signed, sign it whenever you see your calendar. And it'll be- **Mrs. Llanes** : Right. I like for the board to see the calendar too. All board members have to receive that calendar. As soon as they get you the calendar, if you tell us, let us know by text. Let us know to look at our, because I don't have this thing hooked around my neck. So, if you could please tell us, tell us by text that it's uploaded, then we'll look at it and everybody will look. And if we have a question or somebody needs, we need to bring this up again or something, we'll do a meeting or something. Okay? Because it's not impossible. Everything's possible.

Mrs. Llanes :So, it's my motion. **Mrs. Morales** :She's second.

All in favor? All in favor? Aye. Anybody opposed? **Mr. Goodman** :Nay. **Mrs. Llanes** :And Mr. Goodman opposed.

Mr. Goodman :Just for fun. **Mrs. Llanes** :Huh? **Mr. Goodman** : Just for fun. **Mr. Galvan** :You don't want him working until December? **Mr. Goodman** :He's already working.

I want him working next year. I **Mrs. Llanes** : do too. But there's things that we have to see.

Yeah. All right.

Number 11. Consideration of possible action on hotel market study proposal. **Mr. Sandoval** : Staff, we recommend no action. **Mr. Galvan** :Huh? **Mr. Cortez** : No Action **Mrs. Llanes** : No Action **Mr. Galvan** : I want to vote on it.

Mr. Goodman :Who's going to vote for it? Are you? **Mr. Galvan** : I wanted to vote on it. **Mr. Goodman** :All right, we'll take a vote. **M** :You want to vote, Fred? **Mr. Sandoval** : I can't vote, sir.

Mr. Galvan :Does the board want to vote? **Mr. Guerra** : Yes, let's vote. Yes. **Mrs. Llanes** : So, we have a motion.

Mr. Guerra :Second. **Mr. Sandoval** :I didn't want anybody to fight over it.

Mrs. Llanes : Just a minute. So, we have a motion. We have a motion from Mr. Goodman to consider possible action on the hotel market study proposal. It's motioned by Mr. Goodman.

Second. Second by the mayor or Mr. Guerra. Yes.

All in favor? Aye. How many ayes and how many what? Just say aye. I want to see the ayes.

And you may not. They're just saying. Everybody's there.

There it is. There you go. **Mr. Goodman** :I love Pete.

Mrs. Llanes :Motion passed. **Mr. Sandoval** : Fall back, Pete. I'll catch you.

Mrs. Llanes :Motion passed. Anyone? Mr. Sandoval :Come on, trust. Trust.

Mrs. Llanes :Anybody who didn't want it? Me and you, Morales and Yanis. Good night. Yes.

Mr. Sandoval :Like it. Gotta get one. Thank you.

Mr. Galvan :Like it. Thank you.

Mrs. Llanes : Consideration and possible action on tax exempts of ad valorem and other properties.

Mr. Goodman :Motion to table. Nothing to act. There's nothing to act on this year.

No action? No, no action. No action. No action.

Okay. Everything finished? All right. No, we have a schedule for next month.

Oh, yep. We know what you mean. Mr. Pruneda : We don't have that item on here anymore. Mrs. Llanes : So we can't talk. Mrs. Morales :Can I just say before we close, when you're putting things on the agenda, I know it's two board members, or of course the president or director. Can we just clarify that if we cancel a meeting, that we have to resubmit for clarification? That way it's on record, because we weren't informed of that.

I wasn't, at least. But that's why, because even the city, we just transferred over. And that's what we've been doing here in the past as well, too.

So just clarification for everybody, future reference to know that if we put something on agenda, it takes two of us. And if a meeting's canceled, correct me if I'm wrong, we have to resubmit that request. Mr. Pruneda : that's correct.

Correct, because the form has the date. Mr. Morales : Right. Mrs. Llanes :Do we have a motion to adjourn? Motion.

Mr. Cortez :Motion? Mrs. Llanes : Who said motion? Cortez, do we have a second? Second. Mrs. Morales, second. All in favor? Aye.

Aye. Everybody all in favor? Aye. Anybody opposed? Okay, Mr. Goodman.

Motion passes. Meeting adjourned at a time at 9.43. Thank you.

- 16. Meeting Adjournment
Meeting adjourned at a time at 9.43.

Approved this 11th day of December 2025.

Anna Garza Llanes, President	Tom Goodman, Secretary/Treasurer