



Economic Development Corporation

NOTICE OF A REGULAR CALLED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS, On Monday, October 5, 2026, AT 5:30 PM

Please take notice that a Regular Scheduled Meeting of the board of directors of the San Benito Economic Development Corporation, Inc. ("SBEDC" or "San Benito EDC") will be held at 701 North Bowie Street, San Benito, Texas 78586.

A member of the Board of Directors may participate in the meeting by teleconference and/or videoconference pursuant to Texas Government Code §§551.125 and 551.127. "Notice is also hereby given that a possible quorum of the San Benito City Commission may attend the meeting of the San Benito Economic Development at the same location.

To provide public comments, patrons may attend the meeting in person and sign up for public comments before 12:00 PM on the day of the meeting. Patrons may also register to speak via email at - info@sanbenitoedc.us. Public comments may not exceed three (3) minutes. To the extent practicable, all other public comment rules shall apply. The open portions of this meeting will be recorded, and meeting minutes will be made available to the public via the EDC website or upon request.

This meeting will be live-streamed. Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/EDCBOARD> You can also dial in using your phone. United States: +1 (646) 749-3122 Access Code: 614-899-645 Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as listed on this meeting notice. ***Standards of conduct for all participants and attendees are subject to Ordinance 2186-A-10-2024.***

1. Determination of a quorum
2. Call to Order
3. Pledge of Allegiance; Texas Flag Pledge; Invocation

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:

4. Consideration and possible action on minutes of Budget Workshop of August 10, 2026
5. Consideration and possible action on meeting minutes of August 24, 2026

INDIVIDUAL AGENDA ITEMS:

6. Presentation by Carr, Riggs & Ingram
7. Presentation on downtown beautification by San Benito Assistant City Manager Diana Garza
8. Consideration and possible action on San Benito Housing Authority sponsorship
9. Consideration and possible action on Resolutions authorizing lines of credit agreements with participating lenders
10. Consideration and possible action on the SBEDC Executive Director vacancy
11. Consideration and possible action on Conjunto sponsorship (by Patricia Avila)
12. Consideration and possible action authorizing professional service agreement for general liability and officials' insurance coverage
13. Consideration and possible action on Resolution and amendments to SBEDC Bylaws

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. Discussion on professional service agreement for general liability and officials' insurance coverage
- b. Discussion on pending litigation
- c. Discussion on Resolution and amendments to SBEDC Bylaws
- d. Discussion on personnel policies

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;

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;

- a. Discussion on SBEDC Executive Director vacancy

Pursuant to §§551.087(1-2), the Board of Directors may convene in a closed, non-public meeting to discuss any matters regarding economic development issues:

- a. Discussion on Project Sgt. Hulka
- b. Discussion on Ratliff
- c. Discussion on Amistad St.
- d. Discussion on La Palma St.
- e. Discussion on engineering costs and other possible financial obligations including audit
- f. Discussion on SBEDC website
- g. Discussion on 2026-2027 SBEDC Economic Plan
- h. Discussion on attorney letter concerning Pedro Galvan

14. Meeting Adjournment

During this meeting, the Board of Directors may retire into Executive Session under Texas Government Code Section 551.071 (2) to consult with legal counsel on matters relating to any item on this agenda where the duty of the attorney to the Board of Directors under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. No Formal Action will be taken in Executive Session. The Board of Directors reserves the right to consider, deliberate, and/or act upon in a different order than numbered. The San Benito EDC does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the ADA Coordinator at (956) 626-1350 to make proper arrangements.

DATED: September 29, 2026

Mario Palomo, Asst. Executive Director

STATE OF TEXAS
COUNTY OF CAMERON
CITY OF SAN BENITO

I certify that a copy of this Meeting Agenda for the San Benito Economic Development Corporation, Inc. has been posted at the San Benito EDC Building front door area located at 701 N. Bowie, San Benito, Texas. The location is convenient and readily accessible to the general public, and this notice was posted at this location continuously for a period of seventy-two (72) hours prior to the date and time said meeting will convene as required by Texas law. I further certify that this agenda has been posted for a period of seventy-two (72) hours prior to the date and time said meeting will convene on the San Benito EDC website and may be downloaded by accessing: www.sanbenitoedc.us



Mario Palomo, Asst. Executive Director