



MINUTES OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION BOARD BUDGET WORKSHOP

On August 10th, 2026 the San Benito EDC Board convened for a Budget Workshop at the San Benito EDC Building, 701 N. Bowie Street, San. Benito, Texas

Board Meeting Presided by Mr. Esteban Rodriguez, EDC Vice President

Board Members Present

Mr. Esteban Rodriguez, Vice President
Mrs. Erica G. Guerra, Secretary/Treasurer
Mr. Rogelio Nunez, Board Member
Mr. Renato Rodriguez, Board Member
Mr. Ricardo Guerra, Board Member

Board Member Absent

Anna Garza Llanes, Board President
Hector Gomez, Board Member
Pedro A. Galvan, Ex Officio

EDC Staff Present

Mr. Mario A. Palomo, Assistant Executive Director
Ms. Desitny Zamora, Administrative Assistant
Mr. Anthony Yanez, IT

Others Present

Carlos Yerena, CoSB City Manager
Stephanie Sarrionandia, CoSB Finance Director
Zulema Hernandez, CoSB Assistant Finance Director

1. Determination of a quorum

Mr. Esteban Rodriguez made welcoming remarks and determined there was a quorum.

2. Call to Order

Mr. Esteban Rodriguez called the meeting to order at 12:01 PM.

INDIVIDUAL AGENDA ITEMS:

3. Discussion of SBEDC Budget for General Fund and other accounts effective for FY October 1, 2026 – September 30, 2027

Mr. Esteban Rodriguez: Does anyone have questions referencing the proposed budget

Board members discussed proposed budgeted items, some in detail.

A discussion on the amount budgeted for the economic development projects of \$2.345 million. What projects are they? Are we committed to them? Funds were allocated for future projects. The funds are available if needed but will not be spent if not needed. One project that the EDC has financially committed too is Sgt. Hulka. Board members were informed that more details could be provide in closed session. This project that will immediatly benefit adjacent and connecting property owners, will also provide opportunities for growth for new development in that same area. The EDC has committed to this project of about 150 acres development.

The EDC has 2 employees. The administrative assistant was hired 2 weeks ago. The executive director position has been advertised and the deadline to submit applications is September 15, 2026. The position has been posted to several on-line sites and a local newspaper and as of today, we have not received applications for the position. The board has until the new budget cycle begins to review any applications and conduct interviews the board wishes to conduct.

The budget has funds for a strategic plan. When the board chooses to create a plan, budgeted funds will be used to pay for the plan.

The line items listed in the promotional, marketing, and advertising budget have not been started. It is anticipated that when that process takes place, budgeted funds will be used to pay for these line items. This is connected to the discussions that board has previously had referencing ribbon cuttings and showcasing businesses

What is USDA and the budgeted lined items? United States Department of Agriculture. The budgeted items is what the finance department charges to process payments and bookkeeping for this program.

Budgeting has been allocated for workforce training programs, the current fiscal year includes workforce training programs but zero funds have been used. An example, Texas Workforce Solutions is funds the skills development fund, this funds helps businesses train new or existing workers through customized programs with community colleges. TWS also provides scholarships for education and career training to help individuals advance their careers.,etc.

Funding is budgeted for events. Conjunto festival, San Benito Boy's & Girl's Club, etc. The event organizers come before the board and request funding for their events. Those listed as line items are annual events.

Budgeting for the building expense is to maintain funding to operate, maintain our EDC owned buildings, parking lots, etc. Before the a future project moves forward that will use budgeted funds, the board will decide to approve or not approve.

Debt Service is funded to pay a percentage the city. What is listed is the total debt payments for the fiscal year. The finace director maintains these payments and will provide the payment schedule for our records. For future debt obligation, the city has to present this to the board for board to approve or deny. Current bonds for street repairs, water line repairs.

The EDC has budgeted the small business investment programs to provide incentives to small businesses withing the city limits of the city. The incentive programs are the Sales Tax Subsidy Grant program, the Commercial Facade program (Façade, Paint (cosmetic), and Sign Grants)

Community events is budgeted to assist several events. Hog Waddle Concert, Resaca Fest, National Night Out, Callandret Museum or Market Days. The EDC will be requesting data sets for each event to share with the board.

The mural program guidelines will be revised so the program can be reactivated.

The budget is to purchase an ATV, in may be more feasible to rent an ATV.

The board discussed the downtown district limits and its historical prospective. Board recommends to change the program limits. The city historian could assist and provide data.

The Fairgrounds project funds to assist with events

Closed Session: In Accordance with Chapter 551 of the Texas GovernmentCode, the Board of Directors hereby gives notice that it may meet in a closed, non-public sessionto discuss matters in accordance with the following:

Mr. Esteban Rodriguez: The time is 12:43 pm and we are going into closed session.

Entered Closed Session: 12:43 pm

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:

Pursuant to §§551.072, the Board of Directors may convene in a closed, non-public meeting to discuss any matter 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 §§551.074, the Board of Directors may convene in a closed, non-public meeting to discuss any matter 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;

RECONVENE:

Returned from Closed Session: 1:46 pm

8. Meeting Adjournment

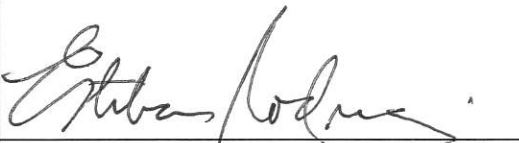
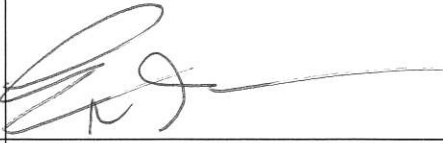
Mr. Rogelio T. Nunez: motion to adjourn. Mr. Ricardo Guerra: Second

Mr.Esteban Rodriguez: All in favor: 5 All opposed: 0 Motion passes unanimously: 5 - 0

Mr: Esteban Rodriguez It is now 1:44pm. The meeting is adjourned

The meeting was adjourned at 1:47pm

Approved this 5th day of October 2026.

	
Esteban Rodriguez, Vice President	Erica Guerra, Secretary/Treasurer