



## MINUTES OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING

On August 24th, 2026 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. Esteban Rodriguez, Vice President  
Mrs. Erica G. Guerra, Secretary/Treasurer  
Mr. Hector Gomez, Board Member  
Mr. Rogelio Nunez, Board Member  
Mr. Renato Rodriguez, Board Member  
Mr. Ricardo Guerra, Board Member

#### **Board Member Absent**

Mayor 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**

Mr. Victor Borrego, Velora Strategic Advisors  
Matthew Montemayor, Carr, Riggs, & Ingram L.L.C.  
Jonathon Hall, Carr, Riggs, & Ingram L.L.C.

### **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 12:01 PM.

### **3. Pledge of Allegiance and Texas Flag Pledge; Invocation**

Mr. Mario Palomo lead the Pledge of Allegiance and Texas Flag Pledge. Mrs. Anna Garza Llanes led the 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 requests it, in which case the item will be removed from the Consent Agenda and considered independently.

4. Consideration and possible action on meeting minutes of August 10, 2026

Mr. Esteban Rodriguez: motion to approve. Mr. Ricardo Guerra: Seconded  
Mr. Mario Palomo: All in favor: 7 All opposed: 0 Motion passes unanimously: 7 - 0

**INDIVIDUAL AGENDA ITEMS:**

5. Consideration and possible action on agreement for professional accounting, tax, payroll, and advisory services

Mr. Matthew Montemayor from CPA firm Carr, Riggs, & Ingram and Mr. Victor Borrego from Velora Strategic Advisors will be presenting and answering their firm's proposals. ADP and Paywerx submitted payroll services proposals but were not in attendance and did not present their proposals.

Mr. Matther Montemayor : Carr, Riggs, & Ingram is a professional public accounting firm that provides tax, payroll (Paywerx), and advisory services. The CPA firm is a top 25 CPA firm in the United States. The firm has local offices in McAllen, Harlingen and Brownsville with over 300 partners statewide and consider themselves an RGV practicing unit. The firm provides client services to EDC's, government units, non profits, etc.

Prior to this meeting, our firm held several discussions with the staff to discuss the accounting servicing needs of the EDC. These discussions were necessary so that the firm could understand the processes, controls, policies, and standard operating procedures of the EDC. If the firm is awarded the contract, the firm will meet with CoSB officials and finance staff to discuss the transition and collection of financial documents. The monthly transactions and financials will be made available to the board withing weeks of the closing of the prior month. The board will not have to wait after the quarter ends to receive that information. The firm charges for time incurred for providing the services and charges could range from month to month. That is why a cost price was not included in the proposal because the services may vary. The firm understands that the EDC will print checks, our job is to make sure that we reconcile to the fiscal budget and established SBEDC check writing procedures.

Mr. Victor Borrego from Veloara Strategic Advisors: The company specializes in accounting and tax services, federal and state grant programs, and construction. The company has 4 advisors and partners with a CPA, together they have over 20 years experience in this industry. The Company provides economic development guidance and procurement expertise to public and private entities. The company staff is experienced in the processes, controls, policies, and standard operating procedures of the EDC. The company will provide a two day turnaround for check request. The company provided a fee schedule for the proposed servicing needs, if the EDC request a services not included in this proposal, those services will be negotiated and will be in addition to the current fee schedule.

Mr. Ricardo Guerra: motion to take Item #5 into executive session. Mr. Renato Rodriguez: Second.  
Mr. Mario Palomo: All in favor: 7 All opposed: 0 Motion passes unanimously: 7 - 0

**Back from executive session:**

Mrs Anna Garza Llanes: Motion to award Carr, Riggs, & Ingram CPA's on the agreement for professional accounting, tax, payroll and advisory services. Mr. Esteban Rodriguez: Seconded. Mr. Mario Palomo: All in favor: 7 Anyone opposed: 0 Motion passed unanimously: 7 - 0

6. Consideration and possible action on interlocal agreements between the SBEDC and City of San Benito.

Mr. Ricardo Guerra: motion to take item #6 into executive session. Mr. Esteban Rodriguez: Second.  
Mr. Mario Palomo: All in Favor: 7 Any opposed: 0. Motion passes: 7-0

**Back from executive session:**

Mrs Anna Garza Llanes: Motion the interlocal agreement between the SBEDC and COSB have a deadline on the interlocal agreement of September 30, 2026 with the exception of the check writing. The checkbook should be immediately returned sometime today. Mr. Esteban Rodriguez: Seconded. Mr. Mario Palomo: All in Favor: 7 Any opposed: 0. Motion passes: 7-0

7. Consideration and possible action on purchase of Christmas tree and other related accessories

Mr. Hector Gomez: Motion to not purchase a Christmas tree and other related accessories. Mr. Esteban Rodriguez: Seconds. All in favor: 7 All opposed: 0 Motion passes unanimously: 7-0

**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:

Mrs. Anna Garza Llanes: The time is 1:19pm and we are going into closed session.

**Entered Closed Session: 1:19 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:

- a. Discussion on terms and conditions of agreement for professional accounting, tax, payroll, and advisory services
- b. Discussion on terms and conditions on interlocal agreements between SBEDC and City of San Benito

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 to §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: 1:52 pm**

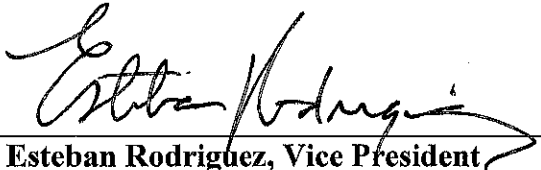
Mrs. Anna Garza Llanes: The time is 1:52 and we're reconvening back from executive session. We're going to go ahead and go back to our individual items agenda. ( See specific items above that were acted upon)

8. **Meeting Adjournment**

Mrs. Anna Garza Llanes: It is now 1:54pm. The meeting is adjourned

The meeting was adjourned at 1:54pm

Approved this 5<sup>th</sup> day of October 2026.

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| <b>Esteban Rodriguez, Vice President</b>                                          | <b>Erica Guerra, Secretary/Treasurer</b>                                           |