MINUTES OF THE SAN BENITO ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING

On October 5, 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 - videoconference
Mr. Esteban Rodriguez, Vice President
Mrs. Erica G. Guerra, Secretary/Treasurer
Mr. Rogelio Nunez, Board Member
Mr. Ricardo Guerra, Board Member
Mayor Pedro A. Galvan, Ex Officio

Board Member Absent
Mr. Hector Gomez
Mr. Renato Rodriguez

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

Others Present
Ms. Patricia Avila
Mr. Joe Avila
Mr. Jose Lara
Ms. Velma Galvan
Ms. Debbie Galvan
Mr. Matthew Montemayor
Mr. Pedro A. Galvan
Ms. Angela Rodriguez
Ms. Micky G.
Mrs. Stephannie Sarrionandia, CoSB Finance Director
Mr. Edward Enriquez, CoSB Administrative Services Director
Mr. Enrique Hernandez, CoSB Administrative Services Assistant Director
Mr. Carlos Yerena, CoSB City Manager
Mr. Pedro Avila
Ms. Janie Alegria
Mr. Ricardo Madrigal
Mr. Joe Rodriguez
Ms.Yvonne Gentrey
Mr. Fidel Guerra

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 5:31 PM.

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

Mr. Mario Palomo lead the Pledge of Allegiance and Texas Flag Pledge. Mr. Esteban Rodriguez 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 minutes of Budget Workshop of August 10, 2026

5. Consideration and possible action on meeting minutes of August 24, 2026

Mr. Ricardo Guerra: motion to approve. Mrs. Erica Guerra: Seconded
Mr. Esteban Rodriguez: All in favor: 5 All opposed: 0 Motion passes unaminously: 5 - 0

INDIVIDUAL AGENDA ITEMS:

6. Presentation by Carr, Riggs, & Ingram

Mr. Matthew Montemayor: The engagement letter has been signed. We are working with the AED to update the financial records based on some September activity that has occurred this past month. We have been working with the city finance department to get some financial records so we can transition the updating of your general ledger activity. We just received the records today and anticipate by the end of this week to have this activity updated that would include the entire fiscal year and hash out any details for the remainder of fiscal year financial activity. We hope to present financial statements and reports of your general fund and the loan fund. We will provide a quarterly financial statement to present to the City Commission. Does anyone have any questions?

Mrs. Anna Garza Llanes: Has everything been taken care off, we do not need additional information?

Mr. Montemayor: Once we enter the information that we have just received, we hope to have a better picture by the end of the week

Mrs. Erica Guerra: You were able to get, I believe you said “bank feed, software, EIN’s and W-9’s?

Mr. Montemayor: W-9’s not to sure we have been provided those yet, the bank statements, the August statements, not sure if the September statements are yet ready. The software we use similar to QUICKBOOKS is called XERO and we use to manage and maintain the general ledger. This program has a bank feed option where the software is connected to the bank and the entries just roll over and we post to the proper expenditure accounts. We are working with your AED to get the support for September activity, so we can post those transactions to get a correct appropriate detail.

Mrs. Erica Guerra: So EIN and W-9’s you do not need

Mr. Montemayor: EIN and W-9’s I will follow up with the finance department

Mr. Esteban Rodriguez: Other than that everything is in place?

Mr. Montemayor: We did receive a zip file today and were working through that to make sure we received everything. If we have pending items, we will follow up with finance and request those items.

7. Presentation on downtown beautification by the San Benito Assistant City Manager Diana Garza

City Manager Mr. Carlos Yerena: I want to thank the board for cooperating with the city's efforts to beutify the downtown area and we hope those efforts continue. We are using city ordances to remove junk vehicles and clean up efforts in the area. We want to invite the EDC and the public to attend the October 10th Market Days from 6 to 10pm. We have over 110 venders registered for the event. We will have a pumkin patch and will show movies for the kiddos at the old skate park. We hope than many people attend the event

A discussion between board members wanting an update on the collection of data from the market day August event, the identified downtown areas set for improvement, Sam Houston median signage update, street lighting on San Houstom Boulevard and a timeline for these projects. Board members expressed the presentation does not provide a complete report. The Board would like to have a rendering and a site plan identifying which parts of the downtown area are the priorities. We ask that you include community imput for this area. This community deserves better. Board members asked if we have a partnership with the city and if we do, are we funding it. The intent of the city is be a partner with the city.

Mr. Yerena: One initiative is to landscape and improve streets throughout the downtown area and we getting quotes for the Sam Houston Boulevard median sinage. We are working with the lighting with AEP, Texas DOT. We will provide a map for plans for that area. We want to make sure what we presented to you aligns with our plans. We are happy to move forward. The faster that we move on this, the better it is for our community. We want to thank the board for being patient with the city and we understand those concerns and we will address those concerns and continue to work with you.

8. Consideration and possible action on San Benito Housing Authority sponsorship

Mr. Nunez: Asked if SBHA was in attendance to present and answer board members questions

Mrs Anna Garza Llanes: stated that she informed SBHA that they did not have to be present at this meeting.

After a brief discussion among board members

Mr. Esteban Rodriguez: Do we have a motion to approve the sponsorship and an amount

Mr. Rogelio T. Nunez: Motioned to give $250.00's

Mr. Esteban Rodriguez: Asked for a second? No second, motion fails

Mr. Esteban Rodriguez: Do we have a motion to give $1,000.00's for a sponsorship?
Mr. Ricardo Guerra: motioned Mrs. Anna Garza Llanes: Seconded All in favor: 4 (E. Rodriguez, E. Guerra, R. Guerra, Llanes) All opposed: 1 (Nunez) Motion passes: 4-1

9. Consideration and possible action on Resolutions Authorizing lines of credit agreements with participating lenders

Mr. Michael Pruneda: Item will be discussed in executive session

Back from executive session:

Mr. Esteban Rodriguez: Do we have a motion? Mrs. Erica Guerra: Motioned Mr.Ricardo Guerra: Seconded
Mr. Esteban Rodriguez: All in favor? 5 All against? 0, motion passes unanimously: 5 -0

10. Consideration and possible action on the SBEDC Executive Director vacancy

Mr. Michael Pruneda: Item will be discussed in executive session

Back from executive session:

Mr. Esteban Rodriguez: Do we have a motion? Mrs. Erica Guerra: Motioned to extend search to 30 days Mr.Ricardo Guerra: Seconded All in favor? 5 All against? 0, motion passes unanimously, 5 -0

11. Consideration and possible action on Conjunto sponsorship (Patricia Avila)

Ms. Paticia Avila submitted a packet and a budget. The entity is asking the SBEDC to sponsor the 2 day event in the amount of $7,748.00's. The funds will be used to cover essential production costs for the festival. For being a sponsor, the EDC will be identified as a premium sponsor in the program book.

Mr. Esteban Rodriguez: Do we have a motion to approve? Mr. Rogelio T. Nunez: motioned to approve a $5,000.00 sponsorship Mrs. Erica Guerra: Seconded. All in favor: 5. All against: 0 motion passes unanimously, 5 -0

12. Consideration and possible action authorizing professional service agreement for general liability and officials insurance coverage

Mr. Michael Pruneda: Item will be discussed in executive session

Back from executive session:

Mr. Esteban Rodriguez: Do we have a motion? Mrs. Erica Guerra: motion to continue with the city Mr. Rogelio T. Nunez: Seconded All in favor: 5 All against: 0, motion passes unanimously, 5 -0

13. Consideration and possible action on Resoulution and amendments to SBEDC Bylaws

Mr. Michael Pruneda: Item will be discussed in executive session

Back from executive session:

Mr. Esteban Rodriguez: Do we have a motion? Mrs. Erica Guerra: Motion to table to October 15. Mr. Rogelio T. Nunez: Seconded. All in favor: 5 All against: 0, motion passes unanimously

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 5:57 pm and we are going into closed session.

Entered Closed Session: 5:57 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 Disciplanary 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 official's 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 convence 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 convence 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:

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 Economic Plan

h. Discussion on attorney letter concerning Pedro Galvan

RECONVENE:

Returned from Closed Session: 9:04pm

Mr. Esteban Rodriguez: The time is 9:04pm and we're reconvening back from executive session. We're going to go ahead and go back to our individual items agenda. (See specifc items above that were acted upon)

8. Meeting Adjournment

Mr: Esteban Rodriguez It is now 9:07pm. The meeting is adjourned

The meeting was adjourned at 9:07pm

Approved this 9th day of November 2026.

Anna Garza Llanes, President	**Erica Guerra, Secretary/Treasurer**