San Benito Economic Development Corporation

NOTICE OF A REGULAR CALLED MEETING OF THE SAN BENITO EDC BOARD OF DIRECTORS, On Monday, November 9, 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

4. Public Comments (if any)

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:

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

6. Review and discussion of SBEDC's Progress & Activity Report submitted to City of San Benito

7. Review and discussion of presentation/reports by Carr, Riggs, Ingram

INDIVIDUAL AGENDA ITEMS:

8. Consideration and possible action on professional services agreements for insurance coverage including general liability, property, officers, and health

9. Consideration and possible action on Resolution approving an amendment of Warranty Deed for property located at 2550 Expressway, San Benito, Texas (Prop ID: 190278; Legal Description - ABST16 - S B L & W CO BLK 149 PTSW, 3.0600 ACRES)

10. Consideration and possible action on Resolution and amendments to SBEDC Bylaws (Tabled Item)

11. Consideration and possible action on the position of Executive Director of the SBEDC and related matters

12. Consideration and possible action on Resolution authorizing litigation:

    a. Komerco, LLC; and
    b. San Benito Municipal Utility District No. 1

13. Consideration and possible action on Election of officers

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 with legal counsel on the position of Executive Director of the SBEDC and related matters;

b. Discussion with legal counsel on amendment of Warranty Deed for property located at 2550 Expressway, San Benito, Texas (Prop ID: 190278; Legal Description - ABST16 - S B L & W CO BLK 149 PTSW, 3.0600 ACRES) ;

c. Discussion with legal counsel on:
    (i). Komerco, LLC; and
    (ii). San Benito Municipal Utility District No. 1;

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 with legal counsel on the position of Executive Director of the SBEDC and related matters

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;

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: November 3, 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. Both locations are convenient and readily accessible to the general public, and this notice was posted at each 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

SAN BENITO ECONOMIC DEVELOPMENT CORPORATION ★ TEXAS

***Mario Palomo**, Asst. Executive Director*