



**Agenda of a Regular Meeting of the
Board of Directors of the
Rio Grande City 4B Economic Development Corporation
Tuesday, October 21, 2025 at 5:30 PM
City Hall Chambers located at
5332 E. US Hwy 83, Rio Grande City, Texas 78582**

At any time during the course of this meeting, the Board of Directors may retire to Executive Session under Texas Government Code 551.071 to confer with its legal counsel on any subject matter on this agenda in which 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 51 of the Texas Government Code. Further, at any time during the course of this meeting, the Board of Directors may retire to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more exceptions to the Texas Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

1. Call to order, Invocation, and Pledge of Allegiance
2. Roll Call and finding a quorum
3. Conflict of Interest Disclosure
4. Public Forum
5. Presentations
 - A. Soberon Group
6. Approval of minutes from the Previous Meeting held on September 17, 2025 at 5:30 pm.
7. Contract
 - A. Discuss and take possible action to approve real estate exchange agreement Sandhu PA Investments B, LLC.
8. Resolution
 - A. Discussion and Possible Action to pass Resolution No. 2025-35 of the Rio Grande City Type 4B Economic Development Corporation declaring the Corporation's intent to undertake an economic development project supporting La Ganadera Meat Market; authorizing publication of a public notice of intent and initiation of the 60-day petition period; directing preparation of related project documents; and authorizing the Executive Director to take all necessary actions to implement this item.
9. Election of Officers
 - A. President
 - B. Vice President
 - C. Secretary
 - D. Treasurer
10. Financial Report
11. Discussion and Possible Action to amend the corporate resolution to name authorized bank account signatories.
12. Discussion and Possible Action to approve travel for Yandery de la Cruz, Main Street Manager for annual Main Street training.
13. Discussion and Possible Action to approve or Reject the Request for Qualifications (RFQ) for International Drive Project AFA ID Z00009113.

14. Discussion and Possible Action to approve the beautification expenses for community pool/waterpark project #2025-01.
15. Main Street Coordinator Report
16. Executive Director's Report
17. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE 551.071 (CONSULTATION WITH ATTORNEY), SECTION 551.087 (DELIVERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION), SECTION 551.072 (REAL ESTATE), AND SECTION 551.074 (PERSONNEL MATTERS)
 - a) Consultation with Attorney regarding legal matters and deliberation of Economic Development negotiations and information received from Business Prospect 2023-5. (Section 551.087 Tex Gov't Code)
 - b) Consultation with Attorney regarding legal matters and deliberation of Economic Development negotiations and information received from Business Prospect 2025-6. (Section 551.087 Tex Gov't Code)
 - c) Consultation with Attorney regarding the possible lease, sale or purchase of real property. (Section 551.072)
 - d) Consultation with Attorney regarding personnel matters. (Section 551.074)
18. RECONVENE INTO REGULAR SESSION AND CONSIDERATION OF ACTION MATTERS DISCUSSED DURING EXECUTIVE SESSION, INCLUDING THE FOLLOWING:
 - a) Discussion and possible action regarding legal matters and deliberation of Economic Development negotiations and information received from Business Prospect 2023-5. (Section 551.087 Tex Gov't Code)
 - b) Discussion and possible action regarding legal matters and deliberation of Economic Development negotiations and information received from Business Prospect 2025-6. (Section 551.087 Tex Gov't Code)
 - c) Discussion and possible action regarding the possible lease, sale or purchase of real property. (Section 551.072)
 - d) Discussion and possible action regarding personnel matters. (Section 551.074)
19. Adjournment

CERTIFICATION

This is to certify that I, Lynette Montemayor, posted this Notice in the bulletin board cabinet located on the wall adjacent to the front door entrance of City Hall, visible and accessible to the general public during and after regular working hours. This Notice was posted on the 15th day of October, 2025 on or before 5:00 pm and will remain so posted for at least 3 business days preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.


Lynette Montemayor
Interim City Secretary