



**NOTICE THAT A REGULAR CALLED MEETING OF THE
SAN JUAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard
San Juan, Texas 78589
Wednesday, June 7, 2023
6:00 PM

At any time during the course of this meeting, the San Juan EDC Board of Directors may convene into Executive Session under Texas Government Code Section §551.071 (2) to consult 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 551 of the Texas Government Code. Further, at any time during the course of this meeting, the San Juan EDC Board of Directors may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code. On matters requiring a public hearing, all persons desiring to speak during a public hearing shall sign in with the presiding clerk prior to the scheduled public hearing.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. DIRECTOR'S REPORT

1. - Ribbon Cutting, Area 956 Nails Art Lab, Wednesday, April 26, 2023, at 3:00 p.m.
 - Groundbreaking-Home 2 Suites, Wednesday, April 26, 2023, at 3:00 p.m.
 - Whataburger, Dutch Bros
 - ICSC May 21 - May 23
 - San Juan EDC Auditing Services.
2. EDC Incentive Agreement by and Between the City of San Juan, Economic Development Corporation, and SCC SJP LLC for One Hundred Thousand Dollars (\$100,000.00).

VI. PRESENTATION

1. Veronica Quintana, P.T.I./L.I.F.E. Principal, Presentation Overview for the Pathway Towards Independence & Life House.
2. Presentation on San Juan Cultural Arts District.

VII. DISCUSSION AND POSSIBLE ACTION ON ALL OF THE FOLLOWING MATTERS:

1. Discussion and Possible Action, if any, on "Downtown Revitalization Plan.
2. Discussion, Consideration, and Possible Action, if any, on Sponsoring/Promotional Texas Valley Coastal Bend Health Care System- The Annual 4th of July BBQ & Benefits Fair with Car Show-N-Shine on June 29, 2023, at McAllen VA Outpatient

Clinic.

3. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for Lucky 7 in the amount of \$2,000.00
4. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$2,000.00 for Rodriguez Screen Printing.
5. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$2,000.00 for Los Encinos Adult Day Care.
6. Discussion and Possible Action on Sponsoring the 4th of July Celebration in the Amount of \$10,000.00 for the Fireworks Display to be held on July 3, 2023.
7. Discussion, Consideration, and Possible Action, if any, on Sponsoring 7 on 7 Flag Football Team from PSJA Bears.
8. Discussion and Action on Ratifying a Sponsorship for the PSJA Senior Class 2023 in the Amount of \$500.00.
9. Discussion and Action on Ratifying a Sponsorship for Marine Corps League RGV #1456 for the 5K For Heroes Kids Fun Run on Saturday, May 27, 2023, at 7:00 a.m.-11:00 a.m. in the Amount of \$1,000.00.

VIII. CONSENT AGENDA

IX. EXECUTIVE SESSION

1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vernon Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney) and Texas Government Code §551.087 (Deliberation Regarding Economic Development Negotiations).
 - A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Project Pizza X
 - B. Project Chick
 - C. Project Golden
 - D. Project Fish
 - E. Project Coffee
 - F. Project DG
 - G. Project Don
 - H. Project Roof
 - I. Project Cop

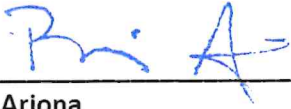
X. RECONVENE

1. The San Juan Economic Development Corporation will Reconvene into Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 - A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Project Pizza X
 - B. Project Chick
 - C. Project Golden
 - D. Project Fish
 - E. Project Coffee
 - F. Project Coffee
 - G. Project Don
 - H. Project Roof
 - I. Project Cop

XI. ADJOURNMENT

I, the undersigned authority, do certify that the above agenda of said regular meeting/workshop of the San Juan Economic Development Corporation is a true and current copy, and that said notices were posted at San Juan City Hall, 709 S. Nebraska Ave., San Juan, TX, San Juan EDC office, 905 W. Page 2

1st Street, San Juan, Texas and San Juan EDC website, www.sanjuanedc.com at a place convenient and readily accessible to the general public, at all times, and said notice was posted on June 2, 2023 and will remain posted continuously for at least 72 hours preceding the scheduled time of the said meeting in compliance with Chapter 551 Texas Government Code (Open Meeting Act).



Ben Arjona
City Manager/Executive Director
San Juan Economic Development Corporation

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

EDC Incentive Agreement by and Between the City of San Juan, Economic Development Corporation, and SCC SJP LLC for One Hundred Thousand Dollars (\$100,000.00).

STAFF COMMENTS AND RECOMMENDATIONS:

This Economic Development and Incentive Agreement between the City of San Juan EDC and SCC SJP LLC was presented and approved on July 19, 2022, during a regular EDC scheduled meeting. The EDC board unanimously voted to grant SCC SJP LLC with an amount of \$100,000.00 to be utilized for construction of the improvements on the property to be paid once construction was completed and a certificate of occupancy has been issued.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

**ECONOMIC DEVELOPMENT AND INCENTIVE AGREEMENT BY AND BETWEEN
THE CITY OF SAN JUAN, SAN JUAN ECONOMIC DEVELOPMENT
CORPORATION AND SCC SJP LLC**

This Economic Development and Incentive Agreement (hereinafter referred to as the "Incentive Agreement") is made and entered into by and between SCC SJP LLC, a Texas limited liability company (hereinafter referred to as the "Company"), SAN JUAN ECONOMIC DEVELOPMENT CORPORATION of San Juan, Texas (hereinafter referred to as the "SJEDC"), and THE CITY OF SAN JUAN, TEXAS (hereinafter referred to as the "CITY"), for the purpose and considerations stated below.

WITNESSETH:

WHEREAS, the Company owns that certain real property in the City of San Juan, Hidalgo County, Texas more particularly described in **Exhibit "A"** attached hereto and incorporated herein for all purposes (hereinafter referred as the "Property");

WHEREAS, the Company intends to develop and improve the Property as a commercial development with the Improvements (as defined below);

WHEREAS, the SJEDC was created to oversee economic development projects authorized by Texas law under the Texas Local Government Code Sections 501-505 to promote state and local economic development and to stimulate business and commercial activity in the CITY, as approved by the board of directors of the SJEDC;

WHEREAS, Article III, Section 52(a) of the Texas Constitution provides that the Texas Legislature may provide for the creation of programs and the making of loans and grants of public money, other than money otherwise dedicated by the Constitution to use for a different purpose, for the public purposes of development and diversification of the economy of the state;

WHEREAS, Texas Local Government Code §380.001 is the enabling legislation for Article III, Section 52(a) of the Texas Constitution and authorizes the governing body of a municipality to establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality;

WHEREAS, the CITY and the SJEDC have adopted programs for promoting economic development as contemplated by Texas Local Government Code §380.001;

WHEREAS, the CITY and the SJEDC are authorized by the Texas Local Government

Code §380.001 to provide economic development grants to promote local economic development and to stimulate business activity in the CITY;

WHEREAS, the CITY and the SJEDC have determined that finalizing an economic development agreement by and between the Company, the SJEDC, and the CITY in accordance with this Incentive Agreement will further the objectives of the CITY and the SJEDC, will create employment opportunities in the CITY, will benefit the CITY and the SJEDC by creating additional sales tax and ad valorem taxes, will benefit the CITY'S inhabitants and will otherwise promote local economic development and stimulate business and commercial activity in the CITY;

WHEREAS, the Company will make substantial improvements on the Property for its development of commercial restaurants and certain infrastructure improvements pursuant to Section 501.103 of the Texas Local Government Code as well as any other applicable provision of the Texas Local Government Code Sections 501, 502, and 505 (the "Improvements");

WHEREAS, the SJEDC has determined it will fund and assist the Company by extending a grant of money in the amount of ONE HUNDRED THOUSAND AND NO/100THS DOLLARS (\$100,000.00) to be utilized for construction of the Improvements on the Property, payable as further detailed herein;

WHEREAS, the CITY has determined it will fund and assist the Company by extending: a grant of money in the amount of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00), plus a reimbursement of the CITY's portion of ad valorem property taxes collected by the CITY from the Company for the year 2022 for the Property, to be utilized for construction of the Improvements on the Property, payable as further detailed herein.

WHEREAS, the CITY and the SJEDC have further determined the aforementioned project is suitable for the development, retention or expansion of infrastructure improvements that promote or develop new or expanded business and commercial enterprises;

WHEREAS, the Company whose presence in the CITY will provide for increased economic activity, job opportunities for the citizens of the CITY, and other business and commercial activity in such area;

WHEREAS, as consideration, the Company agreed to:

- A. Construct to completion the Improvements having a total estimated project cost of SIX MILLION SIX HUNDRED ONE THOUSAND FIVE HUNDRED AND NO/100THS (\$6,601,500.00) on the Property described in **Exhibit "A"**, which is anticipated to occur on or before November 30, 2022, subject to the force majeure provision under this Incentive Agreement, in accordance with the project design plans and estimated project construction costs attached as **Exhibit "B"** and which are incorporated herein for all purposes. Such improvements shall include at least three (3) restaurant pad sites with a total estimated cost of ONE MILLION FOUR HUNDRED THIRTEEN THOUSAND AND NO/100THS (\$1,413,000.00) and

infrastructure improvements with a total estimated cost of EIGHT HUNDRED EIGHTY-ONE THOUSAND AND NO/100THS (\$881,000.00) which are more specifically described in **Exhibit “B;”**

- B. Lease the restaurant pad sites to Chili’s, Starbucks and Olive Garden or restaurant of similar caliber (who together are anticipated to generate estimated annual sales of at least \$10,000,000.00) for a term of no less than five (5) years, anticipated to begin no later than December 31, 2022; and
- C. Use its best efforts to create at least 10 full-time employee jobs for the construction of the Improvement on the Property, wherein employment of such position shall be filled at the start of the construction and until the construction is complete by construction laborers who are residents of the CITY.

WHEREAS, the Company agrees to use its best efforts to make purchases within the CITY as to increase and promote the CITY’s sales tax;

WHEREAS, the parties reasonably believe that the Property and Improvements will promote opportunities by bringing new jobs and revenue to the CITY; and

WHEREAS, all parties herein agree to comply with any and all conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

SECTION 1 Authorization

- 1.1 This Agreement has been authorized by the SJEDC, by and through its Board of Directors, in accordance with the Texas Local Government Code Chapters 501-505 and by the City of San Juan Board of Commissioners, in accordance with the Texas Local Government Code §380.001 and Chapters 501-505, including Section 501.103 of the Texas Local Government Code, and the CITY and SJEDC warrant and represent that all prerequisites and requirements of applicable law relating to this Agreement have been satisfied. The recitals set forth above are hereby found to be true and correct for all purposes and incorporated into this Incentive Agreement in their entirety as a material part hereof.

SECTION 2 Definitions

- 2.1 “Company” means SCC SJP LLC, a Texas limited liability company.
- 2.2 “Project” means the economic development incentive project related to the Improvements and the Property as described in **Exhibits “A” and “B”**.

SECTION 3

Economic Development Incentive Agreement Page 3 of 14

Term

- 3.1 This Agreement shall be effective as of the date of execution by all parties. This Agreement shall remain in full force and effect until the SJEDC, the CITY and the Company have completed their respective obligations hereunder or have been earlier terminated by agreement of the parties in writing, and/or contained in this Agreement.

SECTION 4

Economic Benefits and Performance Requirements

4.1 Obligations of the Company

As consideration of the grant and/or incentives provided to Company in this agreement, the Company agrees to:

- A. Construct to completion the Improvements having a total estimated project cost of SIX MILLION ONE HUNDRED SEVENTY-FIVE THOUSAND ONE HUNDRED THIRTY AND NO/100THS (\$6,175,130.00) on the Property described in **Exhibit "A"**, which is anticipated to occur on or before November 30, 2022, subject to the force majeure provision under this Incentive Agreement, in accordance with the project design plans and estimated project construction costs attached as **Exhibit "B"** and which are incorporated herein for all purposes. Such improvements shall include at least three (3) restaurant pad sites with a total estimated cost of ONE MILLION FOUR HUNDRED THIRTEEN THOUSAND AND NO/100THS (\$1,413,000.00) and infrastructure improvements with a total estimated cost of EIGHT HUNDRED EIGHTY-ONE THOUSAND AND NO/100THS (\$881,000.00) which are more specifically described in **Exhibit "B"**;
- B. Lease the restaurant pad sites to Chili's, Starbucks and Olive Garden or restaurant of similar caliber (who together are anticipated to generate estimated annual sales of at least \$10,000,000.00) for a term of no less than five (5) years, anticipated to begin no later than December 31, 2022; and
- C. Use its best efforts to create at least 10 full-time employee jobs for the construction of the Improvement on the Property, wherein employment of such position shall be filled at the start of the construction and until the construction is complete by construction laborers who are residents of the CITY.

4.2 Grant/Incentives by SJEDC AND CITY

The grant and/or incentives shall be disbursed as follows:

- A. The SJEDC agrees to pay ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) to Company, to be paid once construction is complete and certificate of occupancy has been approved.

B. The CITY agrees to provide the Company with the following incentives:

- a. A payment of ONE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$150,000.00) to be paid by the CITY to the Company: (1) upon the completion of construction, a certificate of occupancy has been approved, and three (3) restaurants are fully operating on the pad sites, which are more specifically described in **Exhibit "B"**; or (2) October 1, 2022; whichever is later; and
- b. A payment reimbursing the CITY's portion of ad valorem property taxes collected by the CITY from the Company for the year 2022 for the Property to be made (1) upon the completion of construction, a certificate of occupancy has been approved, and three (3) restaurants are fully operating on the pad sites, which are more specifically described in **Exhibit "B"**; or (2) within thirty (30) days from the date the CITY collects such ad valorem property taxes in full; whichever is later.

C. Subject to Section 7 herein, in the event of default or the Company's failure to meet any of its obligations under this Incentive Agreement, the Company shall be liable to reimburse any and all grants and/or incentives provided to the Company by the CITY and SJEDC pursuant to this Agreement.

4.3 No Limitation on Contracting

Nothing in this Agreement will limit either party from contracting with other persons or organizations for economic development within the CITY or its surrounding area.

4.4 Illegality of Transfer

The CITY and SJEDC agree to defend and uphold this Agreement and their obligations and all financial transactions made pursuant to this Agreement, against any challenge (judicial or otherwise) at the CITY and SJEDC's cost and expense. If there is any final order or judgment from a court impacting the CITY or SJEDC's performance under this Agreement, then the Company agrees to convene with the SJEDC, the CITY, and its agents and representatives to attempt to resolve all such issues and to reform the Agreement and perform such actions as to preserve the Parties' intent; provided, expressly that any and all of the incentives will still be provided to the Company as provided herein to the fullest extent permitted under applicable law and the Company will never, under any circumstances whatsoever, be liable or responsible for reimbursements of any benefits or incentives previously provided to it under this Agreement.

4.5 Valuation of Benefits

The parties recognize, agree, and stipulate that the financial, civic, and social benefits to

the CITY and/or the SJEDC from the presence of the Project are great and even greater than the amount of grant and incentives authorized by this Agreement, but recognize that the precise value of those benefits is difficult to quantify due to the number of citizens and businesses that rely upon and benefit from the presence of the Project.

SECTION 5

Covenants, Warranties, Obligations and Duties of the Parties

- 5.1 Each party makes the following covenants and warranties to the other and agrees to timely and fully perform the following obligations and duties. Any false or substantially misleading statement contained herein or failure to timely and fully perform as required in this agreement shall be an act of default by the other party, subject to the cure periods in Section 7 herein. Subject to the cure periods in Section 7 below, failure to comply with any one covenant or warranty shall constitute an act of default by the party failing to do such act.
1. The execution of this Incentive Agreement has been duly authorized by the respective party's Board of Directors and/or authorized representative, and the officer signing this Agreement is an officer of the party empowered to execute such Incentive Agreement and bind the party, said authorization, signing and binding effect is not in contravention of any law, rule or regulation, or of the provisions of the party's Articles of Incorporation or By-laws, or of any agreement or instrument to which the party is a party or by which it may be bound, such authority to be evidenced by a resolution, attached hereto at the time of execution.
 2. The Company agrees to construct the Improvements in accordance with the project design plans, specs, and estimated project constructions costs which were submitted and approved by the SJEDC and/or the CITY as described on **Exhibits "A" and "B"** and incorporated herein for all purposes. The Company also agrees to complete the construction in accordance with the laws, rules and regulations of the CITY.
 3. As of the date hereof the Company certifies and swears there is no litigation or governmental proceeding against the Company or any of its related entities, its agents or directors that would result in any material adverse change in the parties' business, properties, ownership of assets, land holdings or operation.
 4. The Company certifies and swears that the Company does not and will not knowingly employ undocumented workers. Failure to comply with this section, and upon conviction of a violation under 8 U.S.C. Section 1324a (f), the Company shall repay the amount of the realized public subsidy, which it profited by the assistance in construction of the Project, with interest at a rate of 5 % APY, and according to other terms provided by this Incentive Agreement, no later than the 120th day after the conviction of a violation under 8 U.S.C. Section 1324a (f).

5. Each party states and stipulates that there are no bankruptcy proceedings currently pending or contemplated in relation to the other party.
6. Each party shall timely pay all taxes due and owing by it to all taxing authorities having jurisdiction. In addition, Company shall timely pay all employment, income, franchise and all other taxes due and owing by it to local, state, and federal entities.
7. Each party shall timely and fully comply with all of the terms and conditions of this agreement.

Subject to the cure periods in Section 7 herein, failure to comply with the foregoing covenants and warranties by either party will cause such party to be in default of this Incentive Agreement.

SECTION 6

Suspension/ Termination

- 6.1 The CITY and SJEDC, at each's sole discretion, may suspend its obligation under this Incentive Agreement or terminate this Incentive Agreement, solely upon any one of the following events occurring, which are an act of default:
1. The appointment of a Receiver of the Company and the failure of such receiver to be discharged within sixty (60) days thereafter;
 2. The adjudication of the Company as bankrupt;
 3. The filing by the Company of a petition or an answer seeking bankruptcy, receivership, reorganization, or admitting the material allegations of a petition filed against it in bankruptcy or reorganization proceedings; and
 4. Any failure by the Company to meet any of its obligations under this Incentive Agreement.

SECTION 7

Default

- 7.1 If either party should default (the "Defaulting Party") with respect to any of its obligations hereunder and should fail, within thirty (30) days after delivery of written notice of such default from the other party (the "Complaining Party") to cure such default, the Complaining Party, by action or proceeding at law or in equity, may be awarded its damages, and reasonable attorney's fees, if successful; provided, however, if the nature of the default is such that it cannot be reasonably cured within thirty (30) days, then the Defaulting Party will not be in default if it commences to cure such default within thirty (30) days of receiving the written notice from the Complaining Party and diligently pursues the cure to completion within a reasonable time; provided however, that during this time

the Complaining Party may suspend the Complaining Party's obligations herein until such cure is complete.

SECTION 8 Mutual Assistance

- 8.1 The SJEDC, the CITY, and the Company shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Incentive Agreement and to aid and assist each other in carrying out such terms and provisions. The Company hereby consents to and agrees to cooperate in any reasonable request by the SJEDC to obtain copies of any and all required Federal and State reporting documents, which contain information pertinent to the development of the of Property and its benefits herein above.

SECTION 9 Representations and Warranties

- 9.1 The SJEDC and the CITY represent and warrant to the Company that the Project and this Incentive Agreement are within the scope of each's authority and the provisions of the CITY and SJEDC's Articles of Incorporation, Charter, and Bylaws and that each is duly authorized and empowered to establish the Project and enter into this Incentive Agreement. The Company represents and warrants to the CITY and SJEDC that it has the requisite authority to enter into this Incentive Agreement and comply with its obligations as set forth herein above. The CITY and SJEDC warrant and represent that all prerequisites and requirements of applicable law relating to this Agreement and their respective obligations hereunder have been satisfied.

SECTION 10 Sections or Other Headings

- 10.1 Sections or other headings contained in this Incentive Agreement are for reference purpose only and shall not affect in any way the meaning or interpretation of this Incentive Agreement.

SECTION 11 Attorneys' Fees

- 11.1 In the event, any legal action or proceeding is commenced to enforce or interpret provisions of this Incentive Agreement, the prevailing party who has acted in attempting to enforce or interpret provisions of this Incentive Agreement in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reasons of such action.

SECTION 12 Entire Agreements

- 12.1 This Incentive Agreement contains the entire agreement between the parties with respect
- Economic Development Incentive Agreement Page 8 of 14

and

CITY OF SAN JUAN

Benjamin Arjona, City Manager

709 South Nebraska

San Juan, Texas 78589

956-223-2206

SECTION 16

Interpretation

- 16.1 Regardless of the actual drafter of this Incentive Agreement, this Incentive Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party. In case any one or more of the provisions contained in this Incentive Agreement should be invalid, illegal or unenforceable in any respect and for any reason whatsoever, then the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. In the event any such provision is held to be invalid, illegal or unenforceable, then a court of competent jurisdiction shall make its best effort to create a provision in substitution for such invalid, illegal or unenforceable provision that is as near in economic benefit as possible to the provision found to be invalid, illegal or unenforceable.

SECTION 17

Applicable Law and Venue

- 17.1 This Incentive Agreement is made, and shall be construed and interpreted under the laws of the State of Texas, and venue shall lie in state courts located in Hidalgo County, Texas. In the event of a dispute concerning this Incentive Agreement or the parties' obligations hereunder, the parties shall endeavor in good faith to settle the dispute through negotiation. If the dispute cannot be resolved through negotiation, or another mutually agreeable dispute resolution process, the parties agree to submit the matter in dispute to mediation. Written notice of the intent to submit a matter to mediation shall be given by the party requesting the same. Only one mediator (selected jointly by the parties to the dispute) shall be used to mediate the outcome. Such mediation shall be held in Hidalgo County, Texas, or if the parties agree upon another location, then that other location.

SECTION 18

Counterparts

- 18.1 This Incentive Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

SECTION 19

Time is of Essence

19.1 Time is of the essence in regards to this Incentive Agreement.

SECTION 20
No Third Party Beneficiaries

20.1 No Third-Party Beneficiaries are intended by this Incentive Agreement.

SECTION 21
Force Majeure

20.2 Any delay in or failure of performance by either party under this Incentive Agreement is not a breach of this Incentive Agreement and will be excused; provided that, such delay in or failure to perform is caused by an occurrence beyond the reasonable control of non-performing party. An occurrence beyond the reasonable control of a non-performing party includes acts of God such as fires, hurricanes, floods, or tornadoes. In the event of a force majeure, the non-performing party must notify the other party in writing within seven (7) days of the force majeure event causing the party's non-performance. Such written notification shall include a detailed plan of action to minimize any delay or damages caused by the force majeure event and a detailed timeline of when the delay in or failure to perform will be cured. Upon receipt of a written notice from the non-performing party, the responding party may suspend the non-performing party's performance, including the responding party's performance of its obligations under this Incentive Agreement. If the force majeure event causes a delay in or failure of performance beyond 180 days, the responding party may terminate this Incentive Agreement without liability of either party to perform any obligation required to be performed after the date of the force majeure event.

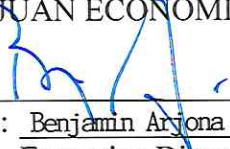
SECTION 22
No Boycott

20.3 In accordance with Chapter 2270, Texas Government Code, the signatory executing this contract on behalf of company verifies that the Company does not boycott Israel and will not boycott Israel during the term of this contract.

[SIGNATURE PAGE SHALL FOLLOW]

HAVING BEEN DULY APPROVED AND ENACTED IN ACCORDANCE WITH APPLICABLE LAW, POLICY AND ORDINANCE, THIS AGREEMENT IS EXECUTED on last date of last parties signatures BY THE FOLLOWING AUTHORIZED OFFICERS:

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION

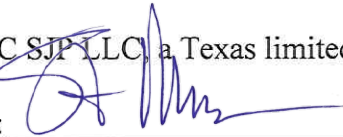
By: 

Name: Benjamin Arjona

Its: Executive Director

EXECUTED on this the 19th day of July, 2022.

SCC SJF LLC, a Texas limited liability company

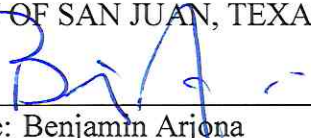
By: 

Steve Helble

Its: Manager

EXECUTED on this the 25 day of July, 2022.

CITY OF SAN JUAN, TEXAS

By: 

Name: Benjamin Arjona

Its: City Manager

EXECUTED on this the 19th day of July, 2022.

EXHIBIT A

Legal Description of the Property

Lots 1-4 and Lot "A," Plaza San Juan Subdivision, an addition to the City of San Juan, Hidalgo County, Texas, as per map or plat thereof filed on December 21, 2021, and recorded under Instrument No. 3293774 of the Map Records of Hidalgo County, Texas.

EXHIBIT B

Project Design Plans and Estimated Project Construction Costs

PLAZA SAN JUAN *PROJECT COST SUMMARY*

LAND/CLOSING COSTS	\$3,268,000
INFRASTRUCTURE IMPROVEMENTS	881,000
SITE WORK/BUILDING ALLOWANCE (Chili's, Olive Garden)	550,000
STARBUCKS SITE/BUILDING	863,000
SOFT COSTS	465,000
DEVELOPMENT/FINANCING COSTS	<u>574,500</u>
TOTAL:	\$6,601,500

**MINUTES OF REGULAR MEETING OF THE SAN JUAN ECONOMIC
DEVELOPMENT CORPORATION**

DATE: July 19, 2022

TIME: 6:00 pm

LOCATION: San Juan Memorial Library
1010 S. Standard Ave
San Juan, TX 78589

I. CALL REGULAR MEETING TO ORDER

Arturo Guajardo Jr., at 6:00 pm.

II. PLEDGE OF ALLEGIANCE

Arturo Guajardo Jr., EDC Board President.

III. ROLL CALL

Present: Martha Patterson, EDC Administrator Assistant
Juan Cabrera, EDC Attorney
City Manager Ben Arjona, EDC Executive Director
City Commissioner Ernesto "Neto" Guajardo, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Nickie Mae Ybarra, EDC Board Member
Pedro Contreras, EDC Board Secretary

Absent: City Commissioner Marco "Markie" Villegas, EDC Board Member
Mayor Pro Tem Leonardo "Lenny" Sanchez, EDC Board Vice-President

Other:

IV. PUBLIC COMMENTS

No public comments.

V. DIRECTOR'S REPORT

DISCUSSION: Ben Arjona presented the Highlights of the New Recreational Parks facility. The City of San Juan invites EDC Board to join us. You can be there in attendance and help us celebrate this event. We will let you know the date and time. This facility will have walking trails, basketball courts, and other indoor sports and physical activities.

Brain Godinez, from ERO architects, commented on the new recreational park facilities. He said, "this Park will be the best in the entire region if not in the country." In terms of the design standpoint. The recreation center, the amenities, the inclusiveness, and the landscaping the way it's being done it is going to be gorgeous.

Ben Arjona, we are waiting to partner with Precinct 2 Commissioner Eduardo "Eddie" Cantu and Congressman Vicente Gonzalez for Funding.

Ben Arjona, the ribbon cutting yesterday for P-Kaboo Indoor Playground is for small children. It's a very nice facility. We have two more ribbon cuttings for Friday, July 22, 2022, the

V-Imagen Beauty at 10:00 am. location at 2604 N Raul Longoria Rd. Marco's Pizza at 11:30 am location at 700 N I. Rd. Suite G.

Ben Arjona, RFQs for the attorney, was submitted last week. The advertisement will be in The Advance on Wednesday, July 20, 2022, and July 27, 2022. We will close the RFQ on July 27, 2022. We have not received any potential attorney firms that want to participate in this RFQ. The financial leak study will be discussed in executive session because there's another part that I'd like to discuss along with Mr. Brian Godinez.

Ben Arjona, I invited Estrada-Hinojosa, Financial Advisors Bobby Villarreal, and Angel Mangallanes. The presentation is about the financial status of EDC. Bobby Villarreal presented the Debt Overview of EDC's existing general obligation debt. He also covered the Series 2016 Bond, the Series 2018 Bonds, and the 2020 bond for New City Hall, which EDC will venture. Ben Arjona, if the EDC joins the city, the borrowing capacity will increase. Bobby Villarreal agrees.

VI. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

1. Discussion and Possible Action, if any, on Sponsorship/Promotional on the PSJA Best Practices Conference for Secondary Schools in August to Kick-off the 2022-2023 School Year.

Nickie Ybarra made the motion to approve \$500.00 and was seconded by City Commissioner Neto Guajardo. Motion passed. 4-0

2. Discussion and Possible action, if any, on PSJA Education Foundation Gala on September 29, 2022.

City Commissioner Neto Guajardo made the motion to approve the Bronze sponsor and was seconded by Pedro Contreras. Motion passed. 4-0

3. Discussion and Possible Action, if any, on Approving Mini-grant to Estefania Vega of De Colores HTV for \$1,000.00.

DISCUSSION: My name is Estefania Vega from De Colores HTV. We had our 1st anniversary two weeks ago. The business is located next to the fire department on Longoria Rd. We sell htvs, the vibrator, vinyl, t-shirts, sublimation cups, and regular tumblers. We provide all these items for you all.

Pedro Contreras made the motion to approve Mini-grant for \$1,000.00 and was seconded by City Commissioner Neto Guajardo. Motion passed. 4-0

4. Discussion and Possible Action, if any, on TML San Antonio Conference on October 5-7, 2022.

DISCUSSION: Ben Arjona, my recommendation is for EDC to hold on attending this conference and wait for the next conference, hosted by the TML, which will be coming on November 18, 2022, which pertains to EDC.

DISCUSSION: No Action Taken

5. Discussion and Possible Action, if any, on Downtown Revitalization Plan Proposal.

DISCUSSION: -No Action Taken.

VII. CONSENT AGENDA

- A. Consider Approval of the San Juan EDC Meeting Minutes:

-January 4, 2022	-February 15, 2022	-June 21, 2022
-January 18, 2022	-March 23, 2022	
-February 1, 2022	-June 5, 2022	

DISCUSSION: Pedro Contreras, as per Mr. Pat Karr, City IT Director, said that we already had the software but that you needed more training. Martha Patterson, I was only trained once and then did not follow up because the previous city secretary is no longer at city hall. City Commissioner Neto Guajardo advised Martha to ask Brenda new city secretary, to train her. Martha replied that Mr. Karr advised her that his IT staff would train her.

City Commissioner Neto Guajardo made the motion to approve the EDC Meeting Minutes and was seconded by Pedro Contreras. Motion passed. 4-0

VIII. EXECUTIVE SESSION 6:41 pm

City Commissioner Neto Guajardo made the motion to enter executive session at 6:41 pm and was seconded by Nickie Ybarra. Motion passed. 4-0

- A. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vern's Statutes Codes Annotated., Government Code Chapter §551.071 (Consultation with Attorney).
1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect.
- | | |
|-----------------|-----------------------|
| A. Project Stay | D. Project Tri |
| B. Project V | E. Master Plan Update |
| C. Project M | |
2. Pursuant Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the San Juan EDC and SCC SJP LLC.

IX. RECONVENE 7:59 pm

- A. The San Juan Economic Development Corporation will Reconvene into Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Requirements to Vote or Take Final Action, In Open Meeting.

1. Possible Action on Economic Development Negotiations.

- | | |
|-----------------|-----------------------|
| A. Project Stay | D. Project Tri |
| B. Project V | E. Master Plan Update |
| C. Project M | |

DISCUSSION: There was no action.

2. Pursuant Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the San Juan EDC and SCC SJP LLC.

Pedro Contreras made the motion to approve the agreement between the San Juan EDC and SCC SJP LLC, as discussed in executive session, and was seconded by City Commissioner Neto Guajardo. Motion passed. 4-0

X. ADJOURNMENT 8:00 pm

City Commissioner Neto Guajardo made the motion to adjourn San Juan EDC's regular meeting at 8:00 pm. and was seconded by Pedro Contreras. Motion Passed. 4-0

Submitted



Arturo Guajardo Jr., Board President

Certified



Pedro Contreras, Board Secretary

September 20, 2022
Board Approval

Seal



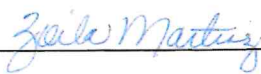


City of San Juan

Certificate of Occupancy

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 110 of the 2012 International Building Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification	<u>COMMERCIAL</u>	Bldg. Permit No.	<u>B-17398</u>
Group	<u> </u>	Type Construction	<u> </u>
Address	<u>301 CAMP CRAFT RD. STE 100</u>		
Owner	<u>SCC SJP LLC</u>	Location	<u>PLAZA SAN JUAN LOT 2</u>
Building Address	<u>1403 E. IH 2</u>		
	By: <u></u>		
Building Official	Date: <u>MAR 8, 2023</u>		

POST IN A CONSPICUOUS PLACE

City of San Juan

Certificate of Occupancy

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 110 of the 2012 International Building

Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification COMMERCIAL Bldg. Permit No. B-17273
Group Type Construction Address 301 CAMP CRAFT RD STE 100
Owner SCC SJP LLC Location PLAZA SAN JUAN LOT 3

Building Address 1411 E. IH 2

Antonia By: *Zaila Martinez*
Building Official Date: DEC 29, 2022

POST IN A CONSPICUOUS PLACE

City of San Juan

Certificate of Occupancy

Department of Building Inspection

This Certificate issued pursuant to the requirements of Section 110 of the 2012 International Building

Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:

Use Classification COMMERCIAL Bldg. Permit No. B-17272
Group Type Construction Address 301 CAMP CRAFT RD STE 100
Owner SCC SJP LLC Location PLAZA SAN JUAN LOT 1

Building Address 1301 E. IH 2

Building Official

By: Zaira M. P.
Date: DEC 29, 2022

POST IN A CONSPICUOUS PLACE

PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT

Veronica Quintana

P.T.I. / L.I.F.E. Principal

Pathways Toward Independence

Special Education Department

veronica.quintana@psjaisd.us

p: 956.784-8524 ext. 7752

f: 956.354-3051

325 W. Jones Ave.

Pharr, Tx 78577



**PHARR-SAN JUAN-ALAMO
INDEPENDENT SCHOOL DISTRICT**

**PATHWAYS TOWARD INDEPENDENCE
& LIFE HOUSE**

(LEARNING IN FUNCTIONAL ENVIRONMENTS)

Creating Pathways of Success for students with Special Needs

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

Discussion and Possible Action, if any, on "Downtown Revitalization Plan."

STAFF COMMENTS AND RECOMMENDATIONS:

ERO Architects (ERO) is pleased to provide a proposal Service Agreement letter to the San Juan EDC to produce the Nebraska Avenue Genesis Construction Document Roll Plot Set.

RECOMMENDATION:

Approve as presented.

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager



Friday, April 28, 2023

Mr. Benjamin Arjona
Director
San Juan Economic Development Corporation
905 W. 1st St, #D
San Juan, TX 78539

via email: barjona@sjtx.us

Re: ERO - San Juan EDC Nebraska Ave Genesis Sealed CD Set Proposal

Dear Mr. Arjona:

ERO Architects (ERO) is pleased to provide our Services Agreement letter to the San Juan Economic Development Corporation (SJEDC) to produce the Nebraska Avenue Genesis Construction Document (CD) Roll Plot Set (Project). ERO with its consultants intend to provide this CD set for the Nebraska Avenue corridor between Business 83 and 9th Street. The objective of this Project is to produce shovel-ready sealed construction documents for funding and construction purposes.

Scope of Work

The sealed CD roll plot will include on both sides of Nebraska Avenue between Business 83 and 9th Street the following CD elements: streetscape/hardscape, median, parking, infrastructure points, intersections, sidewalk changes, landscape, monuments, benches, signage, lighting, bus stop, narratives, images, and updates to cost estimate and project schedule, all derived from the final SD set produced by ERO and approved by SJEDC board.

Consulting Team

- **Melden & Hunt Civil Engineering – Engineer of Record** - Construction Document Design
- **Site-Work Landscape Architecture** - Streetscape Landscape Architecture Construction Document Design
- **ERO** - Project Management

Compensation of Services

ERO proposes to perform the consulting efforts described above for the fixed fee of \$125,000. This fee rate indicates a level of professional service which is consistent with the team's past work on similar construction document services. ERO can invoice SJEDC in four equal monthly amounts of \$31,250 each.

Schedule of Delivery

ERO expects the schedule for delivery of the Project not to exceed 120 days once ERO receives an official approval and signature by SJEDC and a formal Notice to Proceed (NTP). ERO will provide coordination meetings and reviews with SJEDC of the construction drawings at 30%, 60%, 90% and 100% stages of completion. ERO will not proceed to the next % stage without the review and approval of SJEDC; and ERO will invoice monthly.

Assumptions / Exclusions / Provisions:

The following items are excluded from the Project Scope of Work:

- A. Construction drawings of Nebraska Avenue from IH-2 to Business 83.
- B. Letting, implementation and construction of the Nebraska Avenue IH-2 to 9th Street.
- C. Bidding, negotiations, construction administration and closeout services.
- D. Excludes commissioning, testing, special inspections or responsibility of these services.
- E. ERO has no control over construction cost market conditions or bidding procedures.

Reimbursable Expenses

ERO is entitled to reimbursable expenses for travel and reproduction of documents beyond initial set of copies.



Additional Services

Additional Services, if required, include: work required beyond the scope described in this agreement; items specifically identified as Additional Services; revisions in the scope due to a change with instructions or approvals given by SJEDC; enactment of or revisions to codes, laws, ordinances, or official interpretations which necessitate changes in scope of the Project.

Insurance

ERO and its consultants carry professional liability, general liability and workers compensation insurance policies in accordance with what we have found are generally acceptable requirements.

Standard of Care:

ERO will perform the Project in a manner consistent with the degree of competency, care and skill ordinarily exercised by other professionals of the same profession currently practicing under similar circumstances at the same time and in the same or similar locale and conform to appropriate laws, regulations and codes relevant to the Agreement.

Indemnification and Liability

ERO shall indemnify and hold harmless SJEDC, its board, consultants and employees, from and against those liabilities, damages, and costs that SJEDC is legally obligated to pay as a result of negligent acts, errors or omissions of ERO. ERO will reimburse SJEDC for reasonable defense costs for claims arising out of ERO's professional negligence. The foregoing hold harmless and indemnity obligations shall apply solely to any such causes of action, damages, costs, expenses or defense obligations covered by ERO's insurance. SJEDC agrees to indemnify and hold harmless ERO, its officers, principals, consultants and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by SJEDC's negligent acts, errors or omissions in connection with the CD Set and this Agreement and the acts of its contractors, subcontractors or consultants or anyone for whom SJEDC is legally liable.

Termination:

Either SJEDC or ERO may terminate this Agreement with or without cause by giving fourteen (14) days' written notice to the other party. In such event SJEDC shall pay ERO in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements of this Agreement.

If acceptable, please sign and return one copy of this Proposed Services Agreement. We appreciate the opportunity to provide this Agreement and look forward to working with SJEDC and the Genesis CD Set. Feel free to contact us should you have any questions or comments regarding this Agreement. Thank you.

Respectfully submitted,

Brian Godinez, Principal
goERO International LLC

SJEDC Approval and Agreement:

Signature

Date

Print Name



Friday, April 28, 2023

Mr. Benjamin Arjona
Director
San Juan Economic Development Corporation
905 W. 1st St, #D
San Juan, TX 78539

via email: barjona@sjtx.us

Re: ERO - San Juan EDC Nebraska Ave Genesis Sealed CD Set Proposal

Dear Mr. Arjona:

ERO Architects (ERO) is pleased to provide our Services Agreement letter to the San Juan Economic Development Corporation (SJEDC) to produce the Nebraska Avenue Genesis Construction Document (CD) Roll Plot Set (Project). ERO with its consultants intend to provide this CD set for the Nebraska Avenue corridor between Business 83 and 9th Street. The objective of this Project is to produce shovel-ready sealed construction documents for funding and construction purposes.

Scope of Work

The sealed CD roll plot will include on both sides of Nebraska Avenue between Business 83 and 9th Street the following CD elements: streetscape/hardscape, median, parking, infrastructure points, intersections, sidewalk changes, landscape, monuments, benches, signage, lighting, bus stop, narratives, images, and updates to cost estimate and project schedule, all derived from the final SD set produced by ERO and approved by SJEDC board.

Consulting Team

- **Melden & Hunt Civil Engineering – Engineer of Record** - Construction Document Design
- **Site-Work Landscape Architecture** - Streetscape Landscape Architecture Construction Document Design
- **ERO** - Project Management

Compensation of Services

ERO proposes to perform the consulting efforts described above for the fixed fee of \$125,000. This fee rate indicates a level of professional service which is consistent with the team's past work on similar construction document services. ERO can invoice SJEDC in four equal monthly amounts of \$31,250 each.

Schedule of Delivery

ERO expects the schedule for delivery of the Project not to exceed 120 days once ERO receives an official approval and signature by SJEDC and a formal Notice to Proceed (NTP). ERO will provide coordination meetings and reviews with SJEDC of the construction drawings at 30%, 60%, 90% and 100% stages of completion. ERO will not proceed to the next % stage without the review and approval of SJEDC; and ERO will invoice monthly.

Assumptions / Exclusions / Provisions:

The following items are excluded from the Project Scope of Work:

- A. Construction drawings of Nebraska Avenue from IH-2 to Business 83.
- B. Letting, implementation and construction of the Nebraska Avenue IH-2 to 9th Street.
- C. Bidding, negotiations, construction administration and closeout services.
- D. Excludes commissioning, testing, special inspections or responsibility of these services.
- E. ERO has no control over construction cost market conditions or bidding procedures.

Reimbursable Expenses

ERO is entitled to reimbursable expenses for travel and reproduction of documents beyond initial set of copies.



Additional Services

Additional Services, if required, include: work required beyond the scope described in this agreement; items specifically identified as Additional Services; revisions in the scope due to a change with instructions or approvals given by SJEDC; enactment of or revisions to codes, laws, ordinances, or official interpretations which necessitate changes in scope of the Project.

Insurance

ERO and its consultants carry professional liability, general liability and workers compensation insurance policies in accordance with what we have found are generally acceptable requirements.

Standard of Care:

ERO will perform the Project in a manner consistent with the degree of competency, care and skill ordinarily exercised by other professionals of the same profession currently practicing under similar circumstances at the same time and in the same or similar locale and conform to appropriate laws, regulations and codes relevant to the Agreement.

Indemnification and Liability

ERO shall indemnify and hold harmless SJEDC, its board, consultants and employees, from and against those liabilities, damages, and costs that SJEDC is legally obligated to pay as a result of negligent acts, errors or omissions of ERO. ERO will reimburse SJEDC for reasonable defense costs for claims arising out of ERO's professional negligence. The foregoing hold harmless and indemnity obligations shall apply solely to any such causes of action, damages, costs, expenses or defense obligations covered by ERO's insurance. SJEDC agrees to indemnify and hold harmless ERO, its officers, principals, consultants and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by SJEDC's negligent acts, errors or omissions in connection with the CD Set and this Agreement and the acts of its contractors, subcontractors or consultants or anyone for whom SJEDC is legally liable.

Termination:

Either SJEDC or ERO may terminate this Agreement with or without cause by giving fourteen (14) days' written notice to the other party. In such event SJEDC shall pay ERO in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements of this Agreement.

If acceptable, please sign and return one copy of this Proposed Services Agreement. We appreciate the opportunity to provide this Agreement and look forward to working with SJEDC and the Genesis CD Set. Feel free to contact us should you have any questions or comments regarding this Agreement. Thank you.

Respectfully submitted,

Brian Godinez, Principal
goERO International LLC

SJEDC Approval and Agreement:

Signature

Date

Print Name

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

Discussion, Consideration, and Possible Action, if any, on Sponsoring/Promotional Texas Valley Costal Bend Health Care System- The Annual 4th of July BBQ & Benefits Fair with Car Show-N-Shine on June 29, 2023, at McAllen VA Outpatient Clinic.

STAFF COMMENTS AND RECOMMENDATIONS:

Texas Valley Costal Bend Health Care System is requesting a Sponsorship/Promotional for the Annual 4th of July BBQ & Benefits Fair with Car Show-N-Shine on June 29, 2023, at the McAllen VA Outpatient Clinic. San Juan EDC did not participate last year.

RECOMMENDATION:

Approval from the San Juan EDC Board

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Sponsorships

October 1, 2022 thru September 30, 2023

DATE	Sponsors	Board Approved	CHECK	
10/1/2022	STARTING BALANCE			\$ 16,000.00
10/3/2022	PSJA BEAR BASEBALL	Tuesday, November 15, 2022	775	\$ (2,500.00)
11/2/2022	KEEP SAN JUAN BEAUTIFUL	Tuesday, November 15, 2022	792	\$ (2,500.00)
11/15/2022	CHRISTIAN'S MANOR	Tuesday, November 15, 2022	806	\$ (2,500.00)
12/7/2022	PAL'S SHOP W/1ST RESPONDER	Tuesday, December 6, 2022	818	\$ (500.00)
1/3/2023	PAL'S BLUE SANTA	Tuesday, December 6, 2022	883	\$ (1,000.00)
1/27/2023	MISS SAN JUAN PAGENT (Lions Club)	Tuesday, January 17, 2023	850	\$ (1,000.00)
3/17/2023	PSJA ISD AUTISM	Tuesday, March 7, 2023	883	\$ (500.00)
3/28/2023	VANGUARD ACADEMY FAMILY GOLF	Tuesday, April 18, 2023	982	\$ (1,000.00)
4/19/2023	RGV PARTNERSHIP-NATIONAL SBA	Tuesday, April 18, 2023	916	\$ (1,000.00)
4/19/2023	Boys & Girls Club of PSJA-Wine Festival	Tuesday, April 18, 2023	918	\$ (2,500.00)

BALANCE \$ 1,000.00



DEPARTMENT OF VETERANS AFFAIRS
TEXAS VALLEY COASTAL BEND
HEALTH CARE SYSTEM
McAllen Outpatient Clinic
901 E. Hackberry Ave.
McAllen, TX 78501

April 21, 2023

Dear Community Partner,

On behalf of the VA Texas Valley Coastal Bend Health Care System (VATVCBHCS), we would like to invite you to partner with us by donating an in-kind donation of a SAMs or HEB gift card for our Annual 4th of July BBQ & Benefits Fair with Car Show-N-Shine June 29, 2023, at the McAllen VA Outpatient Clinic. VATCBHCS is proud to host this celebration and is using this opportunity to outreach to our local men and woman in our community by making over 22 different Veteran's outreach program tables accessible to them with the most up to date health and benefits information the VA has to offer. The event will also allow us to honor our Nation's Heroes for their love of Country and willingness to sacrifice for the common good by providing them with a small token of our appreciation with music, BBQ, and door prizes. Any help would be greatly appreciated in making our 2023 Celebration a success.

The Tax ID number for the VA Texas Valley Coastal Bend Health Care System is 272656541.

Without your support, we could not provide such special events for the Veterans in this area that have suffered so much for our freedom. In contributing to this special program, please contact Voluntary Services Specialist Patrick Hawkins. Your caring and thoughtfulness is evident throughout our community and your organization.

Thank you,

A handwritten signature in black ink, appearing to read "Patrick Hawkins", is located below the "Thank you," text.

Patrick Hawkins
Voluntary Service Specialist
Center for Development & Civic Engagement (CDCE)
Office: (956) 618-7100 ext. 67180
Gov Cell: (956) 410-4217
E-mail: patrick.hawkins@va.gov

In accordance with VHA Directive 4721, we are required to state, "The Department of Veterans Affairs did not provide you, the donor, any goods or services in consideration in whole or part for your contribution."

Attention Veterans & Military Families!

Annual VA BBQ & Car Show



In observance
of 4th of July
Independence
Day

★ **When:** Thursday, June 29, 2023
from 10:00 a.m. to 1:00 p.m.

★ **Where:** McAllen VA Outpatient Clinic
901 East Hackberry Ave.
McAllen, TX 78501

★ **Free:** RAFFLE & FOOD
burgers and hot dogs.

★ **Outreach Event:** Patriotic Table
Decorating contest voted by Veterans.
Table requests for benefits fair,
please contact Grecia Zuniga at
(956)618-7100 Ext 67353.



VA

U.S. Department of Veterans Affairs
VA Texas Valley Coastal Bend Health Care System



Happy U.S. Independence Day!

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for Lucky 7 in the amount of \$2,000.00

STAFF COMMENTS AND RECOMMENDATIONS:

Lucky 7 is requesting a mini-grant of a total of \$2,000.00 for renovations. All requirements were attained; the SBA UTRGV Certificate and the two-year business plan.

RECOMMENDATION:

Approval from the San Juan EDC Board

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Mini Grants

October 1, 2022 thru September 30, 2023

CK NO.	BUSINESS	CHECK DATE	BOARD APPROVED	VENDOR	TOTAL
10/1/2022	STARTING BALANCE				
820	WING BARN	12/16/2022	Tuesday, November 15, 2022	MSPARK -DALLAS LOCKBOX	\$ 10,000.00
815	AGAPE LOVE	12/6/2022	Tuesday, November 15, 2022	SUPERSIGNS & FLAGS	\$ (2,000.00)
881	CHUCHUWA		Tuesday, January 17, 2023	ALL PRO GENERAL CONTRACTOR	\$ (1,000.00)

Total Balance \$ 6,000.00



San Juan EDC Mini Grant Promotional Expenses Application

The San Juan EDC Mini Business Grant was created to assist small businesses with financial support for a new venture, or for retention and expansion of existing businesses. Applicants will need to meet the requirements of the Mini Grant Packet and submit supporting documents. The mini grant is money that does not have to be repaid, however the money must be used within the business and for business purposes only.

Mini Grant requirements for the small business are as follows:

- Must have an operating store front
- Must be operating a minimum of 40 hours per week (City or EDC can make random checks for compliance)
- Must have at least 1 full-time employee
- Must be in good standing with any revolving city loan (if applicable)
- Can only be awarded one time per business owner

Business owner applicants are required to:

- Attend one (1) free training session on business development, provided by UTRGV Small Business Development Center (SBDC). Call UTRGV at (956) 665-7535 for Free on-line training.
- Prepare an executive summary with two-year projections (See executive summary sample attached) (Training, executive summary development, and business technical assistance can be obtained at the SBDC.)

All applicant requests are subject to board approval.

Types of Grants (Start-Up ____ or Existing ☒)

Notes & Comments: _____

____ Small Business Grant - Tenant (Maximum Award not to exceed \$1,000.00)

☒ Small Business Grant - Non-Tenant (Maximum Award not to exceed \$2,000.00)

Special Event Business Competitions

____ Special Events Business Decorating Contest (3rd prize \$500, 2nd prize \$750, & 1st prize \$1,000)

***Note: Contest will be voided if there is not a minimum of (5) five entries.

Name of Event _____

- Note:
1. Funds are not awarded directly to business owner. San Juan EDC will directly pay the contractor, supplier, or vendor for products or services rendered.
 2. All quotes (minimum 3 from San Juan preferably) for grant funds need to be submitted within 60 days of grant approval.
 3. Any business that is in default or in not good standing with the City of San Juan or San Juan EDC is not eligible to apply.
 4. Businesses that close within a 6-month period from the time the grant is awarded, will not be eligible to reapply.
 5. All quotes must be submitted within 90 days of contest awarded and or from application date.

San Juan EDC Mini Grant Promotional Expenses Application Form

A. Personal Data/Company Information

Applicant's Name: Jelet Martinez

Spouse's Name (if applicable): _____ Is

spouse active in business? Yes ☒ No Are you a Veteran? Yes ☒ No

List of name(s) of any owners who own 25% or more of the company:

Owner's Mailing Address: 2504 Fern Dr

City: San Juan State: Texas Zip 78589

Phone: (956) 415-7022 Fax: _____

Owner's e-mail: jelet.95@gmail.com

B. Business Information

Business Name: Lucky 7 mini mart

Physical Address: 400 E Minnesota Rd

City: San Juan State: Texas Zip Code: 78589

Business Phone: (956) 787-5888 Fax: _____

Business Mailing Address 400 E Minnesota Rd

Website: _____ Relative

Acknowledgment

I, Jelet acknowledge that I am neither the spouse, of the mother or father, the brother or sister, nor the son or daughter of any person on the San Juan EDC Board of Directors, the city of San Juan, the San Juan EDC staff of the Mini Grant panel of Judges.

Jelet
Signature

4/27/23
Date

Jelet Martinez
Printed Name

CERTIFICATE OF PARTICIPATION

Is awarded to

JELET MARTINEZ

*for attending the session
"SBDC SMART START"*

from 2:00 PM-3:00 PM on April 13, 2023

Presented by the UTRGV Small Business Development Center



**UT RIO
GRANDE
VALLEY**

UTRGVTM

LUCKY 7 RESTAURANT

400 E. Minnesota Rd. Sam Juan TX. 78589

2 YEAR PLAN

Lucky 7 has been open nearly 10years now and has served the community in various ways, and in times of need. In 2020 during the pandemic we provided warm meals for families, in 2021 there was a power outage for a couple days but with our gas stoves and barbecue pit we were able to provide over 1,000 warm meals for families without power.

Within the last couple of months we have undergone remodel for our restaurant in which once was a meat market grocery store. We are now transitioning the grocery store to a full buffet. In the Next two years we plan to expand the selection of food and building. We are a family owned business and like to help out the community any possible way.

“Behind every small business is a family.”

- We plan to see an increase in income with the new buffet.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$2,000.00 for Rodriguez Screen Printing.

STAFF COMMENTS AND RECOMMENDATIONS:

Rodriguez Screen Printing is requesting a mini-grant for the amount of \$2,000.00 for advertising. The San Juan EDC received all the requirements needed for the mini-grant. The UTRGV SBA certificate of completion and the two-year business plan.

RECOMMENDATION:

Approval from the San Juan EDC Board

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Mini Grants

October 1, 2022 thru September 30, 2023

CK NO.	BUSINESS	CHECK DATE	BOARD APPROVED	VENDOR	TOTAL
10/1/2022	STARTING BALANCE				
820	WING BARN	12/16/2022	Tuesday, November 15, 2022	MSPARK -DALLAS LOCKBOX	\$ 10,000.00
815	AGAPE LOVE	12/6/2022	Tuesday, November 15, 2022	SUPERSIGNS & FLAGS	\$ (2,000.00)
881	CHUCHUWA		Tuesday, January 17, 2023	ALL PRO GENERAL CONTRACTOR	\$ (1,000.00)

Total Balance \$ 6,000.00



San Juan EDC Mini Grant Promotional Expenses Application

The San Juan EDC Mini Business Grant was created to assist small businesses with financial support for a new venture, or for retention and expansion of existing businesses. Applicants will need to meet the requirements of the Mini Grant Packet and submit supporting documents. The mini grant is money that does not have to be repaid, however the money must be used within the business and for business purposes only.

Mini Grant requirements for the small business are as follows:

- Must have an operating store front
- Must be operating a minimum of 40 hours per week (City or EDC can make random checks for compliance)
- Must have at least 1 full-time employee
- Must be in good standing with any revolving city loan (if applicable)
- Can only be awarded one time per business owner

Business owner applicants are required to:

- RCVD 5/3/23
- Attend one (1) free training session on business development, provided by UTRGV Small Business Development Center (SBDC). Call UTRGV at (956) 665-7535 for Free on-line training.
 - Prepare an executive summary with two-year projections (See executive summary sample attached) (Training, executive summary development, and business technical assistance can be obtained at the SBDC.)

RCVD 5/3/23

All applicant requests are subject to board approval.

Types of Grants (Start-Up ____ or Existing ____)

Notes & Comments: _____

___ Small Business Grant -Tenant (Maximum Award not to exceed \$1,000.00)

✓ Small Business Grant - Non-Tenant (Maximum Award not to exceed \$2,000.00)

Special Event Business Competitions

___ Special Events Business Decorating Contest (3rd prize \$500, 2nd prize \$750, & 1st prize \$1,000)

***Note: Contest will be voided if there is not a minimum of (5) five entries.

Name of Event

- Note:**
1. Funds are not awarded directly to business owner. San Juan EDC will directly pay the contractor, supplier, or vendor for products or services rendered.
 2. All quotes (minimum 3 from San Juan preferably) for grant funds need to be submitted within 60 days of grant approval.
 3. Any business that is in default or in not good standing with the City of San Juan or San Juan EDC is not eligible to apply.
 4. Businesses that close within a 6-month period from the time the grant is awarded, will not be eligible to reapply.
 5. All quotes must be submitted within 90 days of contest awarded and or from application date.

San Juan EDC Mini Grant Promotional Expenses Application Form

A. Personal Data/Company Information

Applicant's Name: Manicruz Rodriguez

Spouse's Name (if applicable): _____ Is

spouse active in business? Yes ☒ No Are you a Veteran? Yes ☒ No

List of name(s) of any owners who own 25% or more of the company:

Owner's Mailing Address: 2203 N Raul Longoria

City: SANTUAN State: TX zip 78589

Phone: 956-227-4021 Fax: _____

Owner's e-mail: shirts@rodriguezscreenprinting.com

B. Business Information

Business Name: Rodriguez Screen Printing

Physical Address: 2203 N Raul Longoria

City: SANTUAN State: TX Zip Code: 78589

Business Phone: 956-227-4021 Fax: _____

Business Mailing Address 2203 N Raul Longoria SANTUAN

Website: _____ Relative

Acknowledgment

I, Manicruz Rodriguez acknowledge that I am neither the spouse, of the mother or father, the brother or sister, nor the son or daughter of any person on the San Juan EDC Board of Directors, the city of San Juan, the San Juan EDC staff of the Mini Grant panel of Judges.

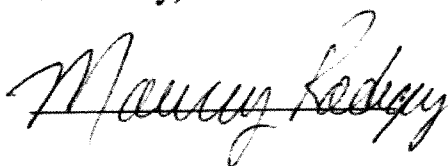
Manicruz Rodriguez
Signature

2-1-23
Date

Manicruz Rodriguez
Printed Name

The 2 year plan for my business is to grow in my business by adding more sublimation and some digital businesses cards. I am going to prepare myself by adding more advertising to my business. I will add a new sign with more illumination. I will look forward to continuing serving the whole RGV but also excited to see the city of San Juan Grow so much. I am excited to be a part of this growing community. I am excited to be able to employ more people as my business grows. I want to do some modern signs outside that will catch the publics eye. I have been in business since 2004. We will be celebrating 20 years in Business in the city of San Juan next year. I appreciate your time and want to thank you for this grant.

Sincerely,

A handwritten signature in black ink, reading "Maricruz Rodriguez". The signature is written in a cursive, flowing style.

Maricruz Rodriguez - owner

CERTIFICATE OF PARTICIPATION

Is awarded to

MARICRUZ RODRIGUEZ

for attending the session

"SBDC SMART START"

from 2:00 PM-3:00 PM on April 13, 2022

Presented by the UTRGV Small Business Development Center



UT RIO
GRANDE
VALLEY



Thank you for your participation!

Would you please complete our survey?

Your feedback is very important and will help the UTRGV SBDC provide you with better service.

Mini Grants

October 1, 2022 thru September 30, 2023

CK NO.	BUSINESS	CHECK DATE	BOARD APPROVED	VENDOR	TOTAL
10/1/2022	STARTING BALANCE				
	820 WING BARN	12/16/2022	Tuesday, November 15, 2022	MSPARK -DALLAS LOCKBOX	\$ 10,000.00
	815 AGAPE LOVE	12/6/2022	Tuesday, November 15, 2022	SUPERSIGNS & FLAGS	\$ (2,000.00)
	881 CHUCHUWA		Tuesday, January 17, 2023	ALL PRO GENERAL CONTRACTOR	\$ (1,000.00)
					\$ (1,000.00)

Total Balance \$ 6,000.00



San Juan EDC Mini Grant Promotional Expenses Application

The San Juan EDC Mini Business Grant was created to assist small businesses with financial support for a new venture, or for retention and expansion of existing businesses. Applicants will need to meet the requirements of the Mini Grant Packet and submit supporting documents. The mini grant is money that does not have to be repaid, however the money must be used within the business and for business purposes only.

Mini Grant requirements for the small business are as follows:

- Must have an operating store front
- Must be operating a minimum of 40 hours per week (City or EDC can make random checks for compliance)
- Must have at least 1 full-time employee
- Must be in good standing with any revolving city loan (if applicable)
- Can only be awarded one time per business owner

Business owner applicants are required to:

- REV'D 5/25/23
REV'D 5/24/23 ✓
- Attend one (1) free training session on business development, provided by UTRGV Small Business Development Center (SBDC). Call UTRGV at (956) 665-7535 for Free on-line training.
 - Prepare an executive summary with two-year projections (See executive summary sample attached) (Training, executive summary development, and business technical assistance can be obtained at the SBDC.)

All applicant requests are subject to board approval.

Types of Grants (Start-Up _____ or Existing _____)

Notes & Comments: _____

___ Small Business Grant - Tenant (Maximum Award not to exceed \$1,000.00)

✓ Small Business Grant - Non-Tenant (Maximum Award not to exceed \$2,000.00)

Special Event Business Competitions

___ Special Events Business Decorating Contest (3rd prize \$500, 2nd prize \$750, & 1st prize \$1,000)

***Note: Contest will be voided if there is not a minimum of (5) five entries.

Name of Event _____

- Note:
1. Funds are not awarded directly to business owner. San Juan EDC will directly pay the contractor, supplier, or vendor for products or services rendered.
 2. All quotes (minimum 3 from San Juan preferably) for grant funds need to be submitted within 60 days of grant approval.
 3. Any business that is in default or in not good standing with the City of San Juan or San Juan EDC is not eligible to apply.
 4. Businesses that close within a 6-month period from the time the grant is awarded, will not be eligible to reapply.
 5. All quotes must be submitted within 90 days of contest awarded and or from application date.

San Juan EDC Mini Grant Promotional Expenses Application Form

A. Personal Data/Company Information

Applicant's Name: Ruby Uvalle Los Encinos Adult Day Care

Spouse's Name (if applicable): Ruben Uvalle is

spouse active in business? Yes ☒ No Are you a Veteran? Yes ☒ No

List of name(s) of any owners who own 25% or more of the company:

Ruby Uvalle

Owner's Mailing Address: 808 E 15th St

City: San Juan State: Texas zip 78589

Phone: 956 223 6947 Fax: 956 601 1389

Owner's e-mail: losencinos adc@gmail.com

B. Business Information

Business Name: Los Encinos Adult Day Care Center, Inc.

Physical Address: 130 E Business Hwy 83

City: San Juan State: TX Zip Code: 78589

Business Phone: 956 292 0838 Fax: 956 601 1389

Business Mailing Address 130 E Business Hwy 83 San Juan, TX 78589

Website: _____ Relative

Acknowledgment

I, Ruby Uvalle acknowledge that I am neither the spouse, of the mother or father, the brother or sister, nor the son or daughter of any person on the San Juan EDC Board of Directors, the city of San Juan, the San Juan EDC staff of the Mini Grant panel of Judges.

Ruby Uvalle
Signature

5/24/2023
Date

Ruby Uvalle
Printed Name

CERTIFICATE OF PARTICIPATION

Is awarded to

RUBY UVALLE

*for attending the session
"THE HR PROCESS"*

from 10:00 AM-12:00 PM on May 25, 2023

Presented by the UTRGV Small Business Development Center



UT RIO
GRANDE
VALLEY





Executive Summary

Los Encinos Adult Day Care Center is acquiring the commercial building located at 130 E Business Highway 83, San Juan TX 78589. Ruby Uvalle is the owner of this corporation. Mrs. Uvalle is requesting a mini grant to fund the new business pylon signs to be placed outside.

Mrs. Uvalle has been a resident of San Juan all her life, creating her first home after marriage in 2001 at 101 Ebano Dr. San Juan, TX 78589. Los Encinos Adult Day Care Center has been an established operation for 17 years and Ruby Uvalle has been the owner for the last 10 years. Los Encinos began operations in the city of Edinburg and Mrs. Uvalle transferred operations to the city of Pharr in 2017. With the help of her community operations are set to begin in the hometown of San Juan within the next few weeks.

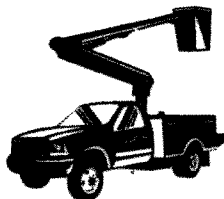
Los Encinos Adult Day Care Center is a Day Activity and Health Services (DAHS) provider which includes adult day care services. Services such as personal care, snacks, congregate meals, and social activities are provided. The goal is to provide care during regular business hours to people who would otherwise need full-time nursing home care. This enables patients to continue spending the evenings and weekends with their primary carers at home or in the community. As well as enabling caregivers in the family to continue working during the day.

The facility acquired is located a few blocks away from City Hall and is a 6673 square foot stucco building which contains a kitchen, office spaces for nurses and director, bedrooms for the clients to rest, and rooms for activities.

Los Encinos Adult Day care is run by Director, Amy Puente who has been employed by Los Encinos for 10 years. Amy's experience makes her an indispensable asset to the organization. The Assistant Director Cynthia Chavez holds a BA in Healthcare Administration, and her knowledge sets the bar high for Los Encinos regarding administration requirement through HHS. Los Encinos currently has 11 employees, 4 of which are San Juan residents.

Los Encinos Adult Day Care has taken the liberty of acquiring 2 quotes for the signs from local sign companies. We prefer San Juan natives Excellence signs after reviewing price, quality, and customer service.

If you have any questions, feel free to contact Ruby Uvalle at (956) 223-6947 or by email at losencinosadc@gmail.com



FABRICATION - INSTALLATION - REPAIR

INVOICE

Name: LOS ENCINOS DAYCARE Phone: (956) 789-7166

23/MAYO/2023

Email: Losencinosadc@gmail.com

ITEM	QTY	DESCRIPTION	Unit Price	TOTAL
PYLON BANNER	6	120x60 - 120x60 - 120x36		\$ 2,400.00

THANK YOU FOR YOUR BUSINESS

Subtotal

Payment

Payment

ZELLE 956 926 9370

CHECKS UNDER MOISES PALACIOS

Total Pending \$ 2,400.00

SIGNS • BANNERS • VINYLs • WINDOW WRAPS

FLYERS • BUSINESS CARDS • PYLONS • MAGNETS • STICKERS

BACKDROPS • COROPLAST CHARACTERS FOR PARTYS AND MORE!

XCELLENT SIGNS

Created Date: 5/9/2023

DESCRIPTION: SIGNAGE

Bill To: LOS ENCINOS ADULT DAYCARE INC.
105 E. INTERSTATE 2
STE. F
PHARR, TX 78577
US

Pickup At: The Sign Depot
105 E. Interstate 2 Suite F
Pharr, TX 78577
US

Requested By: Ruby Uralle
Email: rubyuvalle@yahoo.com
Work Phone: (956) 223-6947

Salesperson: Ruben Cepeda
Cell Phone: 9562409899

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	1 / 4' X 8' EXTERIOR SIGN	1	\$895.12	\$895.12
1.1	MDO 1/2" - 1 / 4' X 8' EXTERIOR SIGN Part Qty: 1 Width: 96.00" Height: 72.00" Sides: 1 Text: LOS ENCINOS ADULT DAYCARE			
2	1 / 4' X 6' EXTERIOR SIGN	1	\$395.88	\$395.88
2.1	MDO 1/2" - 1 / 4' X 6' EXTERIOR SIGN Part Qty: 1 Width: 72.00" Height: 48.00" Sides: 1 Text: SERVICES TBD			
3	4 / BANNERS	4	\$187.56	\$750.24
3.1	Banner - 13oz - 4 / BANNERS Part Qty: 1 Width: 96.00" Height: 48.00" Sides: 1 Text: TBD			
4	DOOR LETTERING	1	\$80.11	\$80.11

Mini Grants

October 1, 2022 thru September 30, 2023

CK NO.	BUSINESS	CHECK DATE	BOARD APPROVED	VENDOR	TOTAL
10/1/2022	STARTING BALANCE				
	820 WING BARN	12/16/2022	Tuesday, November 15, 2022	MSPARK -DALLAS LOCKBOX	\$ 10,000.00
	815 AGAPE LOVE	12/6/2022	Tuesday, November 15, 2022	SUPERSIGNS & FLAGS	\$ (2,000.00)
	881 CHUCHUWA		Tuesday, January 17, 2023	ALL PRO GENERAL CONTRACTOR	\$ (1,000.00)
					\$ (1,000.00)

Total Balance \$ 6,000.00



San Juan EDC Mini Grant Promotional Expenses Application

The San Juan EDC Mini Business Grant was created to assist small businesses with financial support for a new venture, or for retention and expansion of existing businesses. Applicants will need to meet the requirements of the Mini Grant Packet and submit supporting documents. The mini grant is money that does not have to be repaid, however the money must be used within the business and for business purposes only.

Mini Grant requirements for the small business are as follows:

- Must have an operating store front
- Must be operating a minimum of 40 hours per week (City or EDC can make random checks for compliance)
- Must have at least 1 full-time employee
- Must be in good standing with any revolving city loan (if applicable)
- Can only be awarded one time per business owner

Business owner applicants are required to:

- Attend one (1) free training session on business development, provided by UTRGV Small Business Development Center (SBDC). Call UTRGV at (956) 665-7535 for Free on-line training.
- Prepare an executive summary with two-year projections (See executive summary sample attached) (Training, executive summary development, and business technical assistance can be obtained at the SBDC.)

All applicant requests are subject to board approval.

Types of Grants (Start-Up _____ or Existing _____)

Notes & Comments: _____

___ Small Business Grant - Tenant (Maximum Award not to exceed \$1,000.00)

✓ Small Business Grant - Non-Tenant (Maximum Award not to exceed \$2,000.00)

Special Event Business Competitions

___ Special Events Business Decorating Contest (3rd prize \$500, 2nd prize \$750, & 1st prize \$1,000)

***Note: Contest will be voided if there is not a minimum of (5) five entries.

Name of Event _____

- Note:
1. Funds are not awarded directly to business owner. San Juan EDC will directly pay the contractor, supplier, or vendor for products or services rendered.
 2. All quotes (minimum 3 from San Juan preferably) for grant funds need to be submitted within 60 days of grant approval.
 3. Any business that is in default or in not good standing with the City of San Juan or San Juan EDC is not eligible to apply.
 4. Businesses that close within a 6-month period from the time the grant is awarded, will not be eligible to reapply.
 5. All quotes must be submitted within 90 days of contest awarded and or from application date.

San Juan EDC Mini Grant Promotional Expenses Application Form

A. Personal Data/Company Information

Applicant's Name: Ruby Uvalle Los Encinos Adult Day Care

Spouse's Name (if applicable): Ruben Uvalle is

spouse active in business? Yes ☒ No Are you a Veteran? Yes ☒ No

List of name(s) of any owners who own 25% or more of the company:

Ruby Uvalle

Owner's Mailing Address: 808 E 15th St

City: San Juan State: Texas zip 78589

Phone: 956 223 6947 Fax: 956 601 1389

Owner's e-mail: losencinos adc@gmail.com

B. Business Information

Business Name: Los Encinos Adult Day Care Center, Inc.

Physical Address: 130 E Business Hwy 83

City: San Juan State: TX Zip Code: 78589

Business Phone: 956 292 0838 Fax: 956 601 1389

Business Mailing Address 130 E Business Hwy 83 San Juan, TX 78589

Website: _____ Relative

Acknowledgment

I, Ruby Uvalle acknowledge that I am neither the spouse, of the mother or father, the brother or sister, nor the son or daughter of any person on the San Juan EDC Board of Directors, the city of San Juan, the San Juan EDC staff of the Mini Grant panel of Judges.

Ruby Uvalle
Signature

5/24/2023
Date

Ruby Uvalle
Printed Name

CERTIFICATE OF PARTICIPATION

Is awarded to

RUBY UVALLE

*for attending the session
"THE HR PROCESS"*

from 10:00 AM-12:00 PM on May 25, 2023

Presented by the UTRGV Small Business Development Center



UT RIO
GRANDE
VALLEY





Executive Summary

Los Encinos Adult Day Care Center is acquiring the commercial building located at 130 E Business Highway 83, San Juan TX 78589. Ruby Uvalle is the owner of this corporation. Mrs. Uvalle is requesting a mini grant to fund the new business pylon signs to be placed outside.

Mrs. Uvalle has been a resident of San Juan all her life, creating her first home after marriage in 2001 at 101 Ebano Dr. San Juan, TX 78589. Los Encinos Adult Day Care Center has been an established operation for 17 years and Ruby Uvalle has been the owner for the last 10 years. Los Encinos began operations in the city of Edinburg and Mrs. Uvalle transferred operations to the city of Pharr in 2017. With the help of her community operations are set to begin in the hometown of San Juan within the next few weeks.

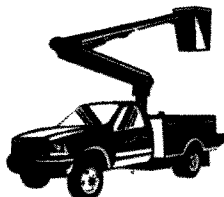
Los Encinos Adult Day Care Center is a Day Activity and Health Services (DAHS) provider which includes adult day care services. Services such as personal care, snacks, congregate meals, and social activities are provided. The goal is to provide care during regular business hours to people who would otherwise need full-time nursing home care. This enables patients to continue spending the evenings and weekends with their primary carers at home or in the community. As well as enabling caregivers in the family to continue working during the day.

The facility acquired is located a few blocks away from City Hall and is a 6673 square foot stucco building which contains a kitchen, office spaces for nurses and director, bedrooms for the clients to rest, and rooms for activities.

Los Encinos Adult Day care is run by Director, Amy Puente who has been employed by Los Encinos for 10 years. Amy's experience makes her an indispensable asset to the organization. The Assistant Director Cynthia Chavez holds a BA in Healthcare Administration, and her knowledge sets the bar high for Los Encinos regarding administration requirement through HHS. Los Encinos currently has 11 employees, 4 of which are San Juan residents.

Los Encinos Adult Day Care has taken the liberty of acquiring 2 quotes for the signs from local sign companies. We prefer San Juan natives Excellence signs after reviewing price, quality, and customer service.

If you have any questions, feel free to contact Ruby Uvalle at (956) 223-6947 or by email at losencinosadc@gmail.com



FABRICATION - INSTALLATION - REPAIR

INVOICE

Name: LOS ENCINOS DAYCARE Phone: (956) 789-7166

23/MAYO/2023

Email: Losencinosadc@gmail.com

ITEM	QTY	DESCRIPTION	Unit Price	TOTAL
PYLON BANNER	6	120x60 - 120x60 - 120x36		\$ 2,400.00

THANK YOU FOR YOUR BUSINESS

Subtotal

Payment

Payment

ZELLE 956 926 9370

CHECKS UNDER MOISES PALACIOS

Total Pending \$ 2,400.00

SIGNS • BANNERS • VINYLs • WINDOW WRAPS

FLYERS • BUSINESS CARDS • PYLONS • MAGNETS • STICKERS

BACKDROPS • COROPLAST CHARACTERS FOR PARTYS AND MORE!

XCELLENT SIGNS

Created Date: 5/9/2023

DESCRIPTION: SIGNAGE

Bill To: LOS ENCINOS ADULT DAYCARE INC.
105 E. INTERSTATE 2
STE. F
PHARR, TX 78577
US

Pickup At: The Sign Depot
105 E. Interstate 2 Suite F
Pharr, TX 78577
US

Requested By: Ruby Uralle
Email: rubyuvalle@yahoo.com
Work Phone: (956) 223-6947

Salesperson: Ruben Cepeda
Cell Phone: 9562409899

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	1 / 4' X 8' EXTERIOR SIGN	1	\$895.12	\$895.12
1.1	MDO 1/2" - 1 / 4' X 8' EXTERIOR SIGN Part Qty: 1 Width: 96.00" Height: 72.00" Sides: 1 Text: LOS ENCINOS ADULT DAYCARE			
2	1 / 4' X 6' EXTERIOR SIGN	1	\$395.88	\$395.88
2.1	MDO 1/2" - 1 / 4' X 6' EXTERIOR SIGN Part Qty: 1 Width: 72.00" Height: 48.00" Sides: 1 Text: SERVICES TBD			
3	4 / BANNERS	4	\$187.56	\$750.24
3.1	Banner - 13oz - 4 / BANNERS Part Qty: 1 Width: 96.00" Height: 48.00" Sides: 1 Text: TBD			
4	DOOR LETTERING	1	\$80.11	\$80.11

October 1, 2022 thru September 30, 2023

Page 62



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Leonardo "Lenny" Sanchez
Ernesto "Neto" Guajardo
Adina "Dina" Santillan

June 1, 2023

RE 4th of July Event

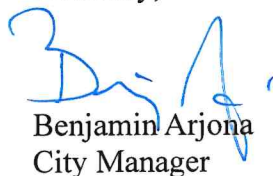
Dear Supporter:

Thank you for being a supporter of the City of San Juan. As we celebrate America's birthday, we would like to make our 4th Annual "4th of July Celebration" one that our residents and employees can enjoy. The celebration will take place on Friday, July 3rd at the San Juan Municipal Park (4:00 p.m. - 10:00 p.m.). Your past contributions have assisted us make this event free for family fun. The parade and family fun exists based solely on your contributions. As a small token of appreciation during the event, your business will be featured and recognized for your support.

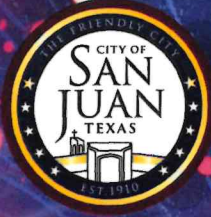
On behalf of the Mayor and City Commission, we thank you in advance for your support and look forward to your sponsorship/donations. We hope we can count on you to sponsor or donate to ensure the continuity of this wholesome event as we celebrate the stars in our lives in whatever shape they take.

Should you have any questions, you may contact Patrick Willingham, Director of Parks and Recreation, or Ruben Guajardo, Asst. Director of Parks and Recreation/PAL Director, at (956)223-2350.

Sincerely,


Benjamin Arjona
City Manager

709 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978



MONDAY, JULY 3, 2023



**FREE
EVENT**

INDEPENDENCE DAY *Celebration*

4:00 PM TO 11:00 PM

COOK-OFF ★ CARNIVAL RIDES ★ WATER SLIDES ★ LIVE MUSIC

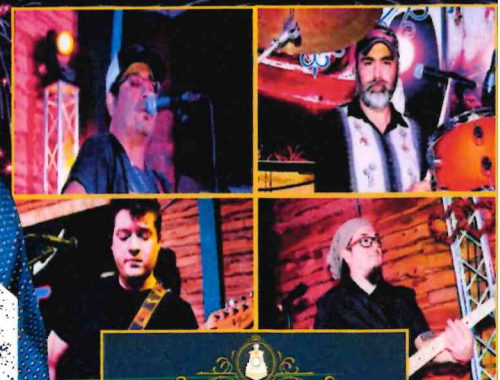
RESERVE A FREE BBQ SPACE (956.223.2350)

★★ Fireworks Show ★★

**SAN JUAN MUNICIPAL PARK
506 US-83 BUS, SAN JUAN, TX 78589**



**MATT
CASTILLO**



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

Discussion, Consideration, and Possible Action, if any, on Sponsoring 7 on 7 Flag Football Team from PSJA Bears.

STAFF COMMENTS AND RECOMMENDATIONS:

The PSJA is requesting a Sponsorship/Promotional for 7 on 7, 2023. San Juan EDC did not participate last year.

RECOMMENDATION:

Approval from the San Juan EDC

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Sponsorships

October 1, 2022 thru September 30, 2023

DATE	Sponsors	Board Approved	CHECK	
10/1/2022	STARTING BALANCE			\$ 16,000.00
10/3/2022	PSJA BEAR BASEBALL	Tuesday, November 15, 2022	775	\$ (2,500.00)
11/2/2022	KEEP SAN JUAN BEAUTIFUL	Tuesday, November 15, 2022	792	\$ (2,500.00)
11/15/2022	CHRISTIAN'S MANOR	Tuesday, November 15, 2022	806	\$ (2,500.00)
12/7/2022	PAL'S SHOP W/1ST RESPONDER	Tuesday, December 6, 2022	818	\$ (500.00)
1/3/2023	PAL'S BLUE SANTA	Tuesday, December 6, 2022	883	\$ (1,000.00)
1/27/2023	MISS SAN JUAN PAGENT (Lions Club)	Tuesday, January 17, 2023	850	\$ (1,000.00)
3/17/2023	PSJA ISD AUTISM	Tuesday, March 7, 2023	883	\$ (500.00)
3/28/2023	VANGUARD ACADEMY FAMILY GOLF	Tuesday, April 18, 2023	982	\$ (1,000.00)
4/19/2023	RGV PARTNERSHIP-NATIONAL SBA	Tuesday, April 18, 2023	916	\$ (1,000.00)
4/19/2023	Boys & Girls Club of PSJA-Wine Festival	Tuesday, April 18, 2023	918	\$ (2,500.00)

BALANCE \$ 1,000.00



March 1st, 2023

Dear Sponsor,

Thank you for taking the time to consider sponsoring our 7 on 7 team.

For many years, the PSJA Bears have been known for the strength of its Football team. This past year we got back on track with another playoff appearance. That makes it 4 out of 6 years with playoff appearances. Championship football is BACK!. We are looking forward to providing our fans with a brand of football they are accustomed to and striving for another District Championship. Back-to-Back district championships! was also accomplished during the 6 years here. This is a feat that was last accomplished in 1981-1982 (37 years ago) and are looking towards continuing the long-standing tradition of excellence here at PSJA.

We are turning to the community and our extended families to ask for your support. As a sponsor you become an important part of helping make the PSJA Bear team a success!

Funds received from our sponsors help provide uniforms and league tournament costs. Unfortunately, our sports budgets cannot fund the 7 on 7 tournaments because of UIL regulations.

If you could help us with a donation of any amount, it will be greatly appreciated and will help to cover the costs of team expenses for the 2023 7 on 7 Varsity and JV team.

We accept cash donations or checks. Please make checks payable to: **STX 7 on 7**.

If you have any questions, please feel free to contact:

Eddie Pacheco

Cell: 956-578-3420 Office: 956-354-2342

Kenny Reininger

Cell: 956-454-4248 Office: 956-354-2342

Thank you for your consideration and support.

Respectfully,

Lupe Rodriguez

Head Football Coach

Sponsorships

October 1, 2022 thru September 30, 2023

DATE	Sponsors	Board Approved	CHECK	
10/1/2022	STARTING BALANCE			16,000.00
10/3/2022	PSJA BEAR BASEBALL	Tuesday, November 15, 2022	775	(2,500.00)
11/2/2022	KEEP SAN JUAN BEAUTIFUL	Tuesday, November 15, 2022	792	(2,500.00)
11/15/2022	CHRISTIAN'S MANOR	Tuesday, November 15, 2022	806	(2,500.00)
12/7/2022	PAL'S SHOP W/1ST RESPONDER	Tuesday, December 6, 2022	818	(500.00)
1/3/2023	PAL'S BLUE SANTA	Tuesday, December 6, 2022	883	(1,000.00)
1/27/2023	MISS SAN JUAN PAGENT (Lions Club)	Tuesday, January 17, 2023	850	(1,000.00)
3/17/2023	PSJA ISD AUTISM	Tuesday, March 7, 2023	883	(500.00)
3/28/2023	VANGUARD ACADEMY FAMILY GOLF	Tuesday, April 18, 2023	982	(1,000.00)
4/19/2023	RGV PARTNERSHIP-NATIONAL SBA	Tuesday, April 18, 2023	916	(1,000.00)
4/19/2023	Boys & Girls Club of PSJA-Wine Festival	Tuesday, April 18, 2023	918	(2,500.00)

BALANCE \$ 1,000.00

PSJA Senior Class

Dear Bear Country,

We are planning a week full of Senior Fun Activities to celebrate the end of the Year!

Would you be able to donate a cash gift card so that the senior officers can purchase the items they need. They are planning to have a Movie Under the Stars in the Gym, a Student/Staff Volleyball Game, a Field Day, and the Senior Mural Reveal.

We appreciate any help you can provide. I forwarded this letter to my senior class officers and they are the ones in charge of collecting donations and getting everything set up. If you have any questions, please contact me at 956-781-2521. Thank you so much....Go BEARS!

With Much Senior Bear Pride,

Lisa Cantu, Senior Class Sponsor!

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION

Check Requisition Form

Check No.

VOID
968 969 MCP

PAYABLE TO:

PSJA -SENIOR CLASS
601 E KELLY
PHARR, TX 7877
ATTN: LISA CANTU, SENIOR CLASS SPONSOR

SPECIAL INSTRUCTIONS

	HOLD CK FOR PICKUP
X	MAIL FORM W/ CK
	OTHER

FUND

24-EDC

ACCT #	ACCOUNT NAME	INV #	AMOUNT \$
1 24-571.9898	Promotional Expenses	968	500.00
TOTAL			500.00

EXPLANATION REQUESTED ON CHECK:

Promotional/Sponsorship -PSJA SENIOR CLASS

Week of full of Seniro Fun Activities to Celebrate the end of the Year.

Request by Martha Patterson, Administrative Assistant

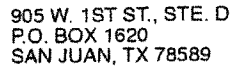
DATE

5/30/2023

Ben Arjona, City Manager/Executive Director

DATE

5/30/2023



0968

05/30/2023

Pharr-San Juan-Alamo ISD

\$ **500.00

Five hundred and 00/100*

DOLLARS

Pharr-San Juan-Alamo ISD
601 E KELLY
Pharr, TX 78577 United States

[Handwritten signature]
AUTHORIZED SIGNATURE



MEMO

104-2535797

SAN JUAN ECONOMIC DEVELOPMENT CORP.

0968

05/30/2023

Pharr-San Juan-Alamo ISD

INVOICE NO. 968
PSJA Senior Class 2023
A Week Full of Senior Fun
Activities to Celebrate The End
of The Year.

500.00

LSNB PUBLIC FUNDS CHECKING (6757)

500.00

SAN JUAN ECONOMIC DEVELOPMENT CORP.

0968

05/30/2023

Pharr-San Juan-Alamo ISD

INVOICE NO. 968
PSJA Senior Class 2023
A Week Full of Senior Fun
Activities to Celebrate The End
of The Year.

500.00

LSNB PUBLIC FUNDS CHECKING (REDACTED)

500.00

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JUNE 7, 2023

Discussion and Action on Ratifying a Sponsorship for Marine Corps League RGV #1456 for the 5K For Heroes Kids Fun Run on Saturday, May 27, 2023, at 7:00 a.m.-11:00 a.m. in the Amount of \$1,000.00.

STAFF COMMENTS AND RECOMMENDATIONS:

Marine Corps League REG #146 is requesting Sponsorship/Promotional for the 5k for Heroes Kids Fun Run. The event is on Saturday, May 20, 2023, from 7:00 a.m. -11:00 am. The San Juan EDC did not participate last year.

RECOMMENDATION:

Approval from San Juan EDC Board

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Sponsorships

October 1, 2022 thru September 30, 2023

DATE	Sponsors	Board Approved	CHECK	
10/1/2022	STARTING BALANCE			\$ 16,000.00
10/3/2022	PSJA BEAR BASEBALL	Tuesday, November 15, 2022	775	\$ (2,500.00)
11/2/2022	KEEP SAN JUAN BEAUTIFUL	Tuesday, November 15, 2022	792	\$ (2,500.00)
11/15/2022	CHRISTIAN'S MANOR	Tuesday, November 15, 2022	806	\$ (2,500.00)
12/7/2022	PAL'S SHOP W/1ST RESPONDER	Tuesday, December 6, 2022	818	\$ (500.00)
1/3/2023	PAL'S BLUE SANTA	Tuesday, December 6, 2022	883	\$ (1,000.00)
1/27/2023	MISS SAN JUAN PAGENT (Lions Club)	Tuesday, January 17, 2023	850	\$ (1,000.00)
3/17/2023	PSJA ISD AUTISM	Tuesday, March 7, 2023	883	\$ (500.00)
3/28/2023	VANGUARD ACADEMY FAMILY GOLF	Tuesday, April 18, 2023	982	\$ (1,000.00)
4/19/2023	RGV PARTNERSHIP-NATIONAL SBA	Tuesday, April 18, 2023	916	\$ (1,000.00)
4/19/2023	Boys & Girls Club of PSJA-Wine Festival	Tuesday, April 18, 2023	918	\$ (2,500.00)

BALANCE \$ 1,000.00



Saturday, May 27, 2023
San Juan Sports Complex
7:00 AM - 11:00 AM



Salutations

My name is German Garza, Senior Vice Commandant for the Marine Corps League RGV #1456. First, a little bit about us. The Marine Corps League has been around for years, but our local detachment has been around since 2018. Our main goal is to bring awareness about our organization to other Marines in the RGV in hopes they will join our ranks. Our league is all about the camaraderie that we experienced in the Marine Corps and showing Marine Veterans that they have other Marines to talk to. Some are fighting battles that we know nothing about. This is why we have events throughout the year to bring awareness to the RGV about the Marine Corps League.

This year we are getting an early start on our 2nd Annual 5K For Heroes event. We invite you to consider joining us as a sponsor and partner. With this letter, we've included information regarding the Sponsorship Form. We are committed to actively promoting every sponsor who will help make this a much anticipated yearly event. Your company's name will be included in our website: www.mclrgv.org under our events section, on event t-shirts (depending on sponsorship level selected) and appear in all press materials, not to mention social media platforms. We are excited that the community will be very involved in this event and we thank you for considering being a part of a new tradition with the Marine Corps League.

This year we are looking to do something a little different. We would like to give the first 100 participants a challenge coin. The coin will have the 5K info on one side and the sponsor on the other side. I really do think that this will be an amazing opportunity for the sponsor that decides to jump on this.

If you have any questions about the race or the available sponsorship opportunities, please don't hesitate to contact us. We look forward to your help in promoting the event.

German C Garza
Senior Vice Commandant
5K Coordinator
956-348-9594

The Marine Corps League - Rio Grande Valley Detachment is a 501(c)(4) nonprofit organization with a special group exemption letter which allows for contributions to be tax deductible by the donor. Fed Tax ID#: 82-4002350

SPONSORSHIP FORM

Name of Organization: _____

Point of Contact: _____

Address: _____

Phone: _____ Email: _____

Sponsorship Level _____

IN KIND DONATION: _____

ENDURANCE SPONSOR \$2000

- Large Logo on Back of T-Shirt
- Social Media & Website Recognition
- 4 Runner Registrations
- Associate Member Membership to the Marine Corps League RGV

CADENCE SPONSOR \$1000

- Small Logo on T-Shirt
- Social Media and Website Recognition
- 3 Runner Registrations

PACE SPONSOR - \$250

- Tiny Logo on T-Shirt
- Social Media and Website Recognition
- 1 Runner Registration

COIN SPONSOR - \$TBD

- Logo on one side of challenge coin
- Social Media and Website Recognition
- 3 Runner Registrations