



**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
Tuesday, September 5, 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. -Hotel Home 2 Suites
- McDonalds
- CareNow Urgent Care Ribbon Cutting, October
- City Hall/Transit Terminal Ribbon Cutting, October 11, 2023 6:00 pm.
- RockN Thrift Shop Ribbon Cutting on August 16, 2023, at 10:30 am.
- 2023 - 2024 Budget

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

1. Discussion and Possible Action, if any, on "Downtown Revitalization Plan.
2. Discussion and Possible Action, if any, on Approving EDC Proposed Budget for the Fiscal year 2023-2024.
3. Discussion and Possible Action, if any, on Sponsorship/Promotion for the South Texas College Foundation Inaugural Gala on October 5, 2023, from 6:00 p.m. to 9:00 p.m. at Pecan Campus at 3210 W. Pecan, McAllen, TX 78501.
4. Discussion and Possible Action, if any, regarding a collaborative agreement with the San Juan Cultural Arts District's Internship program for UTRGV students.

VII. CONSENT AGENDA

1. Approval of the following minutes:
 - April 18, 2023
 - June 7, 2023

VIII. 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	F. Project Don
B. Project Chick	G.. Project GW's
C. Project Golden	H. Project Court
D. Project Coffee	I. Project Doors
E. Project BT	J. Project Roof
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

IX. 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	F. Project Don
B. Project Chick	G. Project GW's
C. Project Golden	H. Project Court
D. Project Coffee	I. Project Door
E. Project BT	J. Project Roof
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

X. 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. 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 01st of September, 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
SEPTEMBER 5, 2023

- Hotel Home 2 Suites
 - McDonalds
 - CareNow Urgent Care Ribbon Cutting, October
 - City Hall/Transit Terminal Ribbon Cutting, October 11, 2023 6:00 pm.
 - RockN Thrift Shop Ribbon Cutting on August 16, 2023, at 10:30 am.
 - 2023 - 2024 Budget
-

STAFF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATION:

PREPARED BY:

Benjamin Arjona,
City Manager

APPROVED BY:

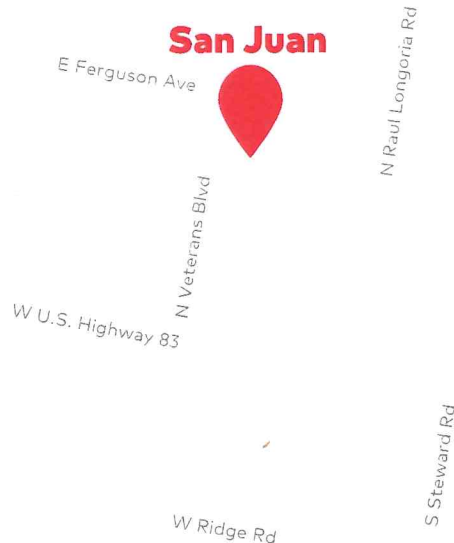
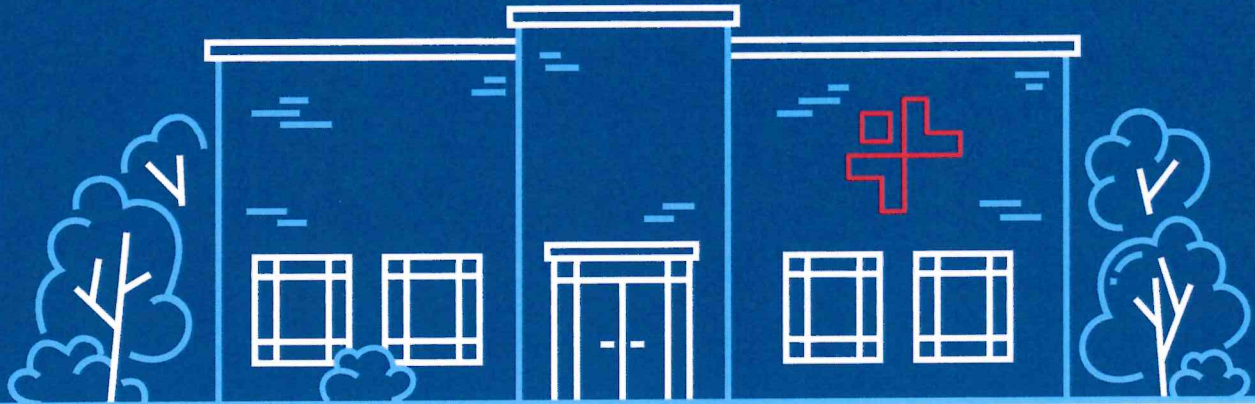
Benjamin Arjona, City
Manager



Good News:



CareNow® is coming soon to San Juan!



San Juan Coming Soon

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San Juan, TX 78589

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or call: 832-504-1438

Find out more at **CareNow.com**

CareNow.
Urgent Care

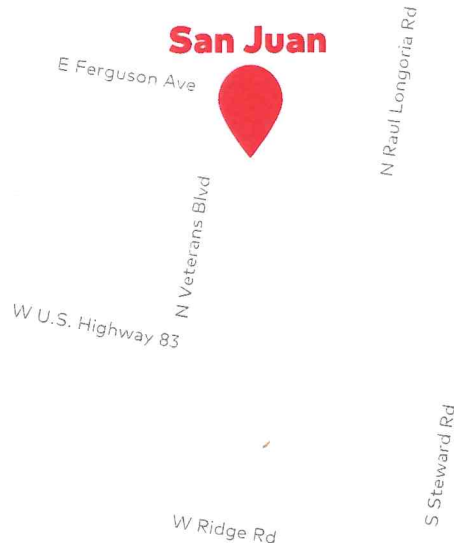
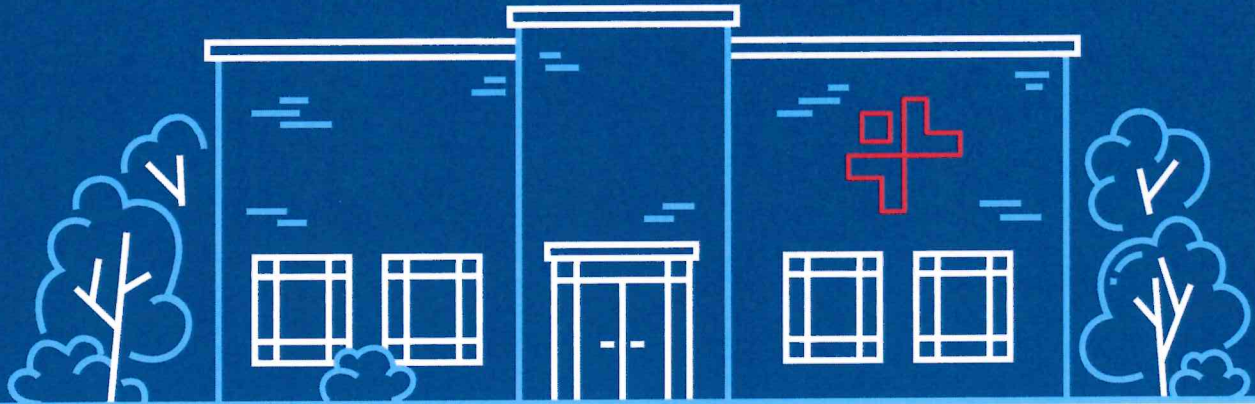
Affiliated with Rio Grande Regional Hospital



Good News:



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San Juan Coming Soon

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San Juan, TX 78589

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or call: 832-504-1438

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CareNow.
Urgent Care

Affiliated with Rio Grande Regional Hospital

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 5, 2023

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

STAFF COMMENTS AND RECOMMENDATIONS:

This Agenda item will appear until the "Downtown Revitalization Project: is completed.

RECOMMENDATION:

Board Request

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 5, 2023

Discussion and Possible Action, if any, on Approving EDC Proposed Budget for the Fiscal year 2023-2024.

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of the EDC Proposed Budget for the fiscal year 2023-2024.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager



City of San Juan, TX

Budget Worksheet

Account Summary

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Fund: 24 - SAN JUAN E. D. C.												
Revenue												
RevenueType: 3200 - SALES TAX REVENUE												
24-3200.1101	SALES TAX - 4B	1,044,000.00	1,322,374.71	1,316,000.00	1,516,606.34	1,537,643.00	1,344,850.84					1,726,788.00
24-3200.1104	RFND GEN SALES & USE TAX	-15,000.00	-14,859.36	-15,000.00	-14,859.36	0.00	-12,382.80					-20,000.00
RevenueType: 3200 - SALES TAX REVENUE Total:		1,029,000.00	1,307,515.35	1,301,000.00	1,501,746.98	1,537,643.00	1,332,468.04	0.00	0.00			1,706,788.00
RevenueType: 3700 - OTHER REVENUE												
24-3700.1100	INTEREST EARNED	0.00	1,056.29	1,000.00	8,685.99	1,000.00	67,982.45					
24-3700.1105	MEMBERSHIP DUES	0.00	300.00	300.00	0.00	300.00	0.00					
24-3700.1300	MISCELLANEOUS REVENUE	0.00	1,599.00	100.00	0.00	0.00	0.00					
RevenueType: 3700 - OTHER REVENUE Total:		0.00	2,955.29	1,400.00	8,685.99	1,300.00	67,982.45	0.00	0.00			0.00
RevenueType: 3800 - OTHER FINANCING SOURCES												
24-3800.1060	OPERATING TRANSFER-EDC SA	-105,235.00	-105,036.54	-104,593.00	-104,592.79	-104,593.00	-95,902.83					-106,791.00
RevenueType: 3800 - OTHER FINANCING SOURCES Total:		-105,235.00	-105,036.54	-104,593.00	-104,592.79	-104,593.00	-95,902.83	0.00	0.00			-106,791.00
Revenue Total:		923,765.00	1,205,434.10	1,197,807.00	1,405,840.18	1,434,350.00	1,304,547.66	0.00	0.00			1,599,997.00

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Department: 571 - SAN JUAN ECONOMIC DEV

Department: 571 - SAN JUAN ECONOMIC DEV

Year	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
170,694.00	167,853.89	166,694.00	126,166.87	131,686.00	122,483.13	116,694.00	116,694.00	116,694.00	136,146.00																																																																																													

[illegible]

Budget Detail													
Budget Code	Description	Units	Price	Amount									
FINAL	Employee Staff	0.00	0.00	10,494.00									
FINAL	Proposed Cost of Living	0.00	0.00	342.00									
24-571.2070	HEALTH INSURANCE	21,117.12	21,117.00	17,157.66	22,783.00	15,893.94	18,338.00	18,338.00					
24-571.2080	EMPLOYEE RETIREMENT	7,884.44	7,468.00	5,969.76	6,073.00	5,829.01		6,126.00					
Budget Detail													
Budget Code	Description	Units	Price	Amount									
FINAL	Employee Staff	0.00	0.00	6,324.00									
FINAL	Proposed Cost of Living	0.00	0.00	206.00									
24-571.2100	UNEMPLOYMENT COMPENSAT	1,008.02	1,008.00	427.04	36.00	27.03	27.00	27.00					
24-571.2110	WORKER'S COMPENSATION IN	431.63	683.00	257.49	593.00	195.36	545.00	545.00					
Budget Detail													
Budget Code	Description	Units	Price	Amount									
FINAL	Employee Staff	0.00	0.00	562.00									
FINAL	Proposed Cost of Living	0.00	0.00	18.00									
Category: 10 - SALARIES & WAGES/BENEFIT Total:					213,980.00	211,474.99	208,957.00	162,258.05	172,537.00	160,035.37	135,604.00	141,730.00	177,957.00
Category: 20 - PURCHASED PROF/TECH SRVS													
24-571.3400	ACCOUNTING & AUDITING SER	24,500.00	24,500.00	69,100.00	77,677.00	66,189.95							
24-571.3410	MANAGEMENT CONSULTING S	0.00	25,000.00	0.00	17,500.00	0.00							

For Fiscal: 2022-2023 Period Ending: 08/31/2023

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Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

	Defined Budgets							
	2020-2021		2021-2022		2022-2023		2023-2024	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	DEP REQUEST	PROPOSED
24-571.5510	10,000.00	0.00	20,000.00	1,599.97	20,000.00	3,526.29		20,000.00
Category: 30 - PUR PORP SRVS & OTH SRVS Total:								
	76,058.00	59,921.60	91,800.00	74,652.65	96,284.00	82,390.61	0.00	77,711.00
Category: 40 - SUPPLIES								
24-571.6120	700.00	2,074.94	1,400.00	0.00	1,400.00	0.00		1,500.00
24-571.6140	3,500.00	6,519.65	9,400.00	5,865.53	9,400.00	2,787.92		9,000.00
24-571.6150	500.00	0.00	2,000.00	0.00	500.00	0.00		500.00
24-571.6180	2,000.00	1,764.64	3,000.00	4,197.31	3,500.00	4,334.03		5,000.00
24-571.6250	2,500.00	2,941.59	6,000.00	5,839.49	6,000.00	3,089.03		6,000.00
24-571.6270	2,000.00	1,039.00	4,000.00	2,594.00	4,000.00	1,694.84		4,000.00
Category: 40 - SUPPLIES Total:								
	11,200.00	14,339.82	25,800.00	18,496.33	24,800.00	11,905.82	0.00	26,000.00
Category: 50 - CAPITAL OUTLAY								
24-571.7954	0.00	0.00	5,596.00	5,596.15	0.00	0.00		
24-571.7956	7,500.00	2,536.78	4,404.00	2,314.55	10,000.00	1,642.78		
Category: 50 - CAPITAL OUTLAY Total:								
	7,500.00	2,536.78	10,000.00	7,910.70	10,000.00	1,642.78	0.00	0.00
Category: 60 - DEBT SERVICE								
24-571.8790	150,000.00	140,000.00	135,000.00	135,000.00	145,000.00	145,000.00		145,000.00
Budget Detail								
Budget Code			Units	Price	Amount			
FINAL			0.00	0.00	100,000.00			
FINAL			0.00	0.00	45,000.00			
Category: 60 - DEBT SERVICE								
24-571.8810	70,298.00	79,008.47	77,475.00	77,475.00	72,850.00	72,850.00	68,050.00	68,050.00
Budget Detail								
Budget Code			Units	Price	Amount			
FINAL			0.00	0.00	44,800.00			
FINAL			0.00	0.00	23,250.00			
Category: 60 - DEBT SERVICE Total:								
	220,298.00	219,008.47	212,475.00	212,475.00	217,850.00	217,850.00	0.00	213,050.00
Category: 60 - DEBT SERVICE Total:								
	220,298.00	219,008.47	212,475.00	212,475.00	217,850.00	217,850.00	0.00	213,050.00

Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Defined Budgets

Category: 90 - MISCELLANEOUS										2023-2024			
MEMBERSHIPS AND SUBS.										2023-2024			
24-571.9700										2023-2024			
Budget Detail										2023-2024			
Budget Code	Description	Units	Price	Amount	2020-2021	2020-2021	2021-2022	2021-2022	2021-2022	2022-2023	2022-2023	2023-2024	2023-2024
FINAL					Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	DEP REQUEST	PROPOSED	FINAL
FINAL	APPLE	0.00	0.00	12.00	2,000.00	0.00	2,000.00	300.00	2,000.00	2,260.00			4,562.00
FINAL	GODADDY	0.00	0.00	900.00									
FINAL	ISCS MEMBERSHIP	0.00	0.00	1,250.00									
FINAL	LONESTAR	0.00	0.00	400.00									
FINAL	SHUTTERSTOCK	0.00	0.00	400.00									
FINAL	TML MEMBERSHIP	0.00	0.00	1,600.00									
24-571.9897										20,000.00			
LOCAL AIR ADVERTISEMENT										0.00			
24-571.9898										153,764.00			
PROMOTIONAL EXPENSE										86,252.97			
20,000.00										155,570.00			

Budget Detail										2023-2024			
Budget Code	Description	Units	Price	Amount	2020-2021	2020-2021	2021-2022	2021-2022	2021-2022	2022-2023	2022-2023	2023-2024	2023-2024
FINAL					Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	DEP REQUEST	PROPOSED	FINAL
FINAL	CITY EVENT-4TH OF JULY	0.00	0.00	15,000.00									
FINAL	CITY EVENT-NOCHE DE PAZ	0.00	0.00	60,000.00									
FINAL	MINI GRANTS	0.00	0.00	10,000.00									
FINAL	SPONSORSHIP BOYS & GIRLS WINE & FOOD FESTIVAL	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP- CHRISTIAN MANOR	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP- VA 4TH OF JULY EVENT	0.00	0.00	500.00									
FINAL	SPONSORSHIP-CATHOLIC CHARITIES RGV GALA	0.00	0.00	1,500.00									
FINAL	SPONSORSHIP-KEEP SAN JUAN	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP-PAL BLUE SANTA TOY GIVEWAY	0.00	0.00	1,500.00									
FINAL	SPONSORSHIP-PAL GOLDEN GOLVES	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP-PAL NATIONAL NIGHT OUT	0.00	0.00	1,000.00									
FINAL	SPONSORSHIP-PAL SHOP WITH 1ST RESPONDER	0.00	0.00	500.00									
FINAL	SPONSORSHIP-PALMS AWARDS	0.00	0.00	1,500.00									
FINAL	SPONSORSHIP-PSJA AUTISM WALK	0.00	0.00	500.00									
FINAL	SPONSORSHIP-PSJA EDUCATIONAL FOUNDATION GALA	0.00	0.00	2,000.00									
FINAL	SPONSORSHIP-PSJA FFA BOOSTER CLUB	0.00	0.00	8,000.00									
FINAL	SPONSORSHIP-PSJA SENIOR CLASS END OF THE YEAR	0.00	0.00	500.00									
FINAL	SPONSORSHIP-RGV PARTNERSHIP SMALL BUS, WEEK	0.00	0.00	1,000.00									

Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Defined Budgets

		2020-2021	2020-2021	2021-2022	2021-2022	2022-2023	2022-2023	2023-2024	2023-2024	2023-2024	2023-2024	FINAL
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	DEP REQUEST	PROPOSED			
FINAL	SPONSORSHIP-SJ COMMUNITY LIONS CLUB-QUEENS			0.00	0.00	1,000.00						
FINAL	SPONSORSHIP-STX 7 ON 7			0.00	0.00	1,000.00						
FINAL	SPONSORSHIP-VANGUARD ACADEMY			0.00	0.00	1,000.00						
FINAL	FAM GOLF CLASSIC											
	UNDESIGNATED			0.00	0.00	39,070.00						
24-571.9899	OTHER - SPECIAL EXPENSES	32,500.00	5,561.00	32,500.00	38,085.09	32,000.00	36,186.52					35,000.00
24-571.9900	OTHER-SETTLEMENT PAYMENT	0.00	0.00	0.00	0.00	100,000.00	100,000.00					100,000.00
Budget Detail												
Budget Code												
FINAL	HOME2 SUTIES			0.00	0.00	100,000.00						
24-571.9901	SPECIAL PROJECTS	147,500.00	147,500.00	173,575.00	90,000.00	396,438.00	65,000.00					579,703.00
Budget Detail												
Budget Code												
FINAL	PROJECT BEAR 1 OF 5			0.00	0.00	10,000.00						
FINAL	PROJECT BT 1 OF 5			0.00	0.00	12,000.00						
FINAL	PROJECT DOOR 1 OF 5			0.00	0.00	25,000.00						
FINAL	PROJECT GW'S 1 OF 2			0.00	0.00	10,000.00						
FINAL	UNDESIGNATED			0.00	0.00	522,703.00						

Category: 90 - MISCELLANEOUS Total:

258,229.00	187,768.09	359,675.00	174,136.93	704,202.00	289,699.49	0.00	0.00	894,835.00
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Department: 571 - SAN JUAN ECONOMIC DEV Total:

923,765.00	892,944.00	1,197,807.00	872,162.17	1,434,350.00	949,265.21	135,604.00	354,780.00	1,599,997.00
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Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Department: 800 - LONG TERM DEBT
 Category: 30 - PUR PORP SRVS & OTH SRVS
 24-800.0300

	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	Defined Budgets			2023-2024 PROPOSED	2023-2024 FINAL
							2023-2024 DEP REQUEST	2023-2024 DEP REQUEST	2023-2024 DEP REQUEST		
MISCELLANEOUS EXPENSE	0.00	223.74	0.00	654.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Category: 30 - PUR PORP SRVS & OTH SRVS Total:	0.00	223.74	0.00	654.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Department: 800 - LONG TERM DEBT Total:	0.00	223.74	0.00	654.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	923,765.00	893,167.74	1,197,807.00	872,817.04	1,434,350.00	949,265.21	135,604.00	135,604.00	354,780.00	1,599,997.00	0.00
Fund: 24 - SAN JUAN E. D. C. Surplus (Deficit):	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-135,604.00	-135,604.00	-354,780.00	0.00	0.00
Report Surplus (Deficit):	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-135,604.00	-135,604.00	-354,780.00	0.00	0.00

Fund Summary

Fund	Defined Budgets							
	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	2023-2024 PROPOSED	2023-2024 FINAL
24 - SAN JUAN E. D. C.	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-354,780.00	0.00
	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-354,780.00	0.00
Report Surplus (Deficit):								



City of San Juan, TX

Budget Worksheet

Account Summary

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Fund: 24 - SAN JUAN E. D. C.											
Revenue											
RevenueType: 3200 - SALES TAX REVENUE											
24-3200.1101	SALES TAX - 4B	1,044,000.00	1,322,374.71	1,316,000.00	1,516,606.34	1,537,643.00	1,344,850.84				1,726,788.00
24-3200.1104	RFND GEN SALES & USE TAX	-15,000.00	-14,859.36	-15,000.00	-14,859.36	0.00	-12,382.80				-20,000.00
RevenueType: 3200 - SALES TAX REVENUE Total:		1,029,000.00	1,307,515.35	1,301,000.00	1,501,746.98	1,537,643.00	1,332,468.04	0.00	0.00	0.00	1,706,788.00
RevenueType: 3700 - OTHER REVENUE											
24-3700.1100	INTEREST EARNED	0.00	1,056.29	1,000.00	8,685.99	1,000.00	67,982.45				
24-3700.1105	MEMBERSHIP DUES	0.00	300.00	300.00	0.00	300.00	0.00				
24-3700.1300	MISCELLANEOUS REVENUE	0.00	1,599.00	100.00	0.00	0.00	0.00				
RevenueType: 3700 - OTHER REVENUE Total:		0.00	2,955.29	1,400.00	8,685.99	1,300.00	67,982.45	0.00	0.00	0.00	
RevenueType: 3800 - OTHER FINANCING SOURCES											
24-3800.1060	OPERATING TRANSFER-EDC SA	-105,235.00	-105,036.54	-104,593.00	-104,592.79	-104,593.00	-95,902.83				-106,791.00
RevenueType: 3800 - OTHER FINANCING SOURCES Total:		-105,235.00	-105,036.54	-104,593.00	-104,592.79	-104,593.00	-95,902.83	0.00	0.00	0.00	-106,791.00
Revenue Total:		923,765.00	1,205,434.10	1,197,807.00	1,405,840.18	1,434,350.00	1,304,547.66	0.00	0.00	0.00	1,599,997.00

Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Expense

Department: 571 - SAN JUAN ECONOMIC DEV
Category: 10 - SALARIES & WAGES/BENEFIT

24-571.1030		SALARIES OF EMPLOYEES								170,694.00	167,853.89	166,694.00	126,166.87	131,686.00	122,483.13	116,694.00	136,146.00
Budget Detail																	
Budget Code		Description	Units	Price	Amount												
FINAL		1 - Administrative Assistant I	0.00	0.00	27,498.00												
FINAL		1 - Administrative Assistant II	0.00	0.00	40,040.00												
FINAL		1 - Interim Director	0.00	0.00	20,000.00												
FINAL		1 - Project Specialist	0.00	0.00	44,140.00												
FINAL		Proposed Cost of Living - Admin. Asst. I	0.00	0.00	1,100.00												
FINAL		Proposed Cost of Living - Admin. Asst. II	0.00	0.00	1,602.00												
FINAL		Proposed Cost of Living - Project	0.00	0.00	1,766.00												
24-571.1040		OVERTIME		0.00	2,168.32	1,200.00	5,793.56										5,500.00
24-571.2060		SOCIAL SECURITY TAX	13,058.00	12,599.61	11,987.00	10,110.91	10,166.00	9,813.34								10,836.00	
Budget Detail																	
Budget Code		Description	Units	Price	Amount												
FINAL		Employee Staff	0.00	0.00	10,494.00												
FINAL		Proposed Cost of Living	0.00	0.00	342.00												
24-571.2070		HEALTH INSURANCE	21,117.00	21,117.12	21,117.00	17,157.66	22,783.00	15,893.94	18,338.00	18,338.00	6,126.00					18,338.00	
24-571.2080		EMPLOYEE RETIREMENT	7,835.00	7,884.44	7,468.00	5,969.76	6,073.00	5,829.01							6,530.00		
Budget Detail																	
Budget Code		Description	Units	Price	Amount												
FINAL		Employee Staff	0.00	0.00	6,324.00												
FINAL		Proposed Cost of Living	0.00	0.00	206.00												
24-571.2100		UNEMPLOYMENT COMPENSAT	576.00	1,008.02	1,008.00	427.04	36.00	27.03	27.00	27.00					27.00		
24-571.2110		WORKER'S COMPENSATION IN	700.00	431.63	683.00	257.49	593.00	195.36	545.00	545.00					580.00		
Budget Detail																	
Budget Code		Description	Units	Price	Amount												
FINAL		Employee Staff	0.00	0.00	562.00												
FINAL		Proposed Cost of Living	0.00	0.00	18.00												
Category: 10 - SALARIES & WAGES/BENEFIT Total:																	
			213,980.00	211,474.99	208,957.00	162,258.05	172,537.00	160,035.37	135,604.00	141,730.00					177,957.00		
Category: 20 - PURCHASED PROF/TECH SRVS																	
24-571.3400		ACCOUNTING & AUDITING SER	24,500.00	24,500.00	69,100.00	69,100.00	77,677.00	66,189.95							85,444.00		
24-571.3410		MANAGEMENT CONSULTING S	0.00	25,000.00	0.00	17,500.00	0.00	0.00									

For Fiscal: 2022-2023 Period Ending: 08/31/2023

8/31/2023 8:31:58 AM Page 3 of 8

Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	Defined Budgets		
							2023-2024 DEP REQUEST	2023-2024 PROPOSED	2023-2024 FINAL
Category: 30 - PUR PORP SRVS & OTH SRVS Total:									
24-571.5510	10,000.00	0.00	20,000.00	1,599.97	20,000.00	3,526.29			20,000.00
	76,058.00	59,921.60	91,800.00	74,652.65	96,284.00	82,390.61	0.00	0.00	77,711.00
Category: 40 - SUPPLIES									
24-571.6120	700.00	2,074.94	1,400.00	0.00	1,400.00	0.00			1,500.00
24-571.6140	3,500.00	6,519.65	9,400.00	5,865.53	9,400.00	2,787.92			9,000.00
24-571.6150	500.00	0.00	2,000.00	0.00	500.00	0.00			500.00
24-571.6180	2,000.00	1,764.64	3,000.00	4,197.31	3,500.00	4,334.03			5,000.00
24-571.6250	2,500.00	2,941.59	6,000.00	5,839.49	6,000.00	3,089.03			6,000.00
24-571.6270	2,000.00	1,039.00	4,000.00	2,594.00	4,000.00	1,694.84			4,000.00
	11,200.00	14,339.82	25,800.00	18,496.33	24,800.00	11,905.82	0.00	0.00	26,000.00
Category: 50 - CAPITAL OUTLAY									
24-571.7954	0.00	0.00	5,596.00	5,596.15	0.00	0.00			
24-571.7956	7,500.00	2,536.78	4,404.00	2,314.55	10,000.00	1,642.78			
	7,500.00	2,536.78	10,000.00	7,910.70	10,000.00	1,642.78	0.00	0.00	0.00
Category: 60 - DEBT SERVICE									
24-571.8790	150,000.00	140,000.00	135,000.00	135,000.00	145,000.00	145,000.00			145,000.00
Budget Detail			Units	Price	Amount				
Budget Code			0.00	0.00	100,000.00				
FINAL			0.00	0.00	45,000.00				
FINAL									
24-571.8810	70,298.00	79,008.47	77,475.00	77,475.00	72,850.00	72,850.00		68,050.00	68,050.00
Budget Detail			Units	Price	Amount				
Budget Code			0.00	0.00	44,800.00				
FINAL			0.00	0.00	23,250.00				
FINAL									
Category: 60 - DEBT SERVICE Total:									
	220,298.00	219,008.47	212,475.00	212,475.00	217,850.00	217,850.00	0.00	213,050.00	213,050.00

Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Defined Budgets

Category: 90 - MISCELLANEOUS										2023-2024			
MEMBERSHIPS AND SUBS.										2023-2024			
24-571.9700										2023-2024			
Budget Detail										2023-2024			
Budget Code	Description	Units	Price	Amount	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	2023-2024 DEP REQUEST	2023-2024 PROPOSED	2023-2024 FINAL
FINAL	APPLE	0.00	0.00	12.00	2,000.00	0.00	2,000.00	300.00	2,000.00	2,260.00			4,562.00
FINAL	GODADDY	0.00	0.00	900.00									
FINAL	ISCS MEMBERSHIP	0.00	0.00	1,250.00									
FINAL	LONESTAR	0.00	0.00	400.00									
FINAL	SHUTTERSTOCK	0.00	0.00	400.00									
FINAL	TML MEMBERSHIP	0.00	0.00	1,600.00									
24-571.9897										20,000.00			
LOCAL AIR ADVERTISEMENT										0.00			
24-571.9898										153,764.00			
PROMOTIONAL EXPENSE										86,252.97			
24-571.9899										155,570.00			
Budget Detail										2023-2024			
Budget Code	Description	Units	Price	Amount	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	2023-2024 DEP REQUEST	2023-2024 PROPOSED	2023-2024 FINAL
FINAL	CITY EVENT-4TH OF JULY	0.00	0.00	15,000.00									
FINAL	CITY EVENT-NOCHE DE PAZ	0.00	0.00	60,000.00									
FINAL	MINI GRANTS	0.00	0.00	10,000.00									
FINAL	SPONSORSHIP BOYS & GIRLS WINE & FOOD FESTIVAL	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP- CHRISTIAN MANOR	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP- VA 4TH OF JULY EVENT	0.00	0.00	500.00									
FINAL	SPONSORSHIP-CATHOLIC CHARITIES RGV GALA	0.00	0.00	1,500.00									
FINAL	SPONSORSHIP-KEEP SAN JUAN	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP-PAL BLUE SANTA TOY GIVEWAY	0.00	0.00	1,500.00									
FINAL	SPONSORSHIP-PAL GOLDEN GOLVES	0.00	0.00	2,500.00									
FINAL	SPONSORSHIP-PAL NATIONAL NIGHT OUT	0.00	0.00	1,000.00									
FINAL	SPONSORSHIP-PAL SHOP WITH 1ST RESPONDER	0.00	0.00	500.00									
FINAL	SPONSORSHIP-PALMS AWARDS	0.00	0.00	1,500.00									
FINAL	SPONSORSHIP-PSJA AUTISM WALK	0.00	0.00	500.00									
FINAL	SPONSORSHIP-PSJA EDUCATIONAL FOUNDATION GALA	0.00	0.00	2,000.00									
FINAL	SPONSORSHIP-PSJA FFA BOOSTER CLUB	0.00	0.00	8,000.00									
FINAL	SPONSORSHIP-PSJA SENIOR CLASS END OF THE YEAR	0.00	0.00	500.00									
FINAL	SPONSORSHIP-RGV PARTNERSHIP SMALL BUS, WEEK	0.00	0.00	1,000.00									

Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Defined Budgets

		2020-2021	2020-2021	2021-2022	2021-2022	2022-2023	2022-2023	2023-2024	2023-2024	2023-2024	2023-2024	FINAL
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	DEP REQUEST	PROPOSED			
FINAL	SPONSORSHIP-SJ COMMUNITY LIONS CLUB-QUEENS			0.00	0.00	1,000.00						
FINAL	SPONSORSHIP-STX 7 ON 7			0.00	0.00	1,000.00						
FINAL	SPONSORSHIP-VANGUARD ACADEMY			0.00	0.00	1,000.00						
FINAL	FAM GOLF CLASSIC											
	UNDESIGNATED			0.00	0.00	39,070.00						
24-571.9899	OTHER - SPECIAL EXPENSES	32,500.00	5,561.00	32,500.00	38,085.09	32,000.00	36,186.52					35,000.00
24-571.9900	OTHER-SETTLEMENT PAYMENT	0.00	0.00	0.00	0.00	100,000.00	100,000.00					100,000.00
Budget Detail												
Budget Code												
FINAL	HOME2 SUITES			0.00	0.00	100,000.00						
24-571.9901	SPECIAL PROJECTS	147,500.00	147,500.00	173,575.00	90,000.00	396,438.00	65,000.00					579,703.00
Budget Detail												
Budget Code												
FINAL	PROJECT BEAR 1 OF 5			0.00	0.00	10,000.00						
FINAL	PROJECT BT 1 OF 5			0.00	0.00	12,000.00						
FINAL	PROJECT DOOR 1 OF 5			0.00	0.00	25,000.00						
FINAL	PROJECT GW'S 1 OF 2			0.00	0.00	10,000.00						
FINAL	UNDESIGNATED			0.00	0.00	522,703.00						

Category: 90 - MISCELLANEOUS Total:

258,229.00	187,768.09	359,675.00	174,136.93	704,202.00	289,699.49	0.00	0.00	894,835.00
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Department: 571 - SAN JUAN ECONOMIC DEV Total:

923,765.00	892,944.00	1,197,807.00	872,162.17	1,434,350.00	949,265.21	135,604.00	354,780.00	1,599,997.00
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Budget Worksheet

For Fiscal: 2022-2023 Period Ending: 08/31/2023

Department: 800 - LONG TERM DEBT

Category: 30 - PUR PORP SRVS & OTH SRVS

24-800.0300

MISCELLANEOUS EXPENSE

Category: 30 - PUR PORP SRVS & OTH SRVS Total:

Department: 800 - LONG TERM DEBT Total:

Expense Total:

Fund: 24 - SAN JUAN E. D. C. Surplus (Deficit):

Report Surplus (Deficit):

	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	Defined Budgets			2023-2024 PROPOSED	2023-2024 FINAL
							2022-2023	2023-2024	2023-2024		
	0.00	223.74	0.00	654.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	223.74	0.00	654.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	223.74	0.00	654.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	923,765.00	893,167.74	1,197,807.00	872,817.04	1,434,350.00	949,265.21	135,604.00	354,780.00	1,599,997.00		
	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-135,604.00	-354,780.00	0.00	0.00	0.00
	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-135,604.00	-354,780.00	0.00	0.00	0.00

Fund Summary

Fund	Defined Budgets							
	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 Total Activity	2022-2023 Total Budget	2022-2023 YTD Activity	2023-2024 PROPOSED	2023-2024 FINAL
24 - SAN JUAN E. D. C.	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-354,780.00	0.00
	0.00	312,266.36	0.00	533,023.14	0.00	355,282.45	-354,780.00	0.00
Report Surplus (Deficit):								

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 5, 2023

Discussion and Possible Action, if any, on Sponsorship/Promotion for the South Texas College Foundation Inaugural Gala on October 5, 2023, from 6:00 p.m. to 9:00 p.m. at Pecan Campus at 3210 W. Pecan, McAllen, TX 78501.

STAFF COMMENTS AND RECOMMENDATIONS:

The STC Foundation Gala requests sponsorship for the Inaugural Gala on October 5, 2023, from 6:00 p.m. to 9:00 p.m. at the Pecan Campus at 3210 W. Pecan, McAllen, TX, 78501. EDC has sponsored this event for \$2,500.00.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

October 1, 2022 thru September 30, 2023

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FOUNDATION

SPONSORSHIP REQUEST

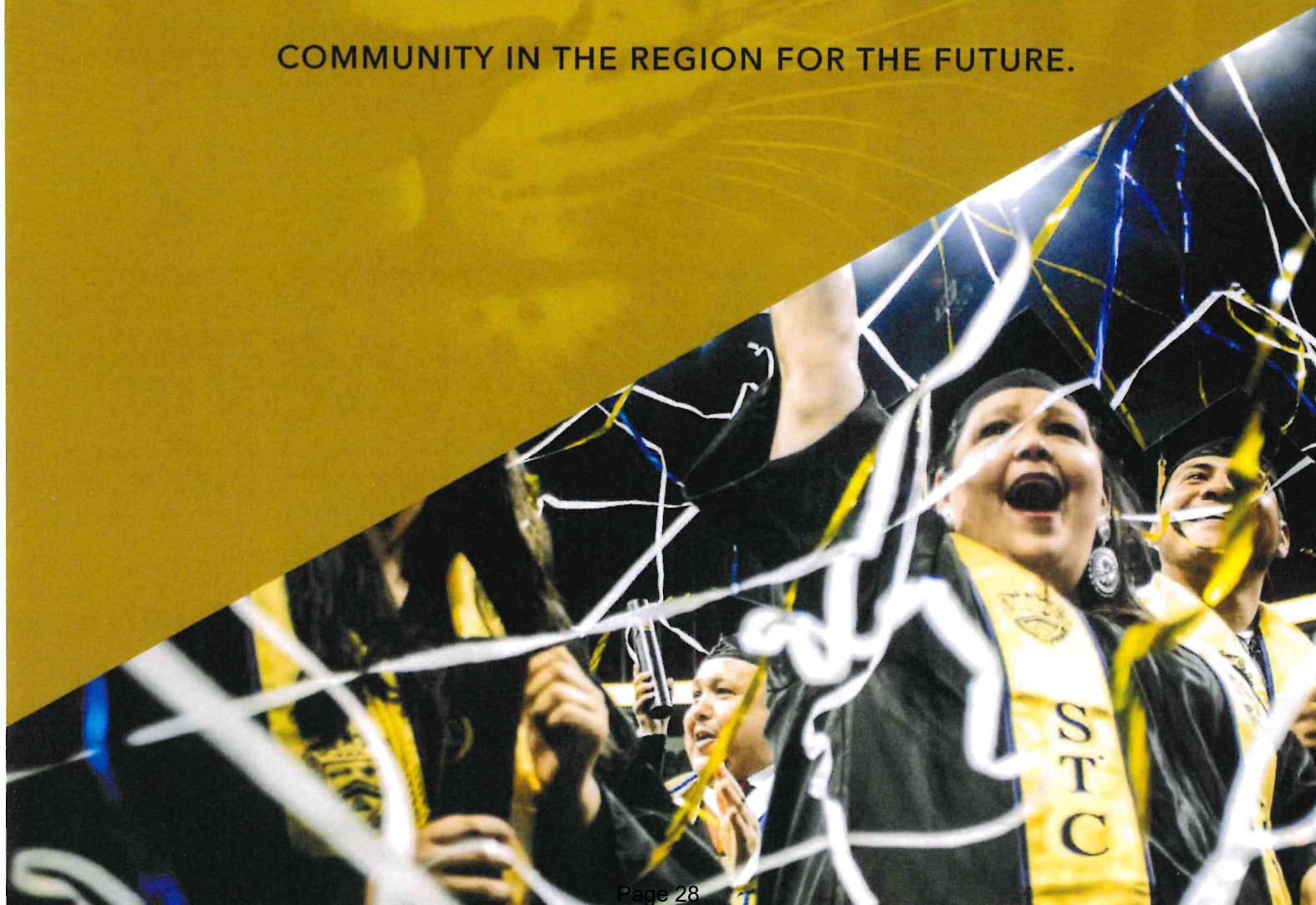
INAUGURAL

gala

10 • 5 • 23

THIS IS OUR MISSION

THROUGH THE FOUNDATION, SOUTH TEXAS COLLEGE IS
COMMITTED TO INCREASE ACCESS TO EDUCATIONAL
OPPORTUNITIES, IMPROVE THE QUALITY OF LIFE OF
STUDENTS AND CREATE AN ENVIRONMENT THAT WILL
ASSIST IN BUILDING A STRONGER AND RICHER
COMMUNITY IN THE REGION FOR THE FUTURE.



On behalf of the South Texas College Foundation, we thank you in advance for your generous support. Your unwavering commitment to raising funds for South Texas College students is leaving an indelible mark on our institution and the lives of countless individuals pursuing higher education.

Thanks to your contributions, we have taken significant strides in providing scholarships and resources to deserving students who dream of achieving their higher educational goals.

The impact of your support is immeasurable, as it not only enables academic success but also empowers students to become leaders, innovators, and change-makers in our community. By investing in their education, you are playing a vital role in shaping a brighter future for South Texas and beyond.

Through your kindness and generosity, you have demonstrated that education is a powerful tool that can transform lives and uplift entire communities. Your dedication to our mission encourages us to continue striving for excellence in providing access to quality education for all.

Once again, thank you for being an integral part of the South Texas College Foundation family. We look forward to continuing this journey together as we empower even more students to pursue their dreams.

With heartfelt appreciation,


Yvonne "Bonnie" Gonzalez
SOUTH TEXAS COLLEGE
FOUNDATION CHAIR


Dr. Rodney H. Rodriguez
SOUTH TEXAS COLLEGE
VICE PRESIDENT INSTITUTIONAL ADVANCEMENT
& ECONOMIC DEVELOPMENT

SPONSORSHIP LEVELS



\$15,000 | EXECUTIVE SPONSORSHIP

- 2 Tables (16 Tickets)
- Publicity Via Media Partners
- Publicity Via STC Social Media Outlets
- Recognition in Social Life Magazine
- Exclusive Website Promotion
- Exclusive Speaking Opportunity at Gala

\$10,000 | DIAMOND SPONSORSHIP

- 1 Table (8 Tickets)
- Publicity Via Media Partners
- Recognition in Social Life Magazine
- Publicity Via STC Social Media Outlets
- Program Mention

\$5,000 | PLATINUM SPONSORSHIP

- 1 Table (8 Tickets)
- Publicity Via STC Social Media Outlets
- Program Mention

\$2,500 | GOLD SPONSORSHIP

- 4 Tickets
- Program Mention

\$100 | INDIVIDUAL TICKETS

TO
BE A
SPONSOR



NET PROCEEDS GO TO THE STC FOUNDATION AND SCHOLARSHIPS



Welcome to STC Marketplace

The **STC Foundation Gala** is more than an event; it's a bridge to brighter futures for students striving to reach their dreams. Join us on **October 5, 2023, from 6:00 PM to 9:00 PM.**

We welcome check donations, which can be made out to "South Texas College Foundation" and sent to the **Pecan Campus at 3210 W. Pecan, McAllen, TX 78501.** Please direct your checks to Building A, Room 105 (STC FOUNDATION). Your generosity fuels educational growth and empowers deserving students to pursue their passions.

Net proceeds go to the STC Foundation and Scholarships.

Mall (/C20193_ustores/web/index.jsp)
/ **South Texas College Foundation Gala**

Sponsorships

YOUR SPONSORSHIP MAKES A DIFFERENCE



ALONDRA HINOJOSA
Interdisciplinary Studies &
Organizational Leadership

"I came to STC because of its great reputation. It has allowed me to experience many firsts - first-generation college student, first job, first leadership roles as a student representative and new friends that feel like family.



MARGARITA REYNA
SGA member, Criminal Justice

"STC made a college education possible for me. I didn't have the financial resources to attend a university. I am evidence that STC can open doors of opportunity you never thought possible.



RODOLFO MUNIZ JR.
Criminal Justice

"I wanted to be the first member of my family to get an education, and I chose STC because it's full of opportunities for everyone."



JONATHAN CANCINO
Welding

"I'm the first in my family to get a degree, and STC's affordability and accessibility is making that happen. I'm more than confident now that I'll have success in my future."

STC BY THE NUMBERS

POVERTY RATE FOR FAMILIES WITH CHILDREN UNDER 18



UNITED STATES



HIDALGO CO., TX



STARR CO., TX

STUDENT PROFILE STATISTICAL DATA OF AN STC STUDENT



95%
HISPANIC

40% FIRST-GENERATION



43% AGED 18-24 TRADITIONAL AGE



SCHOLARSHIPS 2022-2023

\$825,541
AWARDED



730

SCHOLARS



80% STUDENTS ON SOME TYPE OF FINANCIAL AID





FOUNDATION

BOARD OF DIRECTORS

Yvonne "Bonnie" Gonzalez
FOUNDATION BOARD CHAIR

Recently retired, Gonzalez had served as founding chief executive officer for Knapp Community Care Foundation since 2013. Gonzalez has had a distinguished career in public and higher education, health care and public nonprofit work.

Gary Gurwitz
FOUNDATION BOARD VICE CHAIR

A former managing partner at Atlas Hall Rodriguez, Gurwitz has over 50 years of litigation experience representing corporations, banks, insurance companies and medical professionals. Gurwitz was a founding member of the South Texas College Board of Trustees and recently retired after serving 29 years.

Adel Felix
FOUNDATION BOARD TREASURER

Felix is part of the McAllen Independent School District leadership team serving as the assistant superintendent of Business Operations. A certified public accountant, Felix is a graduate of the University of Texas-Pan American.

Sally Frausto-Guerra
FOUNDATION BOARD SECRETARY

Guerra is the president and publisher of SOCIALIFE News Magazine and serves as a realtor and agent for Coldwell Banker La Mansion Real Estate. Before transitioning into real estate thirty years ago, Guerra got her start in the McAllen Economic Development Corporation.

Alonzo Cantu
FOUNDATION BOARD DIRECTOR

One of the region's high-profile entrepreneurs, Cantu serves as chairman and CEO of Cantu Construction, chairman of the board of Lone Star National Bank and member of the board of managers at Doctors Hospital at Renaissance Health System. He is also owner of soccer's RGV FC Toros and basketball's Rio Grande Valley Vipers.

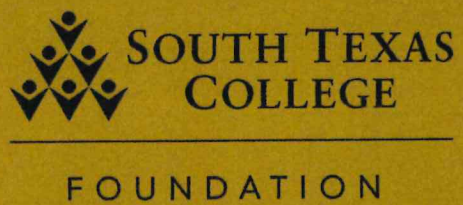
Robert Rosell
FOUNDATION BOARD DIRECTOR

A nine-year veteran of the banking industry, Rosell was recently named the vice president and community manager for Chase Bank in McAllen. He previously served as vice president for Community

Relations at BBVA USA and president and chief operating officer of the Greater Mission Chamber of Commerce.

Sam Vale
FOUNDATION BOARD DIRECTOR

The Starr County business leader currently serves as President and CEO of the Starr-Camargo Bridge Co., a privately-owned international bridge port of entry in Rio Grande City. Vale is a founding board member of the Border Trade Alliance established in 1986 and has successful business ventures in border region trucking and rail operations.



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)
5/30/2023	PSJA SENIOR CLASS (Ratified)	Wednesday, June 7, 2023	969	\$ (500.00)
5/30/2023	MARINE CORPS LEAGUE RGV #1456 (Ratified)	Wednesday, June 7, 2023	965	\$ (1,000.00)
6/15/2023	TX VALLEY COSTAL BEND HEALTH CARE	Wednesday, June 7, 2023	gift card	\$ (500.00)
6/15/2023	SYSTEM -4TH OF JULY EVENT	Wednesday, June 7, 2023	982	\$ (1,000.00)
8/1/2023	DEPOSIT	Tuesday, August 1, 2023		\$ 3,300.00
8/1/2023	PAL-NATIONAL NIGHT OUT	Tuesday, August 1, 2023	1018	\$ (1,000.00)
8/1/2023	PSJA-FFA BEARS BOOSTER CLUB	Tuesday, August 1, 2023	1017	\$ (800.00)
8/1/2023	PSJA BEARS QUATERBACK CLUB	Tuesday, August 1, 2023	1019	\$ (400.00)
8/17/2023	PSJA EDUCATION FOUNDATION	Monday, May 15, 2023	1025	\$ (2,000.00)
8/17/2023	CATHOLIC CHARITIES RGV-GALA	Tuesday, August 15, 2023	1026	\$ (1,500.00)
				BALANCE \$ 100.00



FOUNDATION

SPONSORSHIP REQUEST

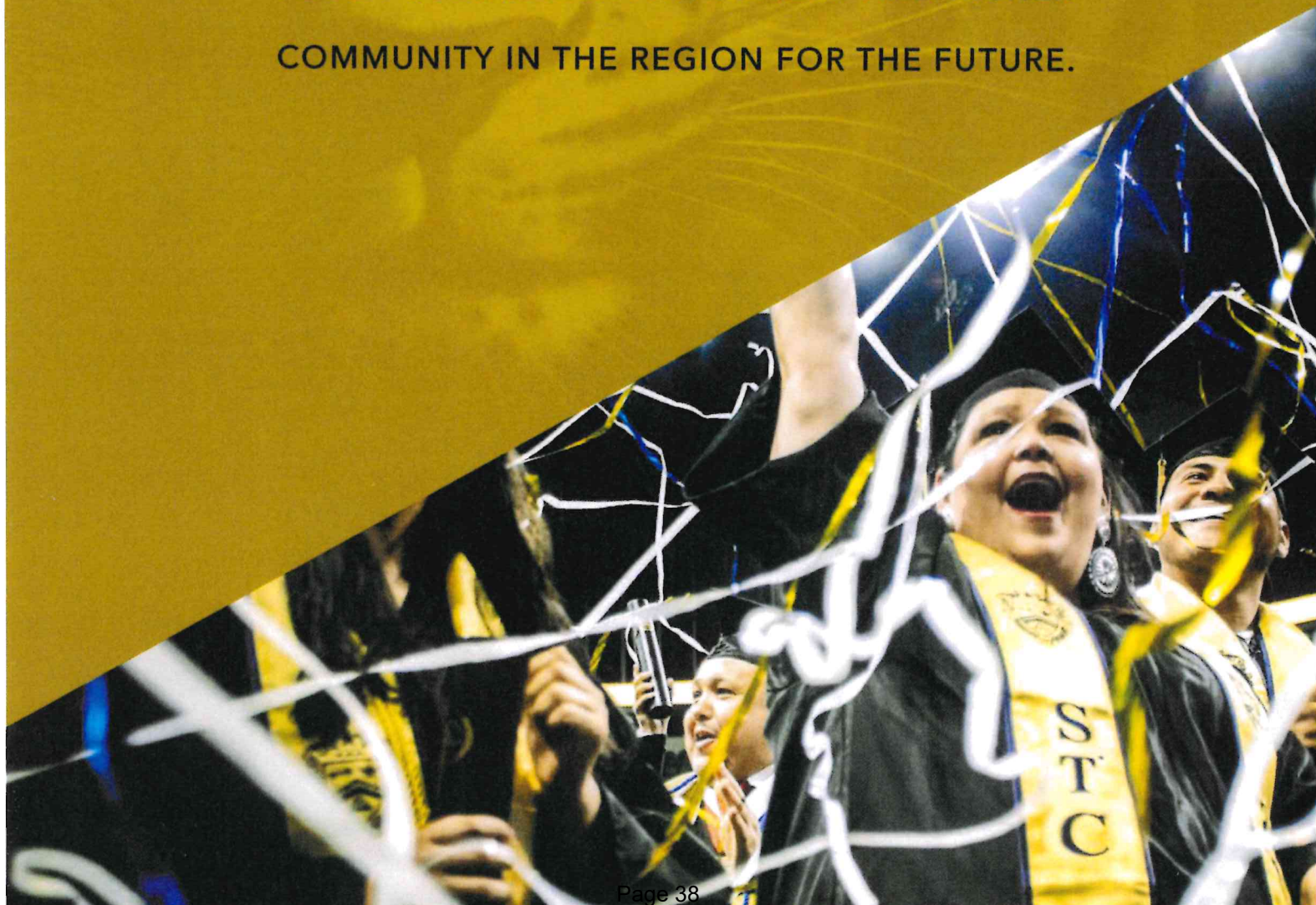
INAUGURAL

gala

10 • 5 • 23

THIS IS OUR MISSION

THROUGH THE FOUNDATION, SOUTH TEXAS COLLEGE IS
COMMITTED TO INCREASE ACCESS TO EDUCATIONAL
OPPORTUNITIES, IMPROVE THE QUALITY OF LIFE OF
STUDENTS AND CREATE AN ENVIRONMENT THAT WILL
ASSIST IN BUILDING A STRONGER AND RICHER
COMMUNITY IN THE REGION FOR THE FUTURE.



On behalf of the South Texas College Foundation, we thank you in advance for your generous support. Your unwavering commitment to raising funds for South Texas College students is leaving an indelible mark on our institution and the lives of countless individuals pursuing higher education.

Thanks to your contributions, we have taken significant strides in providing scholarships and resources to deserving students who dream of achieving their higher educational goals.

The impact of your support is immeasurable, as it not only enables academic success but also empowers students to become leaders, innovators, and change-makers in our community. By investing in their education, you are playing a vital role in shaping a brighter future for South Texas and beyond.

Through your kindness and generosity, you have demonstrated that education is a powerful tool that can transform lives and uplift entire communities. Your dedication to our mission encourages us to continue striving for excellence in providing access to quality education for all.

Once again, thank you for being an integral part of the South Texas College Foundation family. We look forward to continuing this journey together as we empower even more students to pursue their dreams.

With heartfelt appreciation,


Yvonne "Bonnie" Gonzalez
SOUTH TEXAS COLLEGE
FOUNDATION CHAIR


Dr. Rodney H. Rodriguez
SOUTH TEXAS COLLEGE
VICE PRESIDENT INSTITUTIONAL ADVANCEMENT
& ECONOMIC DEVELOPMENT

SPONSORSHIP LEVELS

INAUGURAL
gala
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\$15,000 | EXECUTIVE SPONSORSHIP

- 2 Tables (16 Tickets)
- Publicity Via Media Partners
- Publicity Via STC Social Media Outlets
- Recognition in Social Life Magazine
- Exclusive Website Promotion
- Exclusive Speaking Opportunity at Gala

\$10,000 | DIAMOND SPONSORSHIP

- 1 Table (8 Tickets)
- Publicity Via Media Partners
- Recognition in Social Life Magazine
- Publicity Via STC Social Media Outlets
- Program Mention

\$5,000 | PLATINUM SPONSORSHIP

- 1 Table (8 Tickets)
- Publicity Via STC Social Media Outlets
- Program Mention

\$2,500 | GOLD SPONSORSHIP

- 4 Tickets
- Program Mention

\$100 | INDIVIDUAL TICKETS

TO
BE A
SPONSOR



NET PROCEEDS GO TO THE STC FOUNDATION AND SCHOLARSHIPS



Welcome to STC Marketplace

The **STC Foundation Gala** is more than an event; it's a bridge to brighter futures for students striving to reach their dreams. Join us on **October 5, 2023, from 6:00 PM to 9:00 PM.**

We welcome check donations, which can be made out to "South Texas College Foundation" and sent to the **Pecan Campus at 3210 W. Pecan, McAllen, TX 78501.** Please direct your checks to Building A, Room 105 (STC FOUNDATION). Your generosity fuels educational growth and empowers deserving students to pursue their passions.

Net proceeds go to the STC Foundation and Scholarships.

Mall (/C20193_ustores/web/index.jsp)
/ **South Texas College Foundation Gala**

Sponsorships

YOUR SPONSORSHIP MAKES A DIFFERENCE



ALONDRA HINOJOSA
Interdisciplinary Studies &
Organizational Leadership

"I came to STC because of its great reputation. It has allowed me to experience many firsts - first-generation college student, first job, first leadership roles as a student representative and new friends that feel like family.



MARGARITA REYNA
SGA member, Criminal Justice

"STC made a college education possible for me. I didn't have the financial resources to attend a university. I am evidence that STC can open doors of opportunity you never thought possible.



RODOLFO MUNIZ JR.
Criminal Justice

"I wanted to be the first member of my family to get an education, and I chose STC because it's full of opportunities for everyone."



JONATHAN CANCINO
Welding

"I'm the first in my family to get a degree, and STC's affordability and accessibility is making that happen. I'm more than confident now that I'll have success in my future."

STC BY THE NUMBERS

POVERTY RATE FOR FAMILIES WITH CHILDREN UNDER 18



UNITED STATES



HIDALGO CO., TX



STARR CO., TX

STUDENT PROFILE STATISTICAL DATA OF AN STC STUDENT



95%
HISPANIC

40% FIRST-GENERATION



43% AGED 18-24 TRADITIONAL AGE



SCHOLARSHIPS 2022-2023

\$825,541
AWARDED



730

SCHOLARS



80% STUDENTS ON SOME TYPE OF FINANCIAL AID





FOUNDATION

BOARD OF DIRECTORS

Yvonne "Bonnie" Gonzalez
FOUNDATION BOARD CHAIR

Recently retired, Gonzalez had served as founding chief executive officer for Knapp Community Care Foundation since 2013. Gonzalez has had a distinguished career in public and higher education, health care and public nonprofit work.

Gary Gurwitz
FOUNDATION BOARD VICE CHAIR

A former managing partner at Atlas Hall Rodriguez, Gurwitz has over 50 years of litigation experience representing corporations, banks, insurance companies and medical professionals. Gurwitz was a founding member of the South Texas College Board of Trustees and recently retired after serving 29 years.

Adel Felix
FOUNDATION BOARD TREASURER

Felix is part of the McAllen Independent School District leadership team serving as the assistant superintendent of Business Operations. A certified public accountant, Felix is a graduate of the University of Texas-Pan American.

Sally Frausto-Guerra
FOUNDATION BOARD SECRETARY

Guerra is the president and publisher of SOCIALIFE News Magazine and serves as a realtor and agent for Coldwell Banker La Mansion Real Estate. Before transitioning into real estate thirty years ago, Guerra got her start in the McAllen Economic Development Corporation.

Alonzo Cantu
FOUNDATION BOARD DIRECTOR

One of the region's high-profile entrepreneurs, Cantu serves as chairman and CEO of Cantu Construction, chairman of the board of Lone Star National Bank and member of the board of managers at Doctors Hospital at Renaissance Health System. He is also owner of soccer's RGV FC Toros and basketball's Rio Grande Valley Vipers.

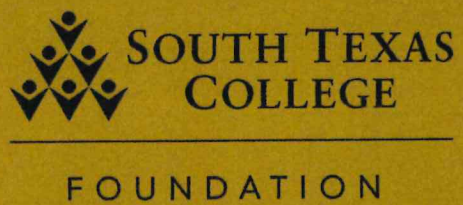
Robert Rosell
FOUNDATION BOARD DIRECTOR

A nine-year veteran of the banking industry, Rosell was recently named the vice president and community manager for Chase Bank in McAllen. He previously served as vice president for Community

Relations at BBVA USA and president and chief operating officer of the Greater Mission Chamber of Commerce.

Sam Vale
FOUNDATION BOARD DIRECTOR

The Starr County business leader currently serves as President and CEO of the Starr-Camargo Bridge Co., a privately-owned international bridge port of entry in Rio Grande City. Vale is a founding board member of the Border Trade Alliance established in 1986 and has successful business ventures in border region trucking and rail operations.



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 5, 2023

Approval of the following minutes:

- April 18, 2023
- June 7, 2023

STAFF COMMENTS AND RECOMMENDATIONS:

Minutes for April 18, 2023, and June 7, 2023.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

San Juan EDC Meeting Minutes

Date: April 18, 2023
Time: 6:00 PM.
Location: San Juan Memorial Library
1010 S. Standard Ave.
San Juan, TX 78589

I CALL MEETING TO ORDER by Arturo Guajardo Jr., EDC Board President, at 6:00 PM.

II PLEDGE OF ALLEGIANCE TO THE US FLAG led by Arturo Guajardo Jr., EDC Board President.

III ROLL CALL

Present: Martha Patterson, EDC Administrator Assistant
Pete Morales, EDC Attorney
Pedro Contreras, EDC Board Secretary
Arturo Guajardo Jr., EDC Board President
City Commissioner Ernesto "Neto" Guajardo, EDC Board Member
Roman C. Flores, EDC Board Member
Mayor Pro Temp Leonardo "Lenny" Sanchez, EDC Board Vice-President (Arrived at 6:10 PM)

Absent:

Nickie M. Gonzalez, EDC Board Member
City Commissioner Marco "Markie" Villegas, EDC Board Member

Other: Brian Godinez, ERO, Principal
Armando Garza, Boys and Girls Boys Club
Vanessa Nichole Hernandez, RGV Partnership of Membership & Fundraising Director

IV PUBLIC COMMENTS

None

V. DIRECTOR'S REPORT

Discussion: Ben Arjona, good evening, Mr. Chairman, EDC Board, Staff and Mr. Armando Garza; thank you for attending our meeting. We have a couple of items. The grand opening for Olive Garden was on April 10, 2023, at 10:00 AM. It was a great success. Good food. Thank you to all those who attended the grand opening. If you have not visited Olive Garden in San Juan, go by it is a different concept. Secondly, we have another ribbon cutting on April 26, 2023, at 3:00 PM, located next to the EDC office, 956 Area Nails, for those who want to attend. Third, I emailed all of you regarding Whataburger finally coming to the City of San Juan.

We have placed the sign on the site announcing Whataburger is coming soon. It is between Texas State Bank and the Bluewave Carwash. Then, on Home2Suites tentatively we are scheduling the groundbreaking for Wednesday, April 26, 2023, at 5:30 PM I am waiting on Mr. Patel. He is asking about the lift station where the city is participating with the improvements. The improvements have already been completed. He gave us the go-ahead to start promoting and announcing Home2Suites by Hilton. I urge everyone to attend this event. It will be a beautiful facility, and it will have seven suites for retail. Pedro Contreras, the community will be very proud to have this hotel. Thank you, Mr. Arjona.

Mayor Pro Temp Leonardo "Lenny" Sanchez joined the meeting at 6:10 PM.

And the final item on my report is the visit to the State Capital on April 4, 2023, through April 6, 2023. We attended several meetings. I invited Mr. Brian Godinez, from ERO Architect. Mr. Godinez, we spoke with some House Representatives, Mr. Tom Krieger, Armando Martinez, Sergio Munoz, Terry Canales, and Senator Juan "Chuy" Hinojosa. We pitched the Genesis project along with TxDot Schematic Designs. We asked for the letter of support, and we got it. Now we can ask for funding. Before they fund any of these projects, the AFA (Advanced Funding Agreement) will assign a number to this project and a project manager. After that, they will start all the work required to get monies. Brian Godines, this legislation is very Economic Development friendly, public-private partnership friendly, and Innovation friendly, so they're supporting having many bills on the floor that will ultimately be advantageous for San Juan regarding Economic Development and Public-Private-Partnerships for the downtown area. I am working with Ben in writing a letter to each chief of staff and each of the legislators and then, in return, a letter back with their letterhead, and as Ben said, we'll be able to use those as we go through the AFA process. We also have to go through the MPO, which is another meeting.

Arturo Guajardo Jr, We need to know how the MPO works.

Armando Garza, the way the MPO works is they get x amount of dollars. Then they decide how they will distribute those monies from Brownsville to Star County, so the board decides what project will be worthwhile to attain monies to complete the project on hand. There is an evaluation sheet this Year, and TxDot will have more say. Plus TxDot will have more monies, three million more than the MPOs. I want to share this with you, the Texas Department of Transportation Commission Board Alex Mead, who is from the valley and knows about the Genesis Project.

Brian, we are having our first AFA kickoff meeting with TxDot next week. They will help us understand how MPO will play a role in this and begin that process. It will take six to eight months.

Pedro Contreras, does the MPO and TxDOT have their monies to distribute? Brian and Armando said yes but are still working jointly on projects. My question was, who will give us the money we need? Both replied to TxDOT through the AFA (Advance Funding Agreement). We are meeting next week, and we will be assigned a project number and a project manager, and then we can start the funding process. But we must ensure we're making an MPO with Mayor Eddie Trevino, Andrew Cannon, Executive Director, and Commissioner David Fuentes.

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

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

Discussion: Brain, we are 30% done with the Schematic Design for TxDot into Nebraska, but we stopped to see what TxDot wants us to do next.

Austin officials are very impressed with the Genesis project.

Mr. Contreras, I understand that we are shovel-ready, but the purpose of the Austin trip was to secure monies for the Genesis Project. Brian replied no. The objective was to meet with our regional legislative leadership and lock in their support so that when the funding requests go out, they will support the funding requests. Pedro Contreras asked how much monies we are requesting. Briann answers that it is up to Hollis's teams to search for funding. Ben Arjona replied to Pedro Contreras's question. They advised us that the AFA (Advanced Funding Agreement) will assign a number to this project and a manager. After that, they will start all the work required to get monies. The person who can request the funding is the State Senators and Representatives.

Next Wednesday, we are having a Zoom meeting with TxDot of Pharr with Pete and Hector Stiller.

2. Consider Ratifying check no—892 to Vanguard Academy-Vanguard Family Gold Classic for a Silver Sponsorship in the Amount of \$1,000.00.

City Commissioner Neto Guajardo approved the ratification of \$1,000.00. Mayor Pro Tem Lenny Sanchez seconded it. Motioned passed unanimously. (5-))

3. Discussion and Possible Action, if any, on Approving the Sponsorship/Promotional for the Boys and Girls Club 8th Annual Spring Wine & Food Festival on Thursday, May 2, 2023.

Discussion: Armando Garza, Chief of Staff of Hidalgo Precinct to Commissioner Eddie Cantu, Today, I am a Boys and Girls Club Board Member of San Juan. I have two facts about the Boys and Girls Club in San Juan. Number one is we are capacity. The kids are provided with meals, tutoring, one-on-one mentoring, and show improvements, and they have all the amenities. This program helps children stay out of trouble and support parents who work late.

The second fact is that we are building another boys and girls boys and girls club in the city limits of San Juan for orders for kids ages 14 and up. Our biggest goal is to prepare the kids for college and the workforce. For example, show them how to dress for an interview and how to write a resume.

I am here today to request a sponsorship for our favorite fundraiser of the Year, the Spring and Wine Festival, which will be this Thursday evening. This event is all donations by different restaurants and businesses. All of the donations will be for our Boys and Girls Club.

Roman C Flores motion for a \$2,500.00 Sponsorship/Promotional for the Spring and Wine Festival, seconded by Mayor Pro Temp Lenny Sanchez. Motion passed unanimously. (5-0)

4. Discussion and Possible Action, if any, on Approving the Sponsorship/Promotional for RGV Partnership National Small Business Week Recognition Luncheon on Tuesday, May 2, 2023, from 11:00 AM – 1:00 PM.

Discussion: Good afternoon, everyone. I am the new director of membership and fundraising of the RGV Partnership. I want to ask if you would be interested in joining us at the National Small Business Awards ceremony we're doing in partnership with UTRGV Small Business Development Center and the SBA. We have a local native that will be recognized from San Juan, Mr. Daniel Villarreal. He owns The Valley Canine Detection Services. He is being recognized as a Veteran owned small business of the Year. We are asking if you would like to sponsor this event.

Roman C Flores motion for \$1,000.00 Sponsorship/Promotional for the National Small Business Awards Ceremony seconded by Pedro Contreras. Motion passed unanimously. (5-0)

VII. CONSENT AGENDA

1. Approval of the following Minutes:
 - a. March 22, 2023

Mayor Pro Temp Lenny Sanchez motion to accept the minutes presented seconded by City Commissioner Neto Guajardo. Motion passed unanimously. (5-0)

VIII. EXECUTIVE SESSION 6:42 PM.

City Commissioner Neto Guajardo motion to enter Executive Session at 6:42 PM seconded by Mayor Pro Temp Lenny Sanchez. Motion passed unanimously. (5-0)

A. 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).

1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect.

- | | |
|--------------------|-------------------|
| A. Project Pizza X | E. Project Bird |
| B. Project Chicken | F. Project Golden |
| C. Project Polar | G. Project DG |
| D. Project Fish | H. Project Don |

2. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation and § 551.071 CONSULTATION WITH ATTORNEY; Regarding financial incentives to business prospect for FT.

IX. RECONVENE 6:56 P.M.

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.

1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect.

- | | |
|-----------------------|-------------------|
| A. Project Pizza X E. | Project Bird |
| B. Project Chicken | F. Project Golden |
| C. Project Polar | G. Project DG |
| D. Project Fish | H. Project Don |

Discussion: No Action

2. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation and § 551.071 CONSULTATION WITH ATTORNEY; Regarding financial incentives to business prospect for FT.

Discussion: No Action

X. ADJOURNMENT 6:57 PM.

City Commissioner motioned to adjourn San Juan EDC regular meeting at 6:57 PM, seconded by Mayor Pro Temp Lenny Sanchez. Motion passed unanimously. (5-0)

Submitted

Certified

Arturo Guajardo Jr., Board President

Pedro Contreras, Board Secretary

Board Approval

Seal

VII. Consent Agenda

Approval of June 7, 2023, Minutes



Date: Wednesday, June 7, 2023

Time: 6:00 p.m.

Location: San Juan Memorial Library Multipurpose Meeting Room
1010 S. Standard
San Juan. Texas 78589

- I. **CALL TO ORDER**, by Arturo Guajardo Jr., EDC Board President at 6:00 p.m.
- II. **PLEDGE OF ALLEGIANCE** led by Arturo Guajardo Jr., EDC Board President.
- III. **ROLL CALL**

Present: Martha Patterson, Administrative Assistant

Pedro "Pete" Morales, EDC Attorney
City Manager Ben Arjona, EDC Executive Director
Roman C Flores, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Mayor Pro Temp Marco "Markie" Villegas, EDC Board Member
Jesús "Jesse" Ramirez, EDC Board Member
Pedro Contreras, EDC Board Secretary

Absent: City Commissioner Leonardo "Lenny" Sanchez, E.D.C. Board Vice-President
City Commissioner Ernesto "Neto" Guajardo, E.D.C. Board Member

Other: Veronica Quintana

Jelet Martinez
Kenneth Reinizes
Patrick Hawkins
Brian Godinez-ERO
Kelley Heller-Vela-Mendez and Hunt
Miriam Gelman
Mary Rodriguez

IV. **PUBLIC COMMENTS**

No public comments

V. **DIRECTOR'S REPORT**

Discussion: Ben Arjona, good evening, Mr. Chairmen, E.D.C. Board, staff, and community; we have a couple of items. Our first one is on April 26, 2023, Ribbon cutting for Area 956 Nails Art Lab. It looks like a long time ago, but we have not had a meeting since May 2, 2023. This business is next to the EDC office. Then we proceed to the Home 2 Suites Groundbreaking at 6:00 p.m. Whataburger and Dutch Bros are in the process. Mayor Pro Temp Markie Villegas asked who came up with the Whataburger commercial. Mr. Arjona replied, "I.T. department. Mayor Pro Temp Markie, it was a good video. Mr. Arjona, on the Dutch Bros., we are waiting on the details, and then we will be ready for a groundbreaking and let the public know. Next is the Las Vegas I.C.S.C. conference to be held on May 21 to May 23. The conference was very productive. We communicated with several vendors. I have more information which I will discuss in executive session. We have the San Juan EDC Auditing Services. We Advertised on May 10th and 18th in the Advance newspaper and May 21 to the 28th in the Monitor. We did not get any bids. Arturo Guajardo Jr., President, can we call and solicit some auditors. Mr. Arjona, if it's legal, I will do that. Pete Morales, EDC Attorney, as long as you apply whatever measures you will apply on the R.F.P. to that person, you can do that.

1. 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).

Discussion: Mr. Arjona, this EDC incentive agreement made a year ago is complete. Both parties have completed all requirements for this project. Arturo Guajardo Jr., you are just placing this item on the agenda to inform us that you've released the check. They completed all their agreements, and now EDC has completed our part in this project. Mr. Arjona, replied "yes".

Mr. Arjona, Mr. Chairman, I have more information on other businesses I will share with the Board in the executive session.

Mayor Pro Temp Markie Villegas wants the agenda to be moved out of sequences and skip to number seven-item number three (3) Lucky 7 mini-grant. Jelet Martinez is coaching the All-Stars players, and the game starts at 7:00 p.m. in North of McAllen.

VI. PRESENTATION

1. Veronica Quintana, P.T.I./L.I.F.E. Principal, Presentation Overview for the Pathway Towards Independence & Life House.

Miss. Quintana works with the P.S.J.A. School District. She informed the EDC Board they have a campus called Pathways Toward Independence. Within this program, they have adult students ages ranging from 18 to 22 years old. They all have disabilities, and this program's goal is to get their students to develop employability skills. This program has been in existence for nine years. They aim to bring awareness to the community to see if they can help place their students in a job. She shared a brochure to show the EDC Board and the community that the students are hard workers. This District has a Life House that has been open for six years. The campus teaches real-world learning skills. They have partnered with Texas Workforce Solutions.

2. Presentation on San Juan Cultural Arts District.

Mrs. Cepeda-Gellman, good evening, President Guajardo, Mr. Villegas, and the rest of the EDC Board. She informed the EDC board that she applied for San Juan Cultural Art District Grant, a 501 (c) 3 organization Incorporated, after a conversation with the city council in January 2023. She has advocated for the city and the museum at the state level. She discovered multiple funding opportunities budgeted by the state legislature combined with downtown revitalization plans underway by the City of San Juan.

She looks forward to working with the application process to become a designated Statewide Cultural Arts District by the Texas Commission on the Arts. This District provides a true cultural identity for the Rio Grande Valley, which will allocate funding and marketing efforts supported by the state legislature.

Mrs. Cepeda-Gellman informed the EDC Board they are accepting applications for the Steering Committee for the Gellman Museum. If anybody is interested, give her a call.

The Gellman Museum is having a concert next Friday, June 16, 2023, at the Basilica. It's a soft launch for the district, and everyone is welcome.

Arturo Guajardo Jr., the legislature, already gave us the green light.

Mrs. Cepeda-Gellman, there are processes to do first. One, you must incorporate a grant. Fill out the application and write the letter of intent before June 15, 2023, to meet the deadline and establish a name for the grant: the City and EDC Downtown San Juan Cultural District.

Roman C. Flores recommended skipping seven (1) items and continuing with item number four (4).
Arturo Guajardo Jr., President, agreed.

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

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

Brian Godinez, E.R.O., we usually go into executive session. We have real estate implications. We have John Pankratz on Zoom. The E.D.C. attorney said we could not have anyone on Zoom the last time we were here. The E.D.C. board is okay with having John Pankratz online.

Brian, as a courtesy to Mr. Jesse Ramirez, I will update him on the downtown revitalization plan. Last year we were selected to develop a master plan, an update to the downtown revitalization plan done in 2010. We broke it down into two parts, and one major part was updating all the components in that downtown revitalization plan. Land use, and transportation elements like the aggregation we needed to update. So, we organized a master plan of the vision, and decided to revise Nebraska Avenue and the downtown area. With a new city hall, a transit center with a bus station, and a central fire station. We focused on Nebraska Avenue first and then develop the schematic design—a requirement before starting Nebraska Avenue's infrastructure, landscape, streetscape, and beautification. We broke it up into two parts, and the city owns Nebraska Ave south of Business 83. We took it all to 9th Street, then went North of Business 83 to the interstate owned by TxDot, so we designed two schematic sets.

New City Hall and the Fire Station are named The Genesis Project, a four-block area. Then the second set of schematics is to comply with TxDot. TxDot advised us to start an Advanced Funding Agreement, an A.F.A. We then visited the representatives of the legislators to ask for their support in funding this project for 25 million, which is one mile of revitalization, as per the E.D.C. board. After we get funding, we must be ready for construction documents. In front of you, we have the Genesis Project proposal for your approval. Our team will be out of Schematics and move into construction documents. We are 30% done with construction documents. We will finish the full construction document in four months if the proposal is approved tonight. Any contractor can come in and complete the Genesis Project construction and construct everything we visualize for the four-block area.

Everyone loves the Gateway Bridge (the arch), which enters Nebraska Street; Mr. Arjona took it out of the Genesis Project and will build it in-house. They will start construction while they're finishing up the city hall.

We still needed to wait before meeting with the M.P.O., so Mr. Arjona arranged a meeting, and Kelly and I were there and received good news. Mr. Arjona advised the E.D.C. Board there is a possibility that we can get some funding from Carbon Reduction Transportation (C.R.T.). If we can reduce transportation going through it, we qualify. We can get some funding through the M.P.O., a grant for up to six million dollars. Their main criteria where the program needed to contribute to the area's carbon footprint. The M.P.O. will be able to fund The Genesis Project.

Brian, the construction document is essential. So, we can let the project out or let TxDot, the project management, and the contractor. John also has good news about our project.

John Pankratz, Hollis, and Associates, I work with E.D.C. to identify grants for potential projects. We are working on the E.D.A. grant. PWEA-Public Works Economic Adjustment Assistance. We are waiting for the final plans to proceed. Arturo Guajardo Jr., we need the construction documents. John, we need the preliminary engineering report and the environmental engineering report. I have shared this with E.R.O. and Kelly. Brian assured the E.D.C. board that all these reports are done by Labor Day. John also informed the Board that he is applying for the Texas Main Street program. This grant is due on that Friday.

Brian informed the Board the proposed construction documents for Genesis consist of Scope of Work and Consultant Team; the compensation is a hundred and twenty-five thousand dollars, and the scheduled delivery will be in 90 days. We can make the final payment after the drawings are made. The only thing not on the proposal in the bridge is the Gateway and the Monuments.

Pedro Contreras motioned to approve the Construction Documents. Seconded by Mayor Pro Temp Markie Villegas, Motion carries. Unanimously. (5-0)

Return to Item VII-Number 6

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

Patrick Hawkins, Department of Veterans Affairs, Development and Civic Engagement. This event cost \$904.00. We will send a thank you letter and the tax I.D. number. Arturo Guajardo Jr., I am reading you want a gift card. Yes, a gift card will do, preferably from Sam's Club. We try to cater to all Veterans and their families from Rio Grande City to Mercedes. I've been hosting B.B.Q.s and Car Shows since 2023.

Pedro Contreras motioned a \$500 Gift Card from Sam's Club. Seconded by Roman C. Flores. Motion carried. Unanimously. (5-0).

Ben Arjona let's continue with ERO-number 1 item.

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

Arturo Guajardo Jr., the administration should explain all requirements to everyone applying for the mini grant.

Mayor Pro-Temp Markie Villegas motioned to approve the mini grant for \$2,000.00. Seconded by Jesse Ramirez, Motion carried unanimously. (5-0)

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

Roman C Flores motioned to approve the \$2,000.00 mini-grant for whatever bid is selected, and we will be informed later. Seconded by Mayor Pro Temp Markie Villegas. Motion carried. Unanimously. (5-0)

Continue with agenda Item number 5.

5. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$2,000.00 for Los Encino's Adult Day Care.

Pedro Contreras motioned to table the item until someone showed up to the meeting. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (5-0)

Move agenda order to Item number 7.

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.

Mayor Pro-Temp Markie Villegas motioned to approve the \$10,000.00 for the 4th of July Celebration. Seconded by Pedro Contreras. Motion carried. Unanimously. (5-0)

Continue with Agenda Item VII- number 8.

7. Discussion, Consideration, and Possible Action. If any, on Sponsoring 7 on 7 Flag Football Team from P.S.J.A. Bears.

Coach Kenny Reininger, I apologize for the attire. I am here on behalf of our kids. They qualified for the seven-on-seven State-qualified tournament—for the first time in history. We ask for donations for their jerseys, entry fees, and rooms. Our kids will compete at College Station on June 22, 2023, through Saturday, June 24, 2023. Twenty (20) Students are participating.

Roman C. Flores motioned to sponsor \$1,000.00 to the seven-on-seven. Seconded by Pedro Contreras. Motion carried. Unanimously. (5-0)

Kelly Hunt-Vega from Mendeles and Hunt, I believe you have item number two.

8. Discussion and Action on Ratifying a Sponsorship for the P.S. J.A. Senior Class 2023 in the Amount of \$500.00.

Arturo Guajardo Jr., I am against ratifying because we are circumventing the process here. I will stay constant to that throughout my duration serving the EDC Board. I'm not against helping those organizations. It is the process checks not going through the Board. Pedro Contreras, do sponsorships consider calling an emergency meeting. EDC Attorney Pete Morales, no, it does not qualify. Inform the entity that will consider it when we have a meeting. We can give the check after the fact or say no. Tell all the entities that you need to follow the law, and the law says you have to vote at a meeting, so you will happily put it on the next agenda, but you can't commit until that meeting occurs. All EDC board members present agree not to do any more ratifications in the future.

Roman C. Flores motioned to accept the ratification for P.S.J.A. Senior Class. Seconded by Pedro Contreras. Motion carried. (4 Yea-1- Nay-Arturo Guajardo Jr.)

Continue with Agenda Item VII- number 9.

9. Discussion and Action on Ratifying a Sponsorship for: Marine Corps League R.G.V. #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.

Mayor Pro-Temp Markie Villegas motioned to ratify the Marine Corps League R.G.V. #1456. Seconded by Pedro Contreras. Motion carried. (4 Yea – 1 Nay-Arturo Guajardo Jr.)

VIII. CONSENT AGENDA

No consent agenda.

IX. EXECUTIVE SESSION 7:43 p.m.

Roman C. Flores motioned to go into Executive Session at 7:43 p.m. Seconded by Mayor Pro-Temp Markie Villegas. Motion carried. Unanimously. (5-0)

Pedro Contreras, E.D.C. Secretary, left the meeting at 7:43 p.m.

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 8:39 P.M.

1. The San Juan Economic Development Corporation Reconvene into Open Session to Take Necessary Action, if any, in Accordance ¼ith 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 DG
G. Project Don
H. Project Roof
I. Project Cop

Mayor Pro-Temp motioned to approve as discussed in Executive Session items A-C. Seconded by Jesse Ramirez. Motion carried. Unanimously. (4-0)

X. ADJOURNMENT 8:40 p.m.

Mayor Pro-Temp motioned to adjourn San Juan E.D.C. Meeting at 8:40 p.m. Seconded by Pedro Contreras. Motion Carried. Unanimously. (4-0)

Submitted

Certified

Arturo Guajardo Jr., Board President

Pedro Contreras, Board Secretary

Board Approval

Seal

San Juan EDC Meeting Minutes

Date: April 18, 2023
Time: 6:00 PM.
Location: San Juan Memorial Library
1010 S. Standard Ave.
San Juan, TX 78589

I CALL MEETING TO ORDER by Arturo Guajardo Jr., EDC Board President, at 6:00 PM.

II PLEDGE OF ALLEGIANCE TO THE US FLAG led by Arturo Guajardo Jr., EDC Board President.

III ROLL CALL

Present: Martha Patterson, EDC Administrator Assistant
Pete Morales, EDC Attorney
Pedro Contreras, EDC Board Secretary
Arturo Guajardo Jr., EDC Board President
City Commissioner Ernesto "Neto" Guajardo, EDC Board Member
Roman C. Flores, EDC Board Member
Mayor Pro Temp Leonardo "Lenny" Sanchez, EDC Board Vice-President (Arrived at 6:10 PM)

Absent:

Nickie M. Gonzalez, EDC Board Member
City Commissioner Marco "Markie" Villegas, EDC Board Member

Other: Brian Godinez, ERO, Principal
Armando Garza, Boys and Girls Boys Club
Vanessa Nichole Hernandez, RGV Partnership of Membership & Fundraising Director

IV PUBLIC COMMENTS

None

V. DIRECTOR'S REPORT

Discussion: Ben Arjona, good evening, Mr. Chairman, EDC Board, Staff and Mr. Armando Garza; thank you for attending our meeting. We have a couple of items. The grand opening for Olive Garden was on April 10, 2023, at 10:00 AM. It was a great success. Good food. Thank you to all those who attended the grand opening. If you have not visited Olive Garden in San Juan, go by it is a different concept. Secondly, we have another ribbon cutting on April 26, 2023, at 3:00 PM, located next to the EDC office, 956 Area Nails, for those who want to attend. Third, I emailed all of you regarding Whataburger finally coming to the City of San Juan.

We have placed the sign on the site announcing Whataburger is coming soon. It is between Texas State Bank and the Bluewave Carwash. Then, on Home2Suites tentatively we are scheduling the groundbreaking for Wednesday, April 26, 2023, at 5:30 PM I am waiting on Mr. Patel. He is asking about the lift station where the city is participating with the improvements. The improvements have already been completed. He gave us the go-ahead to start promoting and announcing Home2Suites by Hilton. I urge everyone to attend this event. It will be a beautiful facility, and it will have seven suites for retail. Pedro Contreras, the community will be very proud to have this hotel. Thank you, Mr. Arjona.

Mayor Pro Temp Leonardo "Lenny" Sanchez joined the meeting at 6:10 PM.

And the final item on my report is the visit to the State Capital on April 4, 2023, through April 6, 2023. We attended several meetings. I invited Mr. Brian Godinez, from ERO Architect. Mr. Godinez, we spoke with some House Representatives, Mr. Tom Krieger, Armando Martinez, Sergio Munoz, Terry Canales, and Senator Juan "Chuy" Hinojosa. We pitched the Genesis project along with TxDot Schematic Designs. We asked for the letter of support, and we got it. Now we can ask for funding. Before they fund any of these projects, the AFA (Advanced Funding Agreement) will assign a number to this project and a project manager. After that, they will start all the work required to get monies. Brian Godines, this legislation is very Economic Development friendly, public-private partnership friendly, and Innovation friendly, so they're supporting having many bills on the floor that will ultimately be advantageous for San Juan regarding Economic Development and Public-Private-Partnerships for the downtown area. I am working with Ben in writing a letter to each chief of staff and each of the legislators and then, in return, a letter back with their letterhead, and as Ben said, we'll be able to use those as we go through the AFA process. We also have to go through the MPO, which is another meeting.

Arturo Guajardo Jr, We need to know how the MPO works.

Armando Garza, the way the MPO works is they get x amount of dollars. Then they decide how they will distribute those monies from Brownsville to Star County, so the board decides what project will be worthwhile to attain monies to complete the project on hand. There is an evaluation sheet this Year, and TxDot will have more say. Plus TxDot will have more monies, three million more than the MPOs. I want to share this with you, the Texas Department of Transportation Commission Board Alex Mead, who is from the valley and knows about the Genesis Project.

Brian, we are having our first AFA kickoff meeting with TxDot next week. They will help us understand how MPO will play a role in this and begin that process. It will take six to eight months.

Pedro Contreras, does the MPO and TxDOT have their monies to distribute? Brian and Armando said yes but are still working jointly on projects. My question was, who will give us the money we need? Both replied to TxDOT through the AFA (Advance Funding Agreement). We are meeting next week, and we will be assigned a project number and a project manager, and then we can start the funding process. But we must ensure we're making an MPO with Mayor Eddie Trevino, Andrew Cannon, Executive Director, and Commissioner David Fuentes.

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

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

Discussion: Brain, we are 30% done with the Schematic Design for TxDot into Nebraska, but we stopped to see what TxDot wants us to do next.

Austin officials are very impressed with the Genesis project.

Mr. Contreras, I understand that we are shovel-ready, but the purpose of the Austin trip was to secure monies for the Genesis Project. Brian replied no. The objective was to meet with our regional legislative leadership and lock in their support so that when the funding requests go out, they will support the funding requests. Pedro Contreras asked how much monies we are requesting. Briann answers that it is up to Hollis's teams to search for funding. Ben Arjona replied to Pedro Contreras's question. They advised us that the AFA (Advanced Funding Agreement) will assign a number to this project and a manager. After that, they will start all the work required to get monies. The person who can request the funding is the State Senators and Representatives.

Next Wednesday, we are having a Zoom meeting with TxDot of Pharr with Pete and Hector Stiller.

2. Consider Ratifying check no—892 to Vanguard Academy-Vanguard Family Gold Classic for a Silver Sponsorship in the Amount of \$1,000.00.

City Commissioner Neto Guajardo approved the ratification of \$1,000.00. Mayor Pro Tem Lenny Sanchez seconded it. Motioned passed unanimously. (5-))

3. Discussion and Possible Action, if any, on Approving the Sponsorship/Promotional for the Boys and Girls Club 8th Annual Spring Wine & Food Festival on Thursday, May 2, 2023.

Discussion: Armando Garza, Chief of Staff of Hidalgo Precinct to Commissioner Eddie Cantu, Today, I am a Boys and Girls Club Board Member of San Juan. I have two facts about the Boys and Girls Club in San Juan. Number one is we are capacity. The kids are provided with meals, tutoring, one-on-one mentoring, and show improvements, and they have all the amenities. This program helps children stay out of trouble and support parents who work late.

The second fact is that we are building another boys and girls boys and girls club in the city limits of San Juan for orders for kids ages 14 and up. Our biggest goal is to prepare the kids for college and the workforce. For example, show them how to dress for an interview and how to write a resume.

I am here today to request a sponsorship for our favorite fundraiser of the Year, the Spring and Wine Festival, which will be this Thursday evening. This event is all donations by different restaurants and businesses. All of the donations will be for our Boys and Girls Club.

Roman C Flores motion for a \$2,500.00 Sponsorship/Promotional for the Spring and Wine Festival, seconded by Mayor Pro Temp Lenny Sanchez. Motion passed unanimously. (5-0)

4. Discussion and Possible Action, if any, on Approving the Sponsorship/Promotional for RGV Partnership National Small Business Week Recognition Luncheon on Tuesday, May 2, 2023, from 11:00 AM – 1:00 PM.

Discussion: Good afternoon, everyone. I am the new director of membership and fundraising of the RGV Partnership. I want to ask if you would be interested in joining us at the National Small Business Awards ceremony we're doing in partnership with UTRGV Small Business Development Center and the SBA. We have a local native that will be recognized from San Juan, Mr. Daniel Villarreal. He owns The Valley Canine Detection Services. He is being recognized as a Veteran owned small business of the Year. We are asking if you would like to sponsor this event.

Roman C Flores motion for \$1,000.00 Sponsorship/Promotional for the National Small Business Awards Ceremony seconded by Pedro Contreras. Motion passed unanimously. (5-0)

VII. CONSENT AGENDA

1. Approval of the following Minutes:
 - a. March 22, 2023

Mayor Pro Temp Lenny Sanchez motion to accept the minutes presented seconded by City Commissioner Neto Guajardo. Motion passed unanimously. (5-0)

VIII. EXECUTIVE SESSION 6:42 PM.

City Commissioner Neto Guajardo motion to enter Executive Session at 6:42 PM seconded by Mayor Pro Temp Lenny Sanchez. Motion passed unanimously. (5-0)

A. 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).

1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect.

- | | |
|--------------------|-------------------|
| A. Project Pizza X | E. Project Bird |
| B. Project Chicken | F. Project Golden |
| C. Project Polar | G. Project DG |
| D. Project Fish | H. Project Don |

2. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation and § 551.071 CONSULTATION WITH ATTORNEY; Regarding financial incentives to business prospect for FT.

IX. RECONVENE 6:56 P.M.

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.

1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect.

- | | |
|--------------------|-------------------|
| A. Project Pizza | X E. Project Bird |
| B. Project Chicken | F. Project Golden |
| C. Project Polar | G. Project DG |
| D. Project Fish | H. Project Don |

Discussion: No Action

2. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation and § 551.071 CONSULTATION WITH ATTORNEY; Regarding financial incentives to business prospect for FT.

Discussion: No Action

X. ADJOURNMENT 6:57 PM.

City Commissioner motioned to adjourn San Juan EDC regular meeting at 6:57 PM, seconded by Mayor Pro Temp Lenny Sanchez. Motion passed unanimously. (5-0)

Submitted

Certified

Arturo Guajardo Jr., Board President

Pedro Contreras, Board Secretary

Board Approval

Seal

VII. Consent Agenda

Approval of June 7, 2023, Minutes



Date: Wednesday, June 7, 2023

Time: 6:00 p.m.

Location: San Juan Memorial Library Multipurpose Meeting Room
1010 S. Standard
San Juan. Texas 78589

- I. **CALL TO ORDER**, by Arturo Guajardo Jr., EDC Board President at 6:00 p.m.
- II. **PLEDGE OF ALLEGIANCE** led by Arturo Guajardo Jr., EDC Board President.
- III. **ROLL CALL**

Present: Martha Patterson, Administrative Assistant

Pedro "Pete" Morales, EDC Attorney
City Manager Ben Arjona, EDC Executive Director
Roman C Flores, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Mayor Pro Temp Marco "Markie" Villegas, EDC Board Member
Jesús "Jesse" Ramirez, EDC Board Member
Pedro Contreras, EDC Board Secretary

Absent: City Commissioner Leonardo "Lenny" Sanchez, E.D.C. Board Vice-President
City Commissioner Ernesto "Neto" Guajardo, E.D.C. Board Member

Other: Veronica Quintana

Jelet Martinez
Kenneth Reinizes
Patrick Hawkins
Brian Godinez-ERO
Kelley Heller-Vela-Mendez and Hunt
Miriam Gelman
Mary Rodriguez

IV. **PUBLIC COMMENTS**

No public comments

V. **DIRECTOR'S REPORT**

Discussion: Ben Arjona, good evening, Mr. Chairmen, E.D.C. Board, staff, and community; we have a couple of items. Our first one is on April 26, 2023, Ribbon cutting for Area 956 Nails Art Lab. It looks like a long time ago, but we have not had a meeting since May 2, 2023. This business is next to the EDC office. Then we proceed to the Home 2 Suites Groundbreaking at 6:00 p.m. Whataburger and Dutch Bros are in the process. Mayor Pro Temp Markie Villegas asked who came up with the Whataburger commercial. Mr. Arjona replied, "I.T. department. Mayor Pro Temp Markie, it was a good video. Mr. Arjona, on the Dutch Bros., we are waiting on the details, and then we will be ready for a groundbreaking and let the public know. Next is the Las Vegas I.C.S.C. conference to be held on May 21 to May 23. The conference was very productive. We communicated with several vendors. I have more information which I will discuss in executive session. We have the San Juan EDC Auditing Services. We Advertised on May 10th and 18th in the Advance newspaper and May 21 to the 28th in the Monitor. We did not get any bids. Arturo Guajardo Jr., President, can we call and solicit some auditors. Mr. Arjona, if it's legal, I will do that. Pete Morales, EDC Attorney, as long as you apply whatever measures you will apply on the R.F.P. to that person, you can do that.

1. 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).

Discussion: Mr. Arjona, this EDC incentive agreement made a year ago is complete. Both parties have completed all requirements for this project. Arturo Guajardo Jr., you are just placing this item on the agenda to inform us that you've released the check. They completed all their agreements, and now EDC has completed our part in this project. Mr. Arjona, replied "yes".

Mr. Arjona, Mr. Chairman, I have more information on other businesses I will share with the Board in the executive session.

Mayor Pro Temp Markie Villegas wants the agenda to be moved out of sequences and skip to number seven-item number three (3) Lucky 7 mini-grant. Jelet Martinez is coaching the All-Stars players, and the game starts at 7:00 p.m. in North of McAllen.

VI. PRESENTATION

1. Veronica Quintana, P.T.I./L.I.F.E. Principal, Presentation Overview for the Pathway Towards Independence & Life House.

Miss. Quintana works with the P.S.J.A. School District. She informed the EDC Board they have a campus called Pathways Toward Independence. Within this program, they have adult students ages ranging from 18 to 22 years old. They all have disabilities, and this program's goal is to get their students to develop employability skills. This program has been in existence for nine years. They aim to bring awareness to the community to see if they can help place their students in a job. She shared a brochure to show the EDC Board and the community that the students are hard workers. This District has a Life House that has been open for six years. The campus teaches real-world learning skills. They have partnered with Texas Workforce Solutions.

2. Presentation on San Juan Cultural Arts District.

Mrs. Cepeda-Gellman, good evening, President Guajardo, Mr. Villegas, and the rest of the EDC Board. She informed the EDC board that she applied for San Juan Cultural Art District Grant, a 501 (c) 3 organization Incorporated, after a conversation with the city council in January 2023. She has advocated for the city and the museum at the state level. She discovered multiple funding opportunities budgeted by the state legislature combined with downtown revitalization plans underway by the City of San Juan.

She looks forward to working with the application process to become a designated Statewide Cultural Arts District by the Texas Commission on the Arts. This District provides a true cultural identity for the Rio Grande Valley, which will allocate funding and marketing efforts supported by the state legislature.

Mrs. Cepeda-Gellman informed the EDC Board they are accepting applications for the Steering Committee for the Gellman Museum. If anybody is interested, give her a call.

The Gellman Museum is having a concert next Friday, June 16, 2023, at the Basilica. It's a soft launch for the district, and everyone is welcome.

Arturo Guajardo Jr., the legislature, already gave us the green light.

Mrs. Cepeda-Gellman, there are processes to do first. One, you must incorporate a grant. Fill out the application and write the letter of intent before June 15, 2023, to meet the deadline and establish a name for the grant: the City and EDC Downtown San Juan Cultural District.

Roman C. Flores recommended skipping seven (1) items and continuing with item number four (4).
Arturo Guajardo Jr., President, agreed.

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

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

Brian Godinez, E.R.O., we usually go into executive session. We have real estate implications. We have John Pankratz on Zoom. The E.D.C. attorney said we could not have anyone on Zoom the last time we were here. The E.D.C. board is okay with having John Pankratz online.

Brian, as a courtesy to Mr. Jesse Ramirez, I will update him on the downtown revitalization plan. Last year we were selected to develop a master plan, an update to the downtown revitalization plan done in 2010. We broke it down into two parts, and one major part was updating all the components in that downtown revitalization plan. Land use, and transportation elements like the aggregation we needed to update. So, we organized a master plan of the vision, and decided to revise Nebraska Avenue and the downtown area. With a new city hall, a transit center with a bus station, and a central fire station. We focused on Nebraska Avenue first and then develop the schematic design—a requirement before starting Nebraska Avenue's infrastructure, landscape, streetscape, and beautification. We broke it up into two parts, and the city owns Nebraska Ave south of Business 83. We took it all to 9th Street, then went North of Business 83 to the interstate owned by TxDot, so we designed two schematic sets.

New City Hall and the Fire Station are named The Genesis Project, a four-block area. Then the second set of schematics is to comply with TxDot. TxDot advised us to start an Advanced Funding Agreement, an A.F.A. We then visited the representatives of the legislators to ask for their support in funding this project for 25 million, which is one mile of revitalization, as per the E.D.C. board. After we get funding, we must be ready for construction documents. In front of you, we have the Genesis Project proposal for your approval. Our team will be out of Schematics and move into construction documents. We are 30% done with construction documents. We will finish the full construction document in four months if the proposal is approved tonight. Any contractor can come in and complete the Genesis Project construction and construct everything we visualize for the four-block area.

Everyone loves the Gateway Bridge (the arch), which enters Nebraska Street; Mr. Arjona took it out of the Genesis Project and will build it in-house. They will start construction while they're finishing up the city hall.

We still needed to wait before meeting with the M.P.O., so Mr. Arjona arranged a meeting, and Kelly and I were there and received good news. Mr. Arjona advised the E.D.C. Board there is a possibility that we can get some funding from Carbon Reduction Transportation (C.R.T.). If we can reduce transportation going through it, we qualify. We can get some funding through the M.P.O., a grant for up to six million dollars. Their main criteria where the program needed to contribute to the area's carbon footprint. The M.P.O. will be able to fund The Genesis Project.

Brian, the construction document is essential. So, we can let the project out or let TxDot, the project management, and the contractor. John also has good news about our project.

John Pankratz, Hollis, and Associates, I work with E.D.C. to identify grants for potential projects. We are working on the E.D.A. grant. PWEA-Public Works Economic Adjustment Assistance. We are waiting for the final plans to proceed. Arturo Guajardo Jr., we need the construction documents. John, we need the preliminary engineering report and the environmental engineering report. I have shared this with E.R.O. and Kelly. Brian assured the E.D.C. board that all these reports are done by Labor Day. John also informed the Board that he is applying for the Texas Main Street program. This grant is due on that Friday.

Brian informed the Board the proposed construction documents for Genesis consist of Scope of Work and Consultant Team; the compensation is a hundred and twenty-five thousand dollars, and the scheduled delivery will be in 90 days. We can make the final payment after the drawings are made. The only thing not on the proposal in the bridge is the Gateway and the Monuments.

Pedro Contreras motioned to approve the Construction Documents. Seconded by Mayor Pro Temp Markie Villegas, Motion carries. Unanimously. (5-0)

Return to Item VII-Number 6

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

Patrick Hawkins, Department of Veterans Affairs, Development and Civic Engagement. This event cost \$904.00. We will send a thank you letter and the tax I.D. number. Arturo Guajardo Jr., I am reading you want a gift card. Yes, a gift card will do, preferably from Sam's Club. We try to cater to all Veterans and their families from Rio Grande City to Mercedes. I've been hosting B.B.Q.s and Car Shows since 2023.

Pedro Contreras motioned a \$500 Gift Card from Sam's Club. Seconded by Roman C. Flores. Motion carried. Unanimously. (5-0).

Ben Arjona let's continue with ERO-number 1 item.

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

Arturo Guajardo Jr., the administration should explain all requirements to everyone applying for the mini grant.

Mayor Pro-Temp Markie Villegas motioned to approve the mini grant for \$2,000.00. Seconded by Jesse Ramirez, Motion carried unanimously. (5-0)

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

Roman C Flores motioned to approve the \$2,000.00 mini-grant for whatever bid is selected, and we will be informed later. Seconded by Mayor Pro Temp Markie Villegas. Motion carried. Unanimously. (5-0)

Continue with agenda Item number 5.

5. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$2,000.00 for Los Encino's Adult Day Care.

Pedro Contreras motioned to table the item until someone showed up to the meeting. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (5-0)

Move agenda order to Item number 7.

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.

Mayor Pro-Temp Markie Villegas motioned to approve the \$10,000.00 for the 4th of July Celebration. Seconded by Pedro Contreras. Motion carried. Unanimously. (5-0)

Continue with Agenda Item VII- number 8.

7. Discussion, Consideration, and Possible Action. If any, on Sponsoring 7 on 7 Flag Football Team from P.S.J.A. Bears.

Coach Kenny Reininger, I apologize for the attire. I am here on behalf of our kids. They qualified for the seven-on-seven State-qualified tournament—for the first time in history. We ask for donations for their jerseys, entry fees, and rooms. Our kids will compete at College Station on June 22, 2023, through Saturday, June 24, 2023. Twenty (20) Students are participating.

Roman C. Flores motioned to sponsor \$1,000.00 to the seven-on-seven. Seconded by Pedro Contreras. Motion carried. Unanimously. (5-0)

Kelly Hunt-Vega from Mendeles and Hunt, I believe you have item number two.

8. Discussion and Action on Ratifying a Sponsorship for the P.S. J.A. Senior Class 2023 in the Amount of \$500.00.

Arturo Guajardo Jr., I am against ratifying because we are circumventing the process here. I will stay constant to that throughout my duration serving the EDC Board. I'm not against helping those organizations. It is the process checks not going through the Board. Pedro Contreras, do sponsorships consider calling an emergency meeting. EDC Attorney Pete Morales, no, it does not qualify. Inform the entity that will consider it when we have a meeting. We can give the check after the fact or say no. Tell all the entities that you need to follow the law, and the law says you have to vote at a meeting, so you will happily put it on the next agenda, but you can't commit until that meeting occurs. All EDC board members present agree not to do any more ratifications in the future.

Roman C. Flores motioned to accept the ratification for P.S.J.A. Senior Class. Seconded by Pedro Contreras. Motion carried. (4 Yea-1- Nay-Arturo Guajardo Jr.)

Continue with Agenda Item VII- number 9.

9. Discussion and Action on Ratifying a Sponsorship for: Marine Corps League R.G.V. #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.

Mayor Pro-Temp Markie Villegas motioned to ratify the Marine Corps League R.G.V. #1456. Seconded by Pedro Contreras. Motion carried. (4 Yea – 1 Nay-Arturo Guajardo Jr.)

VIII. CONSENT AGENDA

No consent agenda.

IX. EXECUTIVE SESSION 7:43 p.m.

Roman C. Flores motioned to go into Executive Session at 7:43 p.m. Seconded by Mayor Pro-Temp Markie Villegas. Motion carried. Unanimously. (5-0)

Pedro Contreras, E.D.C. Secretary, left the meeting at 7:43 p.m.

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 8:39 P.M.

1. The San Juan Economic Development Corporation Reconvene into Open Session to Take Necessary Action, if any, in Accordance ¼ith 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 DG
G. Project Don
H. Project Roof
I. Project Cop

Mayor Pro-Temp motioned to approve as discussed in Executive Session items A-C. Seconded by Jesse Ramirez. Motion carried. Unanimously. (4-0)

X. ADJOURNMENT 8:40 p.m.

Mayor Pro-Temp motioned to adjourn San Juan E.D.C. Meeting at 8:40 p.m. Seconded by Pedro Contreras. Motion Carried. Unanimously. (4-0)

Submitted

Certified

Arturo Guajardo Jr., Board President

Pedro Contreras, Board Secretary

Board Approval

Seal