



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

Location: San Juan City Hall
512 S. Nebraska Ave, EOC Room, 2nd Floor
San Juan, Texas 78589

**Wednesday, November 8, 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
 - Grand Opening, New City Hall, on October 11, 2023.
 - Top Group Insurance Services, Ribbon Cutting, October 19, 2023, at 5:00 PM.
 - the Spot, Ribbon Cutting, October 20, 2023, at 6:00 PM.
 - Trunk-or-Treat, October 31, 2023, from 6:00 PM - 10:00 PM.

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 the Organization of the EDC Board Officers.
3. Discussion and Possible Action on Sponsoring the Noche de Paz on Saturday, December 9, 2023, San Juan Memorial Park for \$60,000.00.

VII. EXECUTIVE SESSION

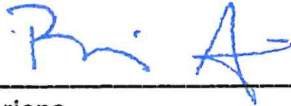
1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vernon Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney) and Texas Government Code §551.087 (Deliberation Regarding Economic Development Negotiations).
 - A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Project Pizza X
 - B. Project Chick
 - C. Project Golden
 - D. Project Coffee
 - E. Project Don
 - F. Project Cop
 - B. Discussion and Possible Action to Proceed with the continuation of the 50% Schematic Design Set for the Streetscape and roadway Improvement of the TxDOT Portion of Nebraska Avenue; and Proceed with the Continuation of the 50% Construction Documents Set for the Streetscape and Roadway Improvements of the Genesis Portion of Nebraska Avenue.
 - C. Discussion and Possible Action to Authorize Executive Director to Negotiate a Services Agreement with ERO to Develop and Produce a San Juan Downtown Commercial Development Plan.
 - D. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

VIII. RECONVENE

1. The San Juan Economic Development Corporation will Reconvene into Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 - A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Project Pizza X
 - B. Project Chick
 - C. Project Golden
 - D. Project Coffee
 - E. Project Don
 - F. Project Cop
 - B. Discussion and Possible Action to Proceed with the continuation of the 50% Schematic Design Set for the Streetscape and roadway Improvement of the TxDOT Portion of Nebraska Avenue; and Proceed with the Continuation of the 50% Construction Documents Set for the Streetscape and Roadway Improvements of the Genesis Portion of Nebraska Avenue.
 - C. Discussion and Possible Action to Authorize Executive Director to Negotiate a Services Agreement with ERO to Develop and Produce a San Juan Downtown Commercial Development Plan.
 - D. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

IX. 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 3rd of November, 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
NOVEMBER 8, 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



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SATURDAY, DECEMBER 9, 2023
SAN JUAN, TEXAS





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