SAN JUAN EDC
ECONOMIC DEVELOPMENT CORPORATION

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
Thursday, January 4, 2024
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. -Dutch Bros Coffee Update
   -What-A-Burger Update
   -Home2Suites Update
   -Barrera's Fast Refund Ribbon Cutting, January 12, 2024 @ 11:00 a.m.
   -McDonald's Grand Opening/Ribbon Cutting

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/or possible action to accept the 100% Schematic Design Set for the streetscape and roadway improvement of the TxDot portion of Nebraska Avenue and accept the 100% Construction Documents Set for the streetscape and roadway improvements of the Genesis portion of Nebraska Avenue on the condition of city staff approval.
3. Presentation, discussion, and/or possible action to approve the Services Agreement with ERO to develop and produce a San Juan Downtown Commercial Development Plan.

VII. CONSENT AGENDA

1. Approval of Meeting Minutes
   -August 1, 2023
   -August 15, 2023
   -September 5, 2023
   -October 18, 2023-
   -November 8, 2023

VIII. EXECUTIVE SESSION

1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vernon Statues 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 Burger

   B. Pursuant to Section §551.071 Consultation with Attorney with regard to accepting the 100% Schematic Design Set for the streetscape and roadway improvement of the TxDot portion of Nebraska Avenue and accepting the 100% Construction Documents Set for the streetscape and roadway improvements of the Genesis portion of Nebraska Avenue on the condition of city staff approval.

   C. Pursuant to Section §551.071, Consultation with Attorney in regard to the Presentation, to approve the Services Agreement with ERO to develop and produce a San Juan Downtown Commercial Development Plan.

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 Burger

   B. Pursuant to Section §551.071 Consultation with Attorney in regard to accepting the 100% Schematic Design Set for the streetscape and roadway improvement of the TxDot portion of Nebraska Avenue and accepting the 100% Construction Documents Set for the streetscape and roadway improvements of the Genesis portion of Nebraska Avenue on the condition of city staff approval.

   C. Pursuant to Section §551.071, Consultation with Attorney with regard to the Presentation to approve the Services Agreement with ERO to develop and produce a San Juan Downtown Commercial Development Plan.

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, 512 S. Nebraska Ave., San Juan, TX, San Juan EDC office, 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 the 29th of December, 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