



**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 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 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

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 4, 2024

- 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
-

STAFF COMMENTS AND RECOMMENDATIONS:

UPDATE ON THE FOLLOWING PROJECTS
DUTCH BROS COFFEE
WHATABURGER
HOME2 SUITES

RECOMMENDATION:

UPDATE ON THE FOLLOWING PROJECTS
DUTCH BROS COFFEE
WHATABURGER
HOME2 SUITES

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

DUTCH BROS COFFEE



WHATABURGER



HOME2 SUITES



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
JANUARY 4, 2024

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
JANUARY 4, 2024

Approval of Meeting Minutes

-August 1, 2023

-August 15, 2023

-September 5, 2023

-October 18, 2023-

-November 8, 2023

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of Meeting Minutes

August 1, 2023, August 15, 2023, September 5, 2023, October 18, 2023, and November 8, 2023.

RECOMMENDATION:

Approval of Meeting Minutes

August 1, 2023, August 15, 2023, September 5, 2023, October 18, 2023, and November 8, 2023.

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Minutes

August 1, 2023

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION REGULAR CALL MEETING

Date: Tuesday, August 1, 2023

Time: 6:00 PM

**Location: San Juan Memorial Library Multipurpose Room
1010 S. Standard Ave.
San Juan, TX 78589**

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

II. PLEDGE OF ALLEGIANCE, led by Arturo Guajardo Jr., EDC Board President.

III. ROLL CALL

Present: Martha Patterson, EDC Administrative Assistance
Lauren Ramirez, EDC Realtor
Pete Morales, EDC Counsel
City Manager Ben Arjona, EDC Executive Director
City Commissioner Ernesto "Neto" Guajardo, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Mayor Pro Temp Marco' Markie" Villegas, EDC Board Member
City Commissioner Leonardo "Lenny" Sanchez, EDC Board Vice-President
Jésus "Jesse" Ramirez, EDC Board
Pedro Contreras, EDC Board Secretary-Late 6:03 PM
Absent: Roman C. Flores, EDC Board Member
Other: Roy, IT Department

IV. PUBLIC COMMENTS

No public comments.

V. DIRECTOR'S REPORT

1. - RGV Partnership City of San Juan EDC Commercial and Investment Tour, Successful Meeting, Thank you to Ms. Marie. Past and Future of City of San Juan, TX.
- Fourth of July Celebration-Thank you for sponsoring the 4th July.
- City Hall/Transit Terminal Ribbon Cutting, substantial completion will take place on August 30, 2023, at 6:00 PM.-Moving to New City Hall on August 31, 2023, EDC is also moving. I'm inviting all of you to attend.
Pedro Contreras mentioned Abraham Lopez with the Food Bank. Mr. Arjona, if we can help the community, of course, I will call him.
-RockN Thrift Shop Ribbon Cutting on August 16, 2023, at 10:30 AM.-
-This concludes my report, and I will share more information in executive session.

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

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

Discussion, Mr. Arjona, tonight we don't have any updates on the Downtown Revitalization Plan. In the next meeting, we will have some new updates on the project.

No action

2. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$2,000.00 for Los Encinos Adult Day Care. (Tabled)

Mayor Pro Temp Markie Villegas motion to un-table item number one. Seconded by City Commissioner Lenny Sanchez. Motion carries. Unanimously. (6-0)

Discussion: Mr. Arjona, I make a recommendation to take no action. Los Encinos personnel cannot attend the meeting tonight.

3. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$1,000.00 for Behind The Fence Tattoo Studio.

Discussion: Mr. Arjona, recommendation to take no action. No one was able to come to the meeting tonight.

4. Discussion and Possible Action, if any, on the Renewal Contract for SMKT Media Group for the fiscal year 2023-2024.

Discussion: Mr. Arjona, SMKT are the ones doing the marking for EDC. Booklets with the QR codes he attends all the ground breaking and ribbon cuttings.

Mayor Pro Temp Markie Villegas motion to approve contingency based upon legal counsel's recommendation. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (6-0)

5. Discussion, Consideration, and Possible Action, if any, on Sponsoring/Promotional PSJA Bear Football Summer Camp July 24, 25, and 27, 2023.

Discussion: Mr. Arjona, I recommend no action for this item. They pulled out the sponsorship/promotional.

No Action

6. Discussion, Consideration, and Possible Action, if any, on Sponsoring PSJA FFA Booster Club 2nd Annual PSJA 18 HOLE RODEO Golf Tournament on, July 29, 2023, at Tierra Del Sol Golf Club.

Discussion: Mr. Arjona, we do have someone from PSJA FFA Booster Club. Ms. Christina, I came the last time their was no quorum. Arturo Guajardo Jr. our apologies. Ms. Christina we did a very good job exhibiting event.

City Commissioner Lenny Sanchez, motion to sponsor FFA for \$800.00. Seconded by Mayor Pro Temp Markie Villegas. Motion carries unanimously. (6-0)

7. Discussion, Consideration, and Possible Action, if any, on One Region, One Voice RGV Partnership 2023, RGV Economic Summit, in August at Bert Ogden Arena.

Discussion: Mr. Arjona,

No Action

8. Discussion, Consideration, and Possible Action, if any, on Sponsoring/Promotional the San Juan PAL 2023 National Night Out Event on Thursday, August 24, at 6:00 pm at the San Juan Municipal Park Baseball Fields.

Ruben Guajardo, Director San Juan PAL, We want to invite you all the 2023 National Night Out Event. The Event will include entertainment, DJ, rides for kids, and a movie.

Pedro Contreras, Borad Member motion to sponsor National Night Out for \$1,000.00. Seconded by Jesse Ramirez, Board Member. Motion carries unanimously. (6-0)

9. Discussion, Consideration and Possible Action, if any, on Sponsoring the 13th Annual Catholic Charities of the RGV Gala, to be held on Thursday, September 7, 2023.

No Action

10. Discussion, Consideration and Possible Action, if any, on "Purchasing a 2023 PSJA Bears Football Program" Spot.

Mayor Pro Tem Markie Villegas motion to get a full page for \$400.00. Seconded by City Commissioner Lenny Sanchez. Motion Carries unanimously. (6-0)

11. Discussion, Consideration, and Possible Action, if any, on a Budget Adjustment on the Mini-Grants and Sponsorship from the Promotional Expenses for the fiscal year 2022-2023.

Pedro Contreras, Board Member motion to make an budget adjustment for \$5,000.00. Seconded by Mayor Pro Tem Markie Villegas. Motion carries unanimously. (6-0)

VII. EXECUTIVE SESSION 6:41 PM

City Commissioner Lenny Sanchez motioned to go into executive session at 6:41 PM. Seconded by Mayor Pro Tem Markie Villegas. Motion carries unanimously. (6-0)

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 and §551.071 CONSULTATION WITH ATTORNEY: Deliberation Regarding the Economic Development of the Monarca Investment Group.
 - B. 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 BT
 - F. Project Don
 - G.. Project GW's
 - H. Project Court
 - I. Project Doors
 - J. Project Roof

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 and §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development of the Monarca Investment Group.

**B. 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 |

No Action on A, B, C, D, E, F, H, AND J. Two presentations will take place: G. Project GW's and H. Project Door

Gegore Watts wants to add to the restaurant for the community to be family-oriented.

Paco Francisco Flores's business is building commercial and industrial doors for different companies, like hotels, cities, stores, hospitals, restaurants, etc., in Texas. The Fire Marshall requires lots of codes to be implemented into this building, which I purchased here in San Juan, TX, as my main headquarters. I gave you a PowerPoint of what my company has to offer to the City of San Juan. I am here to ask for an Incentive for what the Fire Marshall and the City of San Juan are requiring for the water sprinklers.

VII 2nd Executive Session at 8:55 PM

City Commissioner Lenny Sanchez motioned to go into executive session at 6:41 PM. Seconded by Mayor Pro Tem Markie Villegas. Motion carries unanimously. (6-0)

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 and §551.071 CONSULTATION WITH ATTORNEY: Deliberation Regarding the Economic Development of the Monarca Investment Group.
 - B. 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

VIII 2ND RECONVENE 9:31 PM

2. 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 and §551.071 CONSULTATION WITH ATTORNEY; Deliberation
Regarding the Economic Development of the Monarca Investment Group.

**B 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 BT

F. Project Don
G. Project GW's
H. Project Court
I. Project Door
J. Project Roof

Pedro Contreras motioned to allow the Executive Director and EDC Attorney to proceed as discussed in the executive session. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (6-0)

IX. ADJOURNMENT 9:42

Jesse Ramirez made the motion to adjourn the meeting at 9:42 PM. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (6-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary

Board Approval

Seal

Minutes

August 15, 2023

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION REGULAR CALL MEETING

Date: Tuesday, August 15, 2023

Time: 6:00 PM

**Location: San Juan Memorial Library Multipurpose Room
1010 S. Standard Ave.
San Juan, TX 78589**

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

II PLEDGE OF ALLEGIANCE was led by Arturo Guajardo Jr., EDC Board President.

III ROLL CALL

Present: Martha Patterson, EDC Administrative Assistance
Lauren Ramirez, EDC Realtor
Pete Morales, EDC Counsel
City Manager Ben Arjona, EDC Executive Director
Roman C. Flores, EDC Board Member
City Commissioner Ernesto "Neto" Guajardo, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Mayor Pro Temp Marco' Markie" Villegas, EDC Board Member
City Commissioner Leonardo "Lenny" Sanchez, EDC Board Vice-President,
Arrived at 6:29 pm
Jésus "Jesse" Ramirez, EDC Board

Absent: Pedro Contreras, EDC Board Secretary

Other: Roy, IT Department
Fernando Lopez

IV PUBLIC COMMENTS

Daniel Villarreal

Valley K9 Detection Service, Small Business Employee

V DIRECTOR'S REPORT

Discussion: Ben Arjona, good evening, Mr. Chairman, Board Members, Staff, and Community. We already have some movement at the Home 2 Suite Hotel. Tentatively, September 14, 2023, Grand Opening for the New City Hall-Transit Terminal. We have the Rocking Thrift Shop Ribbon Cutting tomorrow, September 16, 2023, at 10:30 am. We are working on next year's fiscal budget. We will bring it up at the next meeting for your discussion and approval of it.

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

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

No Action will bring the update at the next meeting.

2. Discussion, Consideration, and Possible Action, if any, on approving the Mini-Grant for \$2,000.00 for Los Encinos Adult Day Care.

Discussion: I am the Assistant Director; the owner has COVID. We are in the process of closing, once known as Corazon de Oro Adult Day Care. Mr. Arjona, they have met all the requirements for this mini-grant. We are relocating Los Encinos Adult Day Care from Pharr, TX, to San Juan, TX.

City Commissioner Markie Villegas made the motion to approve the mini-grant. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously (5-0)

3. Discussion, Consideration, and Possible Action, if any, on Approving the Mini-Grant for \$1,000.00 for Behind the Fence Tattoo Studio.

Discussion: I am Eloy Ozuna. I have had my tattoo business for two years. The grant money, if awarded, is for my business sign. It flew away during the bad storm that passed by.

Mr. Arjona, all the requirements have been met.

City Commissioner Neto Guajardo made the motion to approve the mini-grant. Seconded by City Commissioner Markie Villegas. Motion Carries. Unanimously (5-0)

4. Discussion and Possible Action, if any, on the Renewal Contract for SMKT Media Group for the fiscal year 2023-2024.

Discussion: Orlando Hernandez, I am good with the modifications made to the contract. I have been with EDC for three years. Thank you for the opportunity to continue working with EDC. I know San Juan has more projects coming up and is thriving each and every day. I created three digital magazines and 2 booklets for EDC to present at the Dallas and Las Vegas conferences. Right now, we are working together for the grand opening of the New City Hall. Arturo Guajardo Jr., counselor, have you reviewed the contract? Eden Ramirez Jr., EDC Counsel, yes, I did the provisions. We already took action and approved it at our last meeting with provisions made by our counselor as requested by the EDC Board.

5. Discussion, Consideration, and Possible Action, if any, on Selina Medrano project updates.

Discussion: Ben Arjona - she could not make it. She had other prior commitments. We can place this item in our next meeting so she can attend. City Commissioner Neto Guajardo expressed his concerns that this investment in hiring Ms. Medrano is not a benefit for EDC. RC Flores agreed with City Commissioner Neto Guajardo that any business wants to see a return on its investment. City Commissioner Markie Villegas is also in agreement with the rest of the EDC Board. She did promise to deliver certain services, and we have not seen any investment in return.

City Commissioner Neto Guajardo made the motion to terminate Selina Medrano's position. Jesse Ramirez seconded the motion. Motion carries. Unanimously (5-0)

6. Discussion and Possible Action, if any, on RFP No. 23-013-08-03 San Juan EDC Audit Services.

Discussion: Mr. Arjona, Mr. Chairman, and members of the Board we went out for bids on the Monitor and the Advance Journal. We did not get any responses. We did a re-advertised in the Monitor and the Brownsville Herald. We contacted several people who were interested in providing this service to EDC. We only had one bid submitted by Mr. Orozco, Certified Public Accountant, which is in your packet. He is proposing \$16,200.00 to conduct the EDC audit for 2023. In the past, we used the same auditor as the City, but it does not mean we can have another auditor doing the EDC audit. I am Jesus Moncayo, the main auditor, and I will conduct the EDC audit if the Orozco CPA office is recommended. I have done audits for other EDC offices for the past six years. The deadline for the fiscal year audits is March 31st, nine months after your fiscal year-end, which is usually the deadline. It's more like the state deadline. There's no specific penalty for the EDC.

City Commissioner Neto Guajardo made the motion to negotiate the contract, and allow Mr. Ajona to negotiate contract with Orozco's CPA office. Seconded by City Commissioner Marco Villegas. Motion carries. Unanimously (6-0)

6:29 pm City Commissioner Leonardo "Lenny" Sanchez joined the EDC meeting.

7. Discussion and Possible Action, if any, on the Sponsorship/Promotional 11th Annual PSJA Education Foundation Gala to be held on Thursday, September 7, 2023, at the Bert Ogden Arena at 7:30 PM.

RC Flores made the motion to sponsor the bronze packet for \$2,000.00. Seconded by Jesse Ramirez. Motion carries. Unanimously (6-0)

8. Discussion and Consideration and Possible Action, if any, on Sponsoring the 13th Annual Catholic Charities of the RGV Gala to be held on Thursday, September 7, 2023.

Discussion: Michelle and Myra Tijerina, this year we are honoring Hershal Patel, owner of Rudy Red Hospitality, with the Hope Award. Michelle, the funds we gathered for the gala are used to serve residents of all four counties. A lot of them are here in Hidalgo County, and they are used to serving families that don't qualify under Federal programs.

City Commission Lenny Sanchez made the motion to sponsor \$1,500.00. Seconded by Jesse Ramirez. Motion carries. Unanimously (6-0)

VII EXECUTIVE SESSION 6:36 PM

Jesse Ramirez made the motion to go into executive session at 6:36 PM. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (6-0).

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 §551.087 (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 | G. Project BAT |
| B. Project Chick | H. Project Court |
| C. Project Golden | I. Project Doors |
| D. Project Coffee | J. Project Roof |
| E. Project BT | K. Project Buffalo |
| F. Project Don | L. Project Bear |

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS: Deliberation Regarding EDC Real Estate Properties.

VIII RECONVENE 8:23 PM

City Commissioner Neto Guajardo motioned to reconvene into an Open Session at 8:23 PM. Seconded by Mayor Pro Temp Markie Villegas.

Arturo Guajardo Jr. left the meeting at 8:20 PM

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 | G. Project BAT |
| B. Project Chick | H. Project Court |
| C. Project Golden | I. Project Doors |
| D. Project Coffee | J. Project Roof |
| E. Project BT | K. Project Buffalo |
| F. Project Don | L. Project Bear |

City Commissioner Lenny Sanchez no action

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS: Deliberation Regarding EDC Real Estate Properties.

City Commissioner Lenny Sanchez no action

IX ADJOURNMENT 8:24 PM

Mayor Pro Temp Markie Villegas made the motion to adjourn the meeting at 8:24 PM. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (5-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary

Board Approval

Seal

Minutes

September 5, 2023

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION REGULAR CALL MEETING

Date: Tuesday, September 5, 2023

Time: 6:00 PM

**Location: San Juan Memorial Library Multipurpose Room
1010 S. Standard Ave.
San Juan, TX 78589**

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

II PLEDGE OF ALLEGIANCE was led by Arturo Guajardo Jr., EDC Board President.

III ROLL CALL

Present: Martha Patterson, EDC Administrative Assistance
Lauren Ramirez, EDC Realtor
Eden Ramirez Jr., EDC Counsel
City Manager Ben Arjona, EDC Executive Director
City Commissioner Ernesto "Neto" Guajardo, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Mayor Pro Temp Marco' Markie" Villegas, EDC Board Member
Jésus "Jesse" Ramirez, EDC Board
Contreras, EDC Board Secretary
City Commissioner Leonardo "Lenny" Sanchez, EDC Board Vice-President,
Arrived at 7:24 pm

Absent: Roman C. Flores, EDC Board Member

Other: Roy Vega, IT Department
Leroy Gonzales, Finance Director

IV PUBLIC COMMENTS

No Public Comments

V DIRECTOR'S REPORT

Discussion: Ben Arjona, good evening, Mr. Chairman, Board Members, Staff, and Community. I only have a few items. We have people working on the Home 2 Suite Hotel. After completion, we will revisit it with them. McDonald's on the north side, there is a lot of movement. We are waiting for Alamo Water to place the water lines per their agreement. We also had the Rocking Thrift Shop Ribbon Cutting that happened on August 16, 2023, at 10:30 am. The Grand Opening for City Hall will be on Wednesday, October 11, 2023, at 6:00 PM. More ribbon cuttings are coming up at the new plaza next to Encino's Street. It will take place on September 12, 2023, at 10:00 am. One more Ribbon Cutting on September 16, 2023, at 10:30 am, El Mesquite Pollos Asados, Idalia Hernandez, at Mr. Valencia's Plaza. We have the 2023-2024 Fiscal Budget. Thank you to Mr. Gonzales and Martha for helping put this budget together. This will conclude my report. I do have more information that will be discuss under executive session.

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

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

No Action -In the next meeting, Brian, Michelle, and the other gentleman come over and do a presentation.

2. Discussion and Possible Action, if any, on Approving EDC's Proposed Budget for the Fiscal Year 2023-2024.

Discussion: Mr. Arjona, this year, EDC is on a very good standing. We're at 1.7 million for revenue. Our sales tax and interest earned are an additional \$70,000.00 for this coming year. It's not included because Mr. Gonzales is out. It was not reflected in the budget.

No Action

3. Discussion, Consideration, and Possible Action, if any, on Sponsoring/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 7850.

No Action

4. Discussion and Possible Action, if any, regarding a collaborative agreement with the San Juan Cultural Arts District's Internship program for UTRGV students.

Discussion: Mr. Arjona, we can take this item into executive session. Request by Miriam Cepeda Gilman.

Eden Ramirez Jr., Counsel, stated the EDC Board is recommending and authorizing the Executive Director to enter into an agreement with the San Juan Cultural Arts District to create two internships here for the EDC.

Mayor Pro Temp Markie Villegas motioned to approve the San Juan Cultural Arts District's internship program for UTRGV students. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (5-0)

VII CONSENT AGENDA

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

Mayor Pro Temp Markie Villegas motioned to approve the minutes. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (5-0)

VIII EXECUTIVE SESSION 6:25 PM

Jesse Ramirez made the motion to go into executive session at 6:25 PM. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (5-0).

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).

Jesse Ramirez made the motion to go into executive session at 6:25 PM. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (5-0).

- 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 BT
 - F. Project Don
 - G. Project BAT
 - H. Project Court
 - I. Project Doors
 - J. Project Roof
 - K. Project Buffalo
 - L. Project Bear
- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS: Deliberation Regarding EDC Real Estate Properties.

City Commissioner Leonardo “Lenny” Sanchez joined the EDC meeting at 7:24 PM.

IX RECONVENE 8:01 PM

City Commissioner Neto Guajardo motioned to reconvene into an Open Session at 8:23 PM. Seconded by Mayor Pro Temp Markie Villegas.

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 BT
 - F. Project Don
 - G. Project BAT
 - H. Project Court
 - I. Project Doors
 - J. Project Roof
 - K. Project Buffalo
 - L. Project Bear

Action on H-Project Court: your counsel recommends the EDC Board authorize the Executive Director to enter into an incentive economic agreement with the Project Court.

Jesse Ramirez, motion seconded by Mayor Pro Temp Markie Villegas, Motion carries.

Unanimously. (6-0)

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS: Deliberation Regarding EDC Real Estate Properties.

Counsel recommends the EDC Board Executive Director and Real Estate Agent enter into contract negotiations for the real estate as discussed in the executive session.

Jesse Ramirez, motion seconded by Mayor Pro Temp Markie Villegas, Motion carries.

Unanimously. (6-0)

X ADJOURNMENT 8:03 PM

City Commissioner Neto Guajardo motioned to adjourn the meeting at 8:03 PM. Seconded by Jesse Ramirez. Motion Carries. Unanimously. (6-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary

Board Approval

Seal

Minutes

October 18, 2023

San Juan Economic Development Corporation Regular Call Meeting

Date: Wednesday, October 18, 2023

Time: 6:00 PM

Location: San Juan Memorial Library Multipurpose Room
1010 S. Standard Ave.
San Juan, TX 78589

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

II. PLEDGE OF ALLEGIANCE was led by Arturo Guajardo Jr., Board President.

III . ROLL CALL

Present: Martha Patterson, EDC Administrative Assistant
Lauren Ramirez, EDC Real Estate Agency
Alyssa Aleman, EDC Attorney
Ben Arjona, EDC Executive Director
Roman C, Flores, EDC Board Member
City Commissioner Ernesto “Neto” Guajardo, EDC Board Member
Arturo Guajardo Jr., EDC Board President
Mayor Pro Temp Marco “Markie” Villegas, EDC Board Member
Jesus “Jesse” Ramirez, EC Board Member

Absent: City Commissioner Leonardo “Lenny” Sanchez, EDC Vice-President
Pedro Contreras, EDC Board Member

Other: Roy Vega, IT Department
Jimmy -BuffaloWingstoGo

IV. PUBLIC COMMENTS

No public comments

A message from Arturo Guajardo Jr.

V. PRESENTATION

John Pankratz on zoom on the computer. He presented the Grant Newsletter for September-December 2023. Explain his

VI. DIRECTOR’S REPORT

Discussion: Ben Arjona, good evening, Mr. Chairman, EDC Board, Staff and Community.
Home 2 Suites Hotel is working on the plumbing is ready.
McDonald’s is 60% completed. They are two weeks ahead of schedule.

Care Now Urgent Care Ribbon Cutting was held on September 26, 2023, at 11:00 a.m. Thank you to everyone who attended this event.

Ribbon Cutting for the New City Hall had 500 attendees, maybe more. It was very nice. If you did not attend, come on over, and we can give you a tour. It's a beautiful building. We have 95% of moving everything to the New EDC office. We have until December 14, 2023, to turn in the keys.

El Mezquite Pollos Asados Ribbon Cutting was on September 16, 2023; it was a beautiful, successful event. This restaurant will be for the public.

Arturo Guajardo Jr. asks if we are going to continue to have this meeting here or if there is a place in the new city hall for meetings like this. Mr. Arjona said, if we must, we can. We do have a big room called the Emergency Operating Command Center (EOC). We will continue to meet here; this is more suitable for the community.

Mr. Arjona, we have several flyers that we passed out. One is the Red River Conference in Dallas, which is for EDC, and it will be taking place from January 31st through February 2nd, 2023. If you want to attend, let us know now so we can book the flights and room and do the registrations. Let Martha know so we can make the arrangements. The second flyer is for the spot for a soft opening. Yolanda de la Cruz invited you all to go to visit tonight after the meeting. You can call your family and friends. They are having a ribbon cutting on Friday, October 20, 2023, at 6:00 p.m. We have another ribbon cutting for Top Insurance Group; they want their ribbon cutting tomorrow, Thursday, October 19, 2023, at 5:00 p.m. if you want to attend is located at 2604 N Raul Longoria Rd, Ste. 121.

V. PRESENTATION

John Pankratz is on Zoom on the computer. Arturo Guajardo Jr., let's get him on the phone, Mr. Arjona.

Arturo Guajardo Jr., John, what do you have for us tonight?

John, we are waiting for the Preliminary Engineering and Environmental report from Melden and Hunt Engineering to continue with the Genesis Project's EDA Grant Application. Melden and Hunt advised me that they were waiting on TX Dot Reports. As soon as I receive these reports, I can submit the EDA Grant and meet the Timeline before the end of October. Proposal EDC side, but the city can help with taxes. Melden and Hunt are the ones who hold the EDA Grant Application. No TX-Dot, according to Melden and Hunt.

I was discussing with Mr. Arjona that we can create a Grant Newsletter for September-December 2023. Explain to the small businesses that they can apply for their own funding to help their small businesses.

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

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

John covered the Downtown Revitalization Plan.

2. Discussion and Possible Action, if any, on Approving EDC's Proposed Budget for the Fiscal Year 2023-2024.

Discussion: Mr. Arjona, our budget is projected to increase by 10% every year.

Mayor Pro Temp Markie Villegas motioned to approve. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (5-0)

3. Discussion and Possible Action, if any, on Sponsorship/Promotional for the RGV Literacy Center 11th Annual Boots and Bling Gala on Thursday, November 9, 2023, at the Edinburg Memorial Event Center.

Discussion: Mayor Pro Temp Markie Villegas explained why there was no one present. We have not held a meeting in the past month, but Dr. Esmeralda Adame has been in contact with Mr. Arjona.

Roman C. Flores, EDC Board Member, motioned to sponsor \$1,000.00 for RGV Literacy Center's 11th Annual Boots and Bling Gala. Seconded by Mayor Pro Temp Markie Villegas. Motion Carries (5-0)

4. Discussion and Possible Action, if any, on Sponsorship/Promotional for the Keep San Juan Beautiful Cook-Off Event, September 30, 2023.

Discussion: Israel Garza oversees the Keep San Juan Beautiful Board. I did not get any numbers for you. We submitted this request way before the event. EDC has not had a meeting until today. Mr. Arjona, we partnered with Keep San Juan Beautiful Board and participated with the grounds.

City Commissioner Neto Guajardo did get a cut for the ticket sales. Israel Garza, it was a dollar per ticket. I was not expecting to get these questions since this is EDC, so I did not bring any paperwork.

Roman C. Flores is requesting to take this item into Executive Session to discuss it more in-depth.

Roman C. Flores motioned to sponsor \$1,000.00. Seconded by Mayor Pro Temp. Markie Villegas. Motion carries. (4-0) 1-Sustained-Jesse Ramirez

VIII. EXECUTIVE SESSION 6:36 PM

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).

City Commissioner Neto Guajardo motioned to go into executive session at 6:36 p.m. Seconded by Mayor Pro Temp Markie Villegas. Motion carries. Unanimously. (5-0)

- 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 Wing

F. Project Don

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

IX RECONVENE 7:14 PM

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 Wing

F. Project Don

No Action on A, B, C, D, or F

Mayor Pro Temp motion to move as discussed in executive session. Seconded by City Commissioner Neto Guajardo. Motion Carries. Unanimously (5-0)

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

No Action

X ADJOURNMENT 7:15 PM

Jesse Ramirez motioned to adjourn the EDC meeting at 7:15 PM. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (5-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary

Board Approval

Seal

Minutes

November 8, 2023

San Juan Economic Corporation Meeting Minutes

Date: November 8, 2023

Time: 6:00 PM

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

I. Call to Order 6:04 PM by Marcos Villegas, EDC Board President, EDC Regular Meeting.

II. Pledge of Allegiance led by Marcos Villegas, EDC Board President.

III. Roll Call

Present: Martha Patterson, Administrative Assistant
Alyssa Aleman, EDC Counsel
Ben Arjona, City Manager/EDC Executive Director
Roman C Flores, EDC Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member
Marco "Markie" Villegas, Mayor Pro Tem/EDC Board President
Adina "Dina" Santillan, City Commissioner/EDC Board Vice-President
Jesus "Jesse" Ramirez, EDC Board Member
Armando Garza, EDC Board Member

Absent: Leonardo "Lenny" Sanchez, City Commissioner/EDC Board Member

IV. Public Comments

No Public Comments

V. Direct's Report

Discussion: Ben Arjona, good evening, Mr. Chairman, EDC Board, Staff, and Community. I only have a few items to discuss. The Home 2 Suite construction is on schedule. The McDonald's at North Longoria Rd is 80 % completed. The grand Opening of New City Hall on October 11, 2023, was a success, very well attended. The Ribbon Cutting for Top Group Insurance Services on October 19, 2023, at 5:00 PM was done. The Spot invited the Commission and EDC Board to their Ribbon Cutting on October 20, 2023, at 6:00 PM. It is a Good Venue, and they had a great turnout. The city also had the Trunk-or-Treat on October 31, 2023, from 6:00 - 10:00 pm. We had lots of participation from the community.

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

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

Discussion: Ben Arjona, ERO, is here to present to the EDC Board, but it will be in executive session. My recommendation is to move on to item number two (2).

2. Discussion and Possible Action, if any, on the Organization of the EDC Board of Officers.

City Commissioner Neto Guajardo motioned for the following officers.
Mayor Pro Tem Markie Villegas to be appointed as EDC President
City Commissioner Dina Santillan to be appointed as EDC Vice-President
Jesus Jesse Ramirez to be appointed as EDC Secretary/Treasury. Seconded by Armando Garza.
Motion carries. Unanimously. (6-0)

3. Discussion and Possible Action, if any on Sponsoring the Noche de Paz on Saturday, December 9, 2023, San Juan Memorial Park for \$60,000.00.

Armando Garza motioned to approve the \$60,000.00 for Noche de Paz. Seconded by Jesse Ramirez. Motion Carries. Unanimously.

VII. EXECUTIVE 6:13 PM

- 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.**

- 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 DEVELOPMENT NEGOTIATIONS: Deliberation Regarding EDC Real Estate Properties.**

VIII RECONVENE 8:31 PM

- 1. The San Juan Economic Development Corporation will Reconvene in 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**

No Action

- 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.**

City Commissioner Dina Santillan motioned to proceed as discussed in Executive Session. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (6-0)

- 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.**

City Commissioner Dina Santillan motioned to proceed as discussed in Executive Session. Seconded by City Commissioner Neto Guajardo. Motion carries. Unanimously. (6-0)

- D. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS: Deliberation Regarding EDC Real Estate Properties.**

No Action

IX ADJOURNMENT 8:32 PM

City Commissioner Dina Santillan motioned to adjourn the San Juan EDC meeting at 8:32 PM. Seconded by Jesse Ramirez, motion carries. Unanimously. (6-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary

Board Approval

Seal