



**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
Tuesday, February 6, 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. -Attended the ICSC Red River in Dallas
-Met with different potential investors
-Update on What-A-Burger
-Update on Dutch Bros Coffee
-Update on Home2Suites Hotel

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 Sponsorship/Promotional for the 6th Annual Wine & Whiskers to be held April 6, 2024

VII. CONSENT AGENDA

1. Approval of Meeting Minute
-January 8, 2024

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 Bear
- B. Project Stay 2

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 Bear
- B. Project Stay 2

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 2nd of February, 2024 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
FEBRUARY 6, 2024

- Attended the ICSC Red River in Dallas
 - Met with different potential investors
 - Update on What-A-Burger
 - Update on Dutch Bros Coffee
 - Update on Home2Suites Hotel
-

STAFF COMMENTS AND RECOMMENDATIONS:

- Attended the ICSC Red River in Dallas
- Met with different potential investors
- Update on What-A-Burger
- Update on Dutch Bros Coffee
- Update on Home2Suites Hotel

RECOMMENDATION:

- Attended the ICSC Red River in Dallas
- Met with different potential investors
- Update on What-A-Burger
- Update on Dutch Bros Coffee
- Update on Home2Suites Hotel

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

WHAT-A-BURGER



DUTCH BROS COFFEE



HOME2 SUITES



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 6, 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
FEBRUARY 6, 2024

Discussion and Possible Action, if any, on Sponsorship/Promotional for the 6th Annual Wine & Whiskers to be held April 6, 2024

STAFF COMMENTS AND RECOMMENDATIONS:

Sponsorship/Promotional for the 6th Annual Wine & Whiskers to be held April 6, 2024

RECOMMENDATION:

Sponsorship/Promotional for the 6th Annual Wine & Whiskers to be held April 6, 2024

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

October 1, 2023 thru September 30, 2024

CHECK

BALANCE \$	39,300.00
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RGV HUMANE SOCIETY

BOARD OF DIRECTORS

Lillian Kim
President

Matt Wolcott
Colleen Maldonado
Dr. Rachel Gelman, MD
Tie Peacock
Michele Robinson
Dr. Jerry Pallares, MD
Dr. Alicia Noyola
Dr. Candi Constantine-Castillo

WINE & WHISKERS GALA COMMITTEE

Nicholas Caceres	Marla Caceres
Janette Peacock	Norma Colwell
Dendea Balli	Nikki Danielle
Delia Cavazos Gamez	Michelle Mann
Monalisa Tapia	Rudy Coronado
Ann Camarillo	Janette Gonzalez



"The More We Raise, The More We Save!"

RIO GRANDE VALLEY HUMANE SOCIETY

6th Annual Wine & Whiskers

April 6, 2024



MISSION EVENT CENTER
200 N SHARY RD, MISSION, TX 78572

Dear Friend,

We are excited to share that the Mission shelter, who joined the RGV Humane Society in February of 2023, reached no-kill status with a 91% save rate in less than one short year. The Flanflinger shelter remained a no-kill shelter for nearly four years under our care with a 94% save rate. We are excited to continue our journey of making the entire Rio Grande Valley a safer place for pets.

Please join us at the 6th Annual Wine & Whiskers Gala to be held on Saturday, April 6, 2024. Your sponsorship will help continue our lifesaving efforts across the Rio Grande Valley. We thank you for helping us make history and hope you will support us in creating an even brighter future!

Sincerely,

Lillian Kim
Board President
Rio Grande Valley Humane Society

"The More We Raise, The More We Save!"



SPONSORSHIP LEVELS

\$25,000 ALPHA DOG SPONSOR

Main Stage Logo Display
Digital Signage at the Event
Moment at the Microphone
Newspaper Photo Feature
3 Minute Video - provided by sponsor
Full Page in Event Program
Company logo on RGVHS Website
Social Media & Television Mentions
Dedicated staff during Event
2 Table for 16 Guests

\$15,000 DELTA CAT SPONSOR

Main Stage Logo Display
Digital Signage at the Event
Moment at the Microphone
Newspaper Photo Feature
Event Program Recognition
Company logo on RGVHS Website
Social Media & Television Mentions
2 Tables for 8 Guests

\$10,000 EAGLE SPONSOR

Main Stage Logo Display
Digital Signage at the Event
Newspaper Photo Feature
Event Program Recognition
Company logo on RGVHS Website
Social Media Mentions
1 Table for 8 Guests

\$5,000 FOXTROT SPONSOR

Main Stage Logo Display
Digital Signage at the Event
Event Program Recognition
Company logo on RGVHS Website
Social Media Mentions
1 Table for 8 Guests

\$2,500 PATRIOT SPONSOR

Main Stage Logo Display
Digital Signage at the Event
Event Program Recognition
Company logo on RGVHS Website
Social Media Mentions
1 Table for 8 Guests

\$1,500 STAR SPONSOR

Digital Signage at the Event
Event Program Recognition
Social Media Mentions
1 Table for 8 Guests

\$500 TWO GUESTS

Event Program Recognition

\$175 INDIVIDUAL TICKETS



"The More We Raise, The More We Save!"

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 6, 2024

Approval of Meeting Minute
-January 8, 2024

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of Meeting Minutes
January 4, 2024

RECOMMENDATION:

Approval of Meeting Minutes
January 4, 2024

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

San Juan Economic Development Corporation Minutes

Date: January 4, 2024

Time: 6:00 PM

Location: San Juan City Hall

512 S. Nebraska Ave.

San Juan, Texas 78589

I. CALL MEETING TO ORDER by Adina Santillan, EDC Vice President, at 6:01 PM.

II. PLEDGED OF ALLEGIANCE led by Adina Santillan, EDC Vice President.

III. ROLL CALL

Present: Jesus "Jesse" Ramirez, EDC Board Secretary/Treasurer
Leonardo "Lenny" Sanchez, EDC Board Member
Adina "Dina" Santillan, City Commission/EDC Board Vice-President
Armando Garza Jr., EDC Board Member

Absent: Roman C. "RC" Flores, EDC Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member
Marcos "Markie" Villegas, Mayor Pro Tem/EDC Board President

Staff: Ben Arjona, City Manager/EDC Executive Director
Martha Patterson, EDC Administrative Assistant
Ray Ramirez, I.T.

Other: Alyssa Aleman, EDC Counsel

IV. PUBLIC COMMENTS

No Public Comment

V. DIRECTOR'S REPORT

Discussion: Mr. Arjona, good evening, members of the board. Merry Christmas and Happy New Year welcome back. Another year full of excitement. I have updates on the following projects. The Dutch Bros Coffee is 90% completed. We are waiting for the date for the grand opening. The What-A-Burger structure is 60% completed. The Home2Suites Hotel has already laid the foundation and started building the elevator shaft, they are moving very fast. We are getting ready for Barrera's Fast Refund Ribbon Cutting on January 12, 2024, at 11:00 AM, at 1211 N. Raul Longoria Rd., Ste. A. We also have McDonald's North Longoria Rd open for business. We will have the McDonald's Grand Opening/Ribbon Cutting on January 19, 2024, from 9 AM to 11 AM. This item is not on the agenda for the director's report. I want to share with you the Luis C. Orozco Certified Public Accountant commitment letter for the EDC Board with the scheduled performance and completion audit. Mr. Orozco will start

the Audit on Monday, January 8, 2024. Dina, how long will it take to complete the audit? Mr. Arjona, no more than two months tops. Armando Garza, are they going to sign a non-conflict form? Mr. Arjona, yes. They are plus there will be a survey that must be completed also. The last item is the ICSC Conference in Dallas, TX, from January 31 to February 2, 2024. Lenny Sanchez commented that he will not attend the conference.

VI. DISCUSSION AND POSSIBLE ACTION ON 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 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.

Dina Santillan, move to take items 2 and 3 into executive session.

Lenny Sanchez, motion yes to accept. Seconded by Armando Garza. Motion carries unanimously. (4-0)

VII. CONSENT AGENDA

1. Approval of Meeting Minutes

- August 1, 2023
- August 15, 2023
- September 5, 2023
- October 18, 2023
- November 8, 2023

Jesse Ramirez motioned to approve the minutes presented. Seconded by Lenny Sanchez. Motion passes. Unanimously. (4-0)

VIII. EXECUTIVE SESSION 6:09 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).

Lenny Sanchez motioned to go into executive session at 6:09 pm. Seconded by Jesse Ramirez. Motion carries. Unanimously. (4-0)

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

A. Project Burger

B. Pursuant to §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 approval.

C. Pursuant to §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.

IX. RECONVENE 7:16 pm

Dina Santillan, do we have a motion to reconvene?

Jesse Ramirez made a motion to reconvene at 7:16 pm. Seconded by Lenny Sanchez. Motion carries unanimously. (4-0)

1. 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

Jesse Ramirez made the motion to proceed as discussed in the executive session. Seconded by Lenny Sanchez. Motion carries. Unanimously (4-0)

B. Pursuant to §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 approval.

No Action

C. Pursuant to §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.

Dina Santillan made the motion to approve, as discussed in executive session. Seconded by Lenny Sanchez. Motion carries. Unanimously. (4-0)

X. ADJOURNMENT 7:18 pm

Jesse Ramirez made the motion to adjourn the San Juan EDC regular meeting at 7:18 pm. Seconded by Lenny Sanchez. Motion passed. Unanimously. (4-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary

Board Approval

Seal