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
Tuesday, February 20, 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. -ICSC Las Vegas, May 19, 2024 - May 21, 2024.
   -Ribbon Cutting for Sweet Mix
   -Market Day March 16, 2024, City Hall Parking Lot
   -Dunkin Donuts Update

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 PSJA ISD Abilities Awareness Walk to be held on Saturday, April 13, 2024.
3. Proposal for ERO Architectural Services of the San Juan Downtown Gateway Signifier Project.
4. Discussion and Possible Action on 17th Annual Fishing for Hope Tournament Invoice from August 29, 2023.

VII. 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 Bear
B. Project Cop
C. Project Get it

B. Pursuant to Section §551.074 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Executive Director EDC).

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 Bear
B. Project Cop
C. Project Get it

B. Pursuant to Section §551.074 PERSONNEL MATTERS: Discuss the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Executive Director EDC).

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, 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 16th 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 20, 2024

-ICSC Las Vegas, May 19, 2024 - May 21, 2024.
-Ribbon Cutting for Sweet Mix
-Market Day March 16, 2024, City Hall Parking Lot
-Dunkin Donuts Update

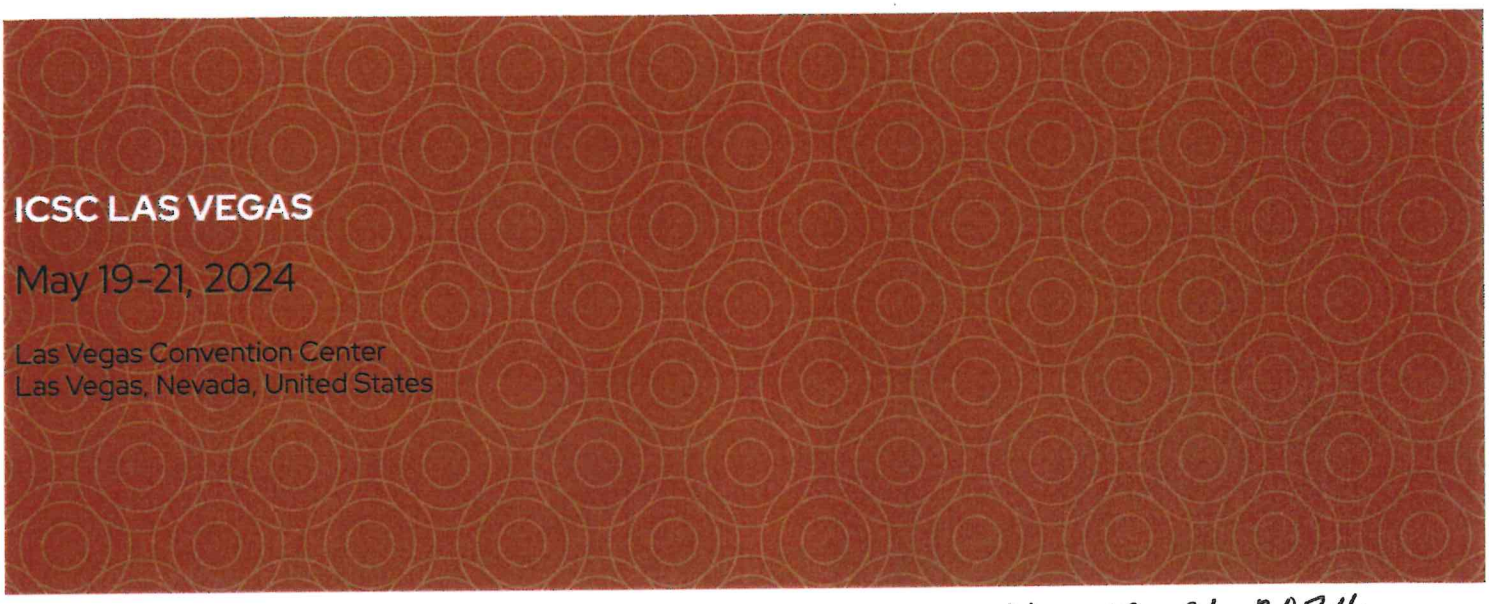
STAFF COMMENTS AND RECOMMENDATIONS:

-ICSC Las Vegas, May 19, 2024 - May 21, 2024.
-Ribbon Cutting for Sweet Mix, March 4, 2024, at 6:00 p.m.
-Market Day March 16, 2024, City Hall Parking Lot
-Dunkin Donuts
-Presentation

RECOMMENDATION:

PREPARED BY:
Martha Patterson,
Administrative Asst.

APPROVED BY:
Benjamin Arjona, City
Manager



May 19-21, 2024
Las Vegas Convention Center

ICSC LAS VEGAS is our premier event and takes place annually in May. It is a two- to three-day gathering of dealmakers and industry experts, who are driving innovation and evolution in commercial real estate.

Schedule At-a-Glance

Sunday, May 19 • Wynn

1:00 – 4:30 pm • Professional Development Workshops

Monday, May 20 • LVCC
8:00 am – 5:00 pm • Exhibit Hall Open
10:00 am – 4:30 pm • Sessions

Tuesday, May 21 • LVCC
8:00 am – 3:00 pm • Exhibit Hall Open
10:00 – 11:45 am • Sessions

Registration Fees*

Register at the Advance Rate (ends February 20, 2024, at 11:59 pm EST)
Member • **$850**
Non-Member • **$1,975**
Retailer Member • **$0**
Student Member • **$50**

Standard Rate (ends May 16, 2024, at 11:59 pm EST)
Member • **$1,050**
Non-Member • **$1,975**
Retailer Member • **$0**
Student Member • **$50**

On-Site Rate (starts May 17, 2024, at 12:00 am EST)**
Member • **$1,450**
Non-Member • **$1,975**
Retailer Member • **N/A**
Student Member • **N/A**

*All cancellations are subject to a $100 cancellation fee for members and non-members and $25 for student members. Refunds will not be given for cancellations received after **4:59 pm ET on April 1, 2024**. All requests for refunds must be received by ICSC in writing.

** On-site registrations are not accepted for Retailer Members and Student Members.

Attendees can choose to have their badges mailed in advance for a $25 fee. The deadline to select this option is 4:59 pm ET on April 1, 2024.

**Please note this badge mailing option applies to paid attendee badges only (no exhibitor or other comped badges). You must select the badge mailing option at checkout during the event registration process in order to have your badge mailed. Badges will only be mailed once to the primary address in your file. Please make sure this address is correct before you register. If you do not receive your badge or the badge is incorrect, we cannot resend. Badges are non-transferable. We cannot resend a badge to a different address or transfer the name on the badge. If you did not select to have your badge mailed at check out, we cannot mail your badge. You will need to pick up the badges and make corrections on-site at registration.*

Hotel Reservations

Rooms for ICSC LAS VEGAS book up fast. For discounted rates, reserve your hotel stay via onPeak, our official hotel partner, today. Hotel reservations are available on a first-come, first-served basis.

Book Hotel

Notice to all ICSC Members: Please be advised that ICSC will only contact you through onPeak, ICSC's official hotel provider. Any other email or phone solicitations offering hotel bookings are unauthorized and should be disregarded as spam notices.

Exhibitor Information

Please contact Kim Romano at kromano@icsc.com or Keith Colavito at kcolavito@icsc.com to reserve your space.
Become an ICSC member and take advantage of member pricing.

What's included:

- $16.50 per sq. ft (Member pricing) / $33.00 per sq. ft (Non-Member pricing)
- 8' back and side wall drape (except island and peninsula booths)
- Gray booth carpet

- Badges (based on booth size)
- Listing in digital directory

ICSC is committed to bringing our event attendees together safely and with the proper health precautions in place but cannot guarantee that event attendees, exhibitors, vendors or other participants will not become infected with COVID or any other transmissible virus, and by voluntarily attending an ICSC event, you accept and assume the risk of possible exposure or contraction of the same.

Additionally, the goal of ICSC events is to provide a welcoming, congenial atmosphere for Marketplaces Industry professionals to connect with peers, conduct business and learn more about relevant topics. As a reminder, we expect all attendees and exhibitors at ICSC events to treat fellow attendees, speakers, service providers and the ICSC team with the utmost respect. We do not tolerate disruptive, hateful or harmful language or conduct including name calling or otherwise provoking an individual regarding a particular topic, specifically as it relates to non-business issues. Additionally, please do not bring material related to political or social issues – such as flags, banners, or signs – to the event, as such items may distract from the purpose of the event.

Read ICSC's Event Terms and Conditions for more information and our Event FAQs for more information.

Follow us for the latest event news and updates.

About this event series

The ICSC Premier event series are our must-attend annual global gatherings of the Marketplaces Industry's networked community of dealmakers, negotiators and moneymakers.

Details

Questions?

For more information, please call +1 844 728 ICSC or email info@icsc.com.

Event FAQs
Add to calendar

Additional Resources

Attendee Search

Search
Book Hotel

Book
ICSC LAS VEGAS Exhibitor Floor Plan

View
ICSC LAS VEGAS Exhibitor Search

View
ICSC LAS VEGAS Sponsorship & Advertising Opportunities

Download
ICSC Social Media Tips & Tricks

View

Attending

5604 Registered

Edward Eickhoff
Executive Vice President
of Asset Management
Agree Realty Corporation

Michael Zorehkey
Senior Vice President
Real Estate
Windsor

Brian Thieneman
Broker
Thieneman Seay, LLC

Search attendees

Back To Top

Las Vegas, Nevada

Las Vegas Convention Center
Las Vegas, Nevada, United States
+1 646 728 3800
https://compass.onpeak.com/e/63ICS2024HIR

Sponsors

Our sponsors get prime visibility at events and in our print and digital publications. And, of course, a big thank you from us. Learn more about how to become a sponsor here.

Back To Top

Featured events

ICSC LOCAL CHARLESTON
February 8, 2024
360 Fishburne St
Charleston, South Carolina, United States

ICSC LOCAL INDIANA
February 8, 2024
220 N. Meridian St.
Indianapolis, Indiana,
United States

ICSC LOCAL ORLANDO
February 8, 2024
9101 International Dr.
Orlando, Florida, United
States

Dunkin' Donuts

Denny's

Denny's

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 20, 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 20, 2024

Discussion and Possible Action, if any, on Sponsorship/Promotional for the PSJA ISD Abilities Awareness Walk to be held on Saturday, April 13, 2024.

STAFF COMMENTS AND RECOMMENDATIONS:

The PSJA ISD requests sponsorship for the All Abilities Awareness Walk event on Saturday, April 13, 2024, at the PSJA Stadium. The San Juan EDC has sponsored this event in the past for $500.00.

RECOMMENDATION:

PREPARED BY:
Martha Patterson,
Administrative Asst.

APPROVED BY:
Benjamin Arjona, City Manager

Sponsorships

October 1, 2023 thru September 30, 2024

DATE	Sponsors	Board Approved	CHECK		
10/1/2023	**STARTING BALANCE**			**$**	**39,300.00**
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	-
				$	**-**
				$	-
				$	-
			BALANCE	**$**	**39,300.00**

Updated 6-15-2023

Revised 2-13-2024

PSJA ISD
ALL ABILITIES AWARENESS WALK

February 2, 2024

Dear Local Business Leaders,

The PSJA Independent School District Special Education department is collaborating with the City of Pharr, City of San Juan and the City of Alamo to plan our inaugural All Abilities Awareness Walk on ***Saturday, April 13, 2024*** at the PSJA Stadium. Our goal is to strengthen our foundation of community engagement, encourage social interaction, promote understanding, and enrich the family dynamics for all students, regardless of their disability.

We would like to invite our local businesses to partner with us in sponsorship of this inaugural All Abilities Awareness Walk. These sponsorships help build the **PSJA Achievement, Inspiration & Motivation; Hardworking, Inquisitive, Generous, Honorable (AIM HIGH) Scholarship fund** that will provide scholarships to students receiving Special Education services and have been accepted into a postsecondary educational institution.

The only way we can make this event a success is through the generosity of the community in which we serve. Sponsors like you support our goal of providing awareness, acceptance, and education on the different disabilities that students experience. If you have any questions or would like more information, feel free to contact the PSJA ISD Social Workers; Daisy Zuniga, Nancy Saenz or Clarissa Garcia, at 956-354-2200 or via email at daisy.zuniga@psjaisd.us nancy.saenz@psjaisd.us. clarissa.garcia@psjaisd.us

Thank you,
All Abilities Awareness Walk Committee

Sponsorship Levels: ***(Please complete attached Registration Form)***

_____ *I would like to be a* ***Gold Sponsor $500*** *-includes Logo on Awareness T-shirt, Informational booth; and name on flyers and Marquee during the event.*

_____*I would like to sponsor an* ***Informational Booth for $100.00*** *-includes name on flyers and on Marquee during the event.*

_____ *I would like to be a* ***Support Sponsor*** *and donate $_____*

PSJA ISD All Abilities
Awareness Walk Registration Form

Date: Saturday, April 13, 2024
Place: PSJA Stadium
703 E Sam Houston
Pharr, TX 78577
Time: 7 AM – Set Up
8 AM – Registration
9 AM – Walk

If you plan to be an Informational Booth Sponsor, please return this Registration Form ***no later than March 8, 2024.***

Thank you for choosing to be an Informational Booth Sponsor! Agency information should inform the public of services rendered by your agency to help provide our communities with knowledge about available resources. Your agency representative will come in through the south entrance of the stadium. You may set up your information and goodies at the designated tables located in the football field (Agency tents allowed).
Please no soliciting and/or sales.

Check Payable to: **PSJA ISD**
Memo Line: **2024 All Abilities Awareness Walk Donation**

Agency Name: _____

Contact Person: _____

Email: _____

Phone #: _____

If you have any questions, please feel free to call Daisy Zuniga, Nancy Saenz, or Clarissa Garcia, Social Workers at (956)354-2200 or email to: daisy.zuniga@psjaisd.us, nancy.saenz@psjaisd.us, clarissa.garcia@psjaisd.us

All Abilities Awareness Walk

Daisy Zuniga <daisy.zuniga@psjaisd.us>

Tue 2/6/2024 4:37 PM

Cc:Nancy Saenz <nancy.saenz@psjaisd.us>;Clarissa Garcia <clarissa.garcia@psjaisd.us>

2 attachments (870 KB)

Awareness Walk 2024 - Sponsorship Letter.pdf; Awareness Walk 2024 - Booth Registration Form.pdf;

The PSJA ISD Special Education Department is excited to host our inaugural All Abilities Awareness Walk in partnership with Pharr, San Juan and Alamo Parks and Recreation Departments. The event will take place at the PSJA Stadium, Saturday, April 13, 2024 from 8:00am-11:00am.

We invite different agencies in our community to participate as vendors providing valuable information to our families and surrounding communities. There is a fee of $100.00 to all vendors and $25.00 to non-profit organizations to set up an information booth at the event. Gold sponsors of $500.00 or more will ensure their agency logo is imprinted on the T-shirt including a vendor table. *Please **NO** sales of your products*. Monies donated by the sponsors and vendors help provide scholarships to students receiving services under the PSJA ISD Special Education Program who have been accepted to an accredited institution of higher education. We are proud to say that these scholarships have been awarded to 40 PSJA ISD students who pursued a higher education.

If your decision is to be a Gold Sponsor, it is imperative we receive your agency logo to meet the ***March 4, 2024*** deadline. Attached are the sponsor and vendor booth registration forms that must be returned by ***March 8, 2024***.

The only way we can make this event a success is through the generosity of the community in which we serve. With your help, we can provide awareness, acceptance, and education on the various different abilities are children encompass.

If you have any questions or would like more information, feel free to contact Daisy Zuniga, Nancy Saenz and Clarissa Garcia, PSJA ISD Special Education Social Workers, at (956) 354-2200 or email at daisy.zuniga@psjaisd.us, nancy.saenz@psjaisd.us, clarissa.garcia@psjaisd.us

We look forward to hearing from you soon.

Respectfully,

Daisy Zuniga, LBSW
Special Education Dept. | **Social Worker**
Pharr-San Juan-Alamo ISD
956.354.2200

Nancy G. Saenz, LCSW-S, CCTP
Special Education Dept. | **Social Worker**
Pharr-San Juan-Alamo ISD

RECEIVED
FEB 0 6 2024
BY: MCP
2023 - $500.00

956.354.2200

Clarissa Garcia, LMSW
Special Education Dept. | **Social Worker**
Pharr-San Juan-Alamo ISD
956.354.2200

December 31, 2023

Mr. Benjamin Arjona
City Manager
City of San Juan
709 South Nebraska
San Juan, TX 78589

sent via email: barjona@sjtx.us

Re: Proposal for ERO Architectural Services of the San Juan Downtown Gateway Signifier Project

Dear Mr. Arjona:

ERO Architects (ERO) is pleased to provide our Services Agreement (Agreement) to the City of San Juan (City) and produce Construction Document, Bidding & Negotiations and Construction Administration Services, includes the preparation of sealed construction drawings and specifications setting forth requirements for permitting and construction of Gateway Signifier, located across Nebraska Avenue at 512 S. Nebraska Ave, San Juan, Texas, 78589 (Project). ERO will provide architecture, electrical and structural drawings and engage the professional services of two local-area consultants who ERO has worked with on past projects:

- Trinity Electrical Engineering
- Chanin Structural Engineering

SCOPE OF WORK
Our scope of work is based on the understanding of the Project as determined by planning and meetings with the City as follows:

Construction Documents
- General notes
- Typical details
- Architectural design and details
- Foundation details
- Frame details
- Structural design details
- Electrical design details (if required)
- Code summary
- Discipline section specifications
- Review cost estimate
- Design requirements of governmental authorities for permitting

Bidding & Negotiations
Construction Administration
Substantial Completion And Close Out

EXCLUSION
- Survey, geotechnical, materials testing, all inspections and commissioning are provided by the City.
- Professional fees included in this Agreement only apply to items specifically listed in this Services Agreement. No additional items are assumed or included unless requested in writing prior and are designated as Additional Services.

COMPENSATION AND SCHEDULE
For the Scope of Work as described above ERO proposes a Total Fee of $30,000 for basic services based on six percent (6%) of the cost estimate of $500,000. ERO expects the schedule of the final documents to be delivered to the City in a timely manner. Monthly invoices will be issued by ERO for all services performed. The proportion of compensation for each phase of services shall be a percentage of the fee, as follows:

Construction Documents (75% of Total Fee) – paid when completed – $22,500.
Bidding & Negotiations (5% of Total Fee) – paid when completed – $1,500.
Construction Administration (20% of Total Fee – paid monthly per construction schedule - $6,000.

When compensation is on a percentage basis, progress payments for each phase of basic services shall be calculated by multiplying the percentage by the City's most recent cost estimate. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the City's Cost of the Work or awarded bid by a general contractor.

ADDITIONAL SERVICES
Additional Services, if required, include: work beyond the scope described in this proposal; items specifically identified as Additional Services; revisions in ERO's work due to a change with instructions or approvals given by the City; or official interpretations which necessitate changes in ERO's work; and/or changes in scope.

REIMBURSABLE EXPENSES
Reimbursable expenses include reproduction of documents beyond an initial set of copies of the Construction Documents. Travel, lodging and meal expenses are not reimbursable.

INSURANCE
ERO carries professional liability, general liability and workers compensation insurance policies in accordance with what we have found are generally acceptable requirements.

STANDARD OF CARE
ERO will perform the Project in a manner consistent with the degree of competency, care and skill ordinarily exercised by similarly licensed professionals currently practicing under similar circumstances at the same time and in the same or similar locales.

INDEMNIFICATION AND LIABILITY
ERO shall indemnify and hold harmless the City, its consultants and employees, from and against those liabilities, damages, and costs that the City is legally obligated to pay all damages to the extent they are caused by negligent acts or omissions of ERO. ERO will reimburse the City for reasonable defense costs for claims arising out of ERO's professional negligence and is in the aggregate, limited to an amount no greater than the fee earned under this Agreement. The foregoing hold harmless and indemnity obligations shall only apply to any such causes of action, damages, costs, expenses or other obligations which are covered and recoverable from ERO's insurance. The City agrees to indemnify and hold harmless ERO, its officers, principals, consultants and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by negligent acts or omissions in connection with the Project and this Agreement committed by the City, its agents and consultants or anyone engaged by the City is legally liable.

TERMINATION

Either the City or ERO may terminate this Agreement with or without cause by giving fourteen (14) days' written notice to the other party. In such event the City shall pay ERO in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements.

If acceptable, please sign and return one copy of this Services Agreement to ERO. We appreciate the opportunity to provide this Agreement and look forward to working with the City of San Juan and the Gateway Signifier Project. Feel free to contact me should you have any questions or comments regarding this Agreement. Thank you for the opportunity.

Respectfully submitted,

Brian Godinez, Principal
ERO Architects

City of San Juan Approval and Agreement:

_____
Signature Date

_____
Ben Arjona, City Manager for San Juan

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 20, 2024

Discussion and Possible Action on 17th Annual Fishing for Hope Tournament Invoice from August 29, 2023.

STAFF COMMENTS AND RECOMMENDATIONS:

DHR Representative Mario Lizcano submitted an invoice for yearly Fish for Hope Tournament in the amount of $1,500.

RECOMMENDATION:

DHR Representative Mario Lizcano submitted an invoice for yearly Fish for Hope Tournament in the amount of $1,500.

PREPARED BY:
Benjamin Arjona,
City Manager

APPROVED BY:
Benjamin Arjona, City Manager

Invoice

08/29/2023

17th Annual Fishing for Hope

118 Paseo Del Prado Edinburg, TX 78539
Phone 956-362-3140 Fax 956-362-3164

TO Ben Arjona
San Juan EDC
905 W 1st St. Suite D
San Juan, TX 78589

DHR REPRESENTATIVE	SPONSORSHIP LEVEL	TEAM NAME	DUE DATE
Mario Lizcano	Bronze	-	Upon Receipt

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Bronze Sponsorship	$1,500.00	$1,500.00
	Please make all checks payable to: Fishing for Hope		

Community Hope Projects 501(c)(3) EIN: 74-2742024

PAID	$0.00
DEPOSIT	
BALANCE	$ 1,500.00

THANK YOU FOR YOUR SUPPORT