



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

BOARD OF DIRECTORS

Location: San Juan City Hall
EOC Room (2nd Floor)
512 S. Nebraska Ave
San Juan, Texas 78589
Tuesday, April 2, 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. Presentation on Placer.ai
2. - Dutch Bros Ribbon Cutting on Thursday, April 4th @ 10:30 a.m.
- ICSC Conference May 19 - 21, 2024
- Urban County April 11-13, 2024, South Padre Island, TX
- TML Region 12 Educational Training Workshop May 16-17, 2024, South Padre Island, TX
- Market Day April 20th, 9:00 a.m. - 2:00 p.m.
- Spoke to several potential developers

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

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

VII. EXECUTIVE SESSION

1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vernon Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney) and Texas Government Code §551.087 (Deliberation Regarding Economic Development Negotiations).
 - A. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.
 - B. 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

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 §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

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

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 the 28th of March, 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
APRIL 2, 2024

- Dutch Bros Ribbon Cutting on Thursday, April 4th @ 10:30 a.m.
 - ICSC Conference May 19 - 21, 2024
 - Urban County April 11-13, 2024, South Padre Island, TX
 - TML Region 12 Educational Training Workshop May 16-17, 2024, South Padre Island, TX
 - Market Day April 20th, 9:00 a.m. - 2:00 p.m.
 - Spoke to several potential developers
-

STAFF COMMENTS AND RECOMMENDATIONS:

- Dutch Bros Ribbon Cutting on Thursday, April 4th @ 10:30 a.m.
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- Spoke to several potential developers

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Benjamin Arjona, City
Manager

Dutch Bros Coffee

JOIN THE SAN JUAN EDC FOR THE

Ribbon Cutting!



DUTCH BROS
Coffee

806 W. INTERSTATE HWY 2
THURSSDAY, APRIL 4TH, 2024
10:00 AM



ICSC Conference

May 19-21, 2024

Urban County Leadership Conference

Save the Date

UCLC 2024

APRIL 11-13, 2024 | SOUTH PADRE ISLAND, TX



MEMORANDUM

- **Conference Dates:** Thursday, April 11 – Saturday, April 13, 2024
- **New Mailing Address:** 1209 S. 10th St. Ste. A-766 | McAllen, Texas 78501
- Updated W-9 Forms can be requested at urbancountyleadershipconf@gmail.com
- For auditing purposes, we encourage all Payments be made prior to Conference
- On Site Payments will only be accepted with Late Fee of \$325.00 per Delegate
- Late and On Site Registrations does NOT guarantee full packet / swag bag / shirt
- Agenda / Itinerary is not confirmed until week of or prior to Conference and available upon request. Agenda will be posted on social media page when confirmed. Our Annual Registration begins on Thursday from 5:00-7:00 pm and at 7:00 am on Friday. Opening Session begins on Friday morning at 8:00 am. Closing Session is on Saturday at Noon and ends no later than 2:00 pm
- Follow Us on Facebook @HCUCLC or www.facebook.com/HCUCLC



Isla Grand Beach Resort | South Padre Island, TX | April 11-13, 2024
2024 CONFERENCE REGISTRATION FORM

Delegates Full Name: _____ 1st Name for Badge: _____

Title: _____ Organization: _____

Phone #: _____ Email: _____

Address _____ City/State _____ Zip Code _____

Conference Shirt Size Request:

Circle one: Small Medium Large Ex-Large 2XL 3XL 4XL

All Inclusive Registration (Sessions, Meals & Packet): Please duplicate registration form for each individual Delegate - (1) form per Delegate.

Registration Fees: By 3/15/24	After 3/15/24	TOTAL
QTY _____ \$275.00	QTY _____ \$325.00	\$ _____

Registrations cancelled by 3/22/24 will be eligible for a 50% refund. No refund after 3/22/24.

Tickets below are for Extra Guests that would include meals only. On Site Payment ONLY.

On Site Reg. Meals: \$40 Breakfast _____ ea. \$45 Lunch _____ ea. (Friday/Saturday)

Please mail or email your registration form for each attendee and payment to:

Urban County Leadership Conference - 1209 S. 10th St. Ste. A-766 | McAllen, Tx 78501

Email: urbancountyleadershipconf@gmail.com Write Conference Registration in Subject Line

This form must be received no later than March 29, 2024. Make additional forms, as necessary.

Date Received: _____ By: _____ Check Number: _____ Hotel Code: _____

TML Region 12 Educational Training Workshop



JAVIER VILLALOBOS, Mayor
J. OMAR QUINTANILLA, Mayor Pro Tem and Commissioner District 3
TONY AGUIRRE JR., Commissioner District 1
JOAQUIN "J.J." ZAMORA, Commissioner District 2
RODOLFO "RUDY" CASTILLO, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5
PEPE CABEZA DE VACA, Commissioner District 6

ROEL "ROY" RODRIGUEZ, P.E., City Manager

To: TML Region 12 City Officials
From: Victor "Seby" Haddad, Region 12 President
Subject: 13th Annual 2-Day Sun, Sand & Fun Extravaganza!

Make plans to attend our 13th Annual TML Region 12 Educational Training Workshop *Sun, Sand and Fun Extravaganza!* at South Padre Island, Texas on May 16th & 17th, 2024. Workshop will be held at Isla Grand Beach Resort, 500 Padre Blvd., South Padre Island, TX beginning at 1:30 pm Thursday, May 16th and ending at 4:00 pm Friday, May 17th.

The training workshop promises to be educational and fun! A region 12 meeting will be held on Thursday afternoon.

Register online by going to the following link. Once registered, reserve your stay at the Isla Grand Resort (Host hotel) or la Copa Inn South Padre Island (overflow hotel).

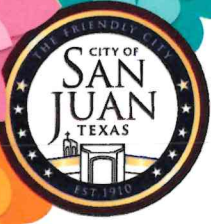
[Texas Municipal League - 2024](#)

The room reservation deadline is April 20th. All room reservations received after that date may be accepted on a space available basis only at the regular room rates.

For additional information, contact McAllen City Secretary office at (956) 681-1020.

We look forward to seeing you there!

Spring Market Day



Spring MARKET DAY

*Support local businesses and
Come shop with us!*

**SATURDAY, APRIL 20, 2024
9 AM TO 3 PM**

**SAN JUAN CITY HALL PARKING LOT
512 S NEBRASKA AVE, SAN JUAN, TX 78589**

**FOR VENDOR INFORMATION PLEASE CONTACT:
LAURA RODRIGUEZ - 956.586.7977
SAN JUAN EDC OFFICE - 956.223.2283**



AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
APRIL 2, 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
