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

Location: San Juan City Hall
E.O.C. Room (2nd Floor)
512 S. Nebraska Ave.
San Juan, Texas 78589

Tuesday, September 3, 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. - Morgan LaMantia invitation for 16 De Septiembre, 6–9 PM, 1324 E Madison St., Brownsville, TX.
   - Texas Citrus Fiesta search for the RGV Royal Coronation of Queen for the 89th Queen Pageant.
   - Ribbon Cutting for Fortune Express Asian Kitchen 1801 N Raul Longoria Rd., San Juan, TX.

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 the Organization of the EDC Board Officers.
3. Discussion and Possible Action, if any, on the Renewal of Hollis Ruthlegde and Associates Inc. Professional Services Agreement for the fiscal year September 1, 2024, to September 1, 2025.

VII. CONSENT AGENDA

1. Approval of the following minutes:
   - June 26, 2024
   - July 2, 2024
   - July 16, 2024

VIII. EXECUTIVE SESSION

1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vernon Statues and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney) and Texas Government Code §551.087 (Deliberation Regarding Economic Development Negotiations).

   A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
      A. Project Energize
      B. Project Break
      C. Project Four

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

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 Energize
      B. Project Break
      C. Project Four

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

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 30th of August, 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

- Morgan LaMantia invitation for 16 De Septiembre, 6–9 PM, 1324 E Madison St., Brownsville, TX.
- Texas Citrus Fiesta search for the RGV Royal Coronation of Queen for the 89th Queen Pageant.
- Ribbon Cutting for Fortune Express Asian Kitchen 1801 N Raul Longoria Rd., San Juan, TX.

STAFF COMMENTS AND RECOMMENDATIONS:

- Morgan LaMantia invitation for 16 De Septiembre, 6–9 PM, 1324 E Madison St., Brownsville, TX.
- Texas Citrus Fiesta search for the RGV Royal Coronation of Queen for the 89th Queen Pageant.
- Ribbon Cutting for Fortune Express Asian Kitchen 1801 N Raul Longoria Rd., San Juan, TX.

RECOMMENDATION:

PREPARED BY:	APPROVED BY:
Martha Patterson, Administrative Asst.	Benjamin Arjona, City Manager

MORGAN
LaMANTIA

INVITE
FOR
16 DE SEPTIEMBRE


Morgan
LaMantia
TEXAS STATE SENATOR
DISTRICT 27
16 DE
SEPTIEMBRE
MÚSICA, COMIDA Y BEBIDAS
6-9 PM | MONDAY, SEPTEMBER 16, 2024
1324 E. MADISON ST.
BROWNSVILLE, TX 78520
JOIN THE FIESTA IN TRADITIONAL MEXICAN ATTIRE
RSVP: JOCELYNE.MONTELONGO@SENATE.TEXAS.GOV
Parking is available at the UTRGV Cueto Building and on the street. Please do not park in the gated lot next to the office.

You're Invited! | 16 de Septiembre Fiesta

Morgan LaMantia <Morgan.LaMantia@senate.texas.gov>
Fri 8/23/2024 3:47 PM

1 attachments (445 KB)
16 de Septiembre Fiesta - Senator LaMantia.png;

Good afternoon—I hope you're doing well!

I'm excited to personally invite you to our 3rd Annual 16 de Septiembre Fiesta. Join us with your friends and family for an evening of delicious food, music, and great company here in South Texas.

When: Monday, September 16, 2024 from 6:00 PM to 9:00 PM
Where: 1324 E Madison St., Brownsville, TX 78520
RSVP: Kindly confirm your attendance by emailing Jocelyne Montelongo at Jocelyne.Montelongo@senate.texas.gov by Monday, September 9, 2024.

Come as you are, but if you'd like, join the celebration in traditional Mexican attire! Parking is available at the UTRGV Cueto Building and on the street. We would love to see you there! If you have any questions, don't hesitate to reach out. Have a wonderful weekend!

Respectfully,
Senator Morgan LaMantia

Morgan LaMantia
Texas State Senator | SD 27
o: 512-463-0127
morgan.lamantia@senate.texas.gov

TEXAS CITRUS FIESTA

89TH QUEEN
CITRIANNA PAGEANT

SEARCH FOR
ROYAL CORONATION OF QUEEN

89th Queen Citrianna Pageant

The Texas Citrus Fiesta extends a prestigious invitation to young ladies across the Rio Grande Valley. We are in search of representatives for the Royal Coronation of Queen Citrianna 88th, Elle Holbrook. This is a unique opportunity to be part of a historical celebration. The preparations for the Queen Citrianna pageant, a symbol of grace and elegance, are set to begin on September 28, 2024.

Eligibility requirements state that the young lady must be a high school sophomore or junior during the 2024-2025 school year unless she was previously part of the court in 2022-2023. It is imperative to note that she must not have previously held the title of Duchess in a Texas Citrus Fiesta contest for the same title. However, she is eligible to participate if she represents a different title. The Duchess should have been selected by a panel of judges in the local contest or appointed by the city, chamber officials, or an organization.

The 89th Queen Citrianna for 2025 will be chosen from contestants from all over the Rio Grande Valley at our Royal Coronation. To ensure the timely dispatch of the invitation, the young lady's name, address, phone number, and email must be submitted before September 28, 2024.

The first official Duchess event will be an orientation on Saturday, September 28, commencing at 10:00 a.m. This orientation is mandatory for the young lady and her mother (or guardian), as they will discuss all requirements and guidelines for the competition. Furthermore, they will be officially recognized as duchesses and inducted with sashes.

The schedule and descriptions of events that the Duchess must attend are attached. This information should be utilized to confirm availability for the 2024-2025 events.

Should you have any inquiries or require further assistance, please do not hesitate to contact us at 956.877.4867. For additional information on our events, please feel free to email atijerina@missiontexas.us.

Amy Tijerina

Texas Citrus Fiesta, Inc., Director

2025 DUCHESS QUALIFICATION

Candidate eligibility to participate in our contest requires meeting the following criteria:

- *Candidates must be enrolled and attending high school as a sophomore or junior.*
- *Candidates must be a resident or citizen of the United States.*
- *Candidates must be single, never married, or have an annulment of marriage.*
- *Candidates must not be pregnant, have children, or have cohabited with a significant other in lieu of a marriage contract.*
- *Candidates must be a natural born female.*
- *Candidates must be a good role model and not have been convicted of any crime.*
- *Candidates must represent a title she has not held before as a duchess.*
- *If choses as a duchess, candidates must inform Texas Citrus Fiesta if planning to participate in any other pageants between September 2024- December 2025.*

2025 VALLEY DUCHESS

PLEASE COMPLETE THE FOLLOWING FORM AND RETURN IT TO US BY September 28, 2024, WITH AN ENTRY FEE OF $150.00. MONEY ORDER OR CHECK ONLY MADE OUT TO TEXAS CITRUS FIESTA.

The Duchess of: ____

____

Finalized by TCF Office

Will be representing: ____

Name of City, Chamber of Commerce, or Organization she will represent)

Name: ____

Date of Birth: ____

Cell Phone: ____________________ **E-mail:** ____________________

Mailing Address:

____

Mother/Father's or Guardian's Name:

____

Cell Phone #'s: ____

Email: ____

Representative was selected as the rules dictate and meets the City's, Chamber of Commerce, Organization, and the Texas Citrus Fiesta requirements. Please provide proof of your High School picture I.D. and a copy of your birth certificate in person or by mail.

Guardian Signature ______________________________

Date ______________________________

Mail to: Texas Citrus Fiesta
Amy Tijerina
220 E. 9th Street
Mission, TX 78572

Email to: atijerina@missiontexas.us

We will have a duchess orientation on September 28, 2024.
On this day, pictures will be taken for the program book.

89th Queen Citrianna Pageant

Kiara A. Islas <kaislas0820@missiontexas.us>
Mon 8/26/2024 10:58 AM
To:Martha Patterson <mpatterson@sanjuanedc.com>
Cc:Laura Rodriguez <lrodriguez@sanjuanedc.com>

1 attachments (141 KB)
Update City Duchess application_.pdf;

Good morning,
I was given your email to reach out to you in regards of possibly having your city/organization participate in our annual Queen Citrianna Pageant. Please see attached for the application, should your city/organization and candidate choose to partake on this beautiful RGV tradition. As we would like to see your chosen candidate represent the beauty of your city. If you have any questions, please do not hesitate to give our office a call at (956)585-9724. Thank you.

Respectfully,

Kiara A. Islas, BSCJ
Administrative Coordinator
Mission Police Department/ Texas Citrus Fiesta
1200 E 8th St./220 E 9th St. Mission, TX. 78572

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 3, 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:	**APPROVED BY:**
Martha Patterson, Administrative Asst.	Benjamin Arjona, City Manager

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<u>AGENDA ITEM AND RECOMMENDATION SUMMARY</u>
CITY COMMISSION REGULAR MEETING
SEPTEMBER 3, 2024

Discussion and Possible Action, if any, on the Renewal of Hollis Ruthlegde and Associates Inc. Professional Services Agreement for the fiscal year September 1, 2024, to September 1, 2025.

<u>STAFF COMMENTS AND RECOMMENDATIONS:</u>

Hollis Ruthlegde and Associates Inc. Professional Service Agreement between the San Juan EDC renewal consideration for the coming fiscal year from September 1, 2024–September 1, 2025. The professional Service Agreement is attached for your review.

<u>RECOMMENDATION:</u>

<u>PREPARED BY:</u>	**<u>APPROVED BY:</u>**
Martha Patterson, Administrative Asst.	Benjamin Arjona, City Manager

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HOLLIS RUTLEDGE AND ASSOCIATES INC.
Business Management · Marketing Consultants · Real Estate ·Governmental Affairs

HOLLIS V. RUTLEDGE, JR.
President

523 Conway St., Ste. 3, 2nd Fl.
Mission, TX 78572
Phone: 956-583-0002
Fax: 956-583-0500

August 30, 2024

Marco "Markie" Villegas and Benjamin Arjona
President, San Juan EDC
512 S Nebraska Ave
San Juan, Texas 78537

Dear Mr. Villegas:

Thank you for considering renewal of our agreement. We believe the business relationship between Hollis Rutledge and Associates, Inc. and the San Juan EDC has greatly benefited the San Juan EDC and the community it serves.

In addition, to our grant administration and development services, we are available to work with private, state, and federal officials and organizations on any governmental and legislative issues including the Texas Governor's Office, the Texas Lt. Governor's Office, the Texas Attorney General's Office, the Texas Secretary of State's Office, US State Department, US General Services Administration, US Department of Homeland Security-FEMA, and the Offices of US Senators and Congressmen. We also provide economic development services, and public policy and administration services. Our firm provides other services as assigned and requested.

We look forward to a continued successful relationship between Hollis Rutledge and Associates, Inc. and the San Juan EDC with planning, state and federal relations, and grant-writing services. We are proposing to provide planning, federal and state relations services, and administrative and grant-writing services at a monthly retainer fee of $3,000 plus expenses. Attached are two copies of the proposed agreement for your consideration along with a proposal with a background on our consultants, and a status report. Please call me at 583-0002 (office) or 956-497-9979 (cell) if you have any questions.

Sincerely,

Hollis V. Rutledge Jr.

Hollis V. Rutledge, Jr.
President, Hollis Rutledge and Associates

PROFESSIONAL SERVICES AGREEMENT
Between
SAN JUAN EDC
And
HOLLIS RUTLEDGE & ASSOCIATES, INC.

AGREEMENT made this September ____, 2024 between the San Juan EDC, hereinafter referred to as "Client" and Hollis Rutledge and Associates, Inc., a business marketing and consulting firm, hereinafter referred to as the "Consultant"

In consideration of the mutual promises herein contained, the parties hereto agree as follows:

Recitals

It is the desire of the Client to engage the services of the Consultant to perform for the client consultation services including but not limited to assistance with securing funds for economic planning and development.

It is the desire of the consultant to consult with the principle and other client associates, as deemed appropriate by the principle of the San Juan EDC, to undertake certain activities including but not limited to researching, developing, writing, obtaining, and administering grants on behalf of the client.

AGREEMENT

Term

1. The respective duties and obligations of the parties hereto shall be for the period of one year beginning September _____, 2024 through August 31, 2025 with the option for a renewal.

Consultations

2. The Consultant shall make himself available to consult with the Client, at reasonable times, concerning to undertake certain activities including but not limited to researching, developing, writing, obtaining, and administering grants on behalf of the client and other duties as assigned by the principle.

Compensation

3. For services to be rendered under this agreement, the Consultant shall be entitled to the following fee: A monthly retainer fee of $3,000 for time spent on any state and federal relations and economic development activities on behalf of the San Juan EDC, excluding expenses incurred related to assigned tasks, which are to be paid separately and itemized on statements. Client shall authorize any non-retainer expenses incurred over $250 including travel expenses, duplication, and other authorized expenses. Should the client require additional services such as and including additional consultants that our firm can provide, or time over and above the monthly retainage fee, such fee and method of payment shall be negotiated between the Client and the Consultant.

Governing Law

4. The laws of the State of Texas hereunder, shall govern the validity of this agreement and of its terms or provisions, as well as the rights and duties.

Amendment

5. This agreement may be amended by the mutual agreement of the parties hereto in writing to be attached to and incorporated into this agreement. The agreement may be terminated with or without cause by either party to this agreement by providing a 30 day written notice. The 30 day notice will begin upon the other party receiving the termination notice by facsimile or certified return receipt mail. Upon completion of 30 day period, the agreement will be terminated. The EDC will be responsible for any and all monthly invoices due and payable including an invoice for the 30 day termination period. The EDC will be responsible to reimburse Hollis Rutledge & Associates, Inc. only for approved expenses.

Executed at San Juan, Texas on this day and year first above written.

____

Marco "Markie" Villegas
President, San Juan EDC

Hollis V. Rutledge Jr.

____

Hollis Rutledge & Associates, Inc.
Consultants

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
SEPTEMBER 3, 2024

Approval of the following minutes:
- June 26, 2024
- July 2, 2024
- July 16, 2024

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of the following minutes:
- June 26, 2024
- July 2, 2024
- July 16, 2024

RECOMMENDATION:

PREPARED BY:	**APPROVED BY:**
Martha Patterson, Administrative Asst.	Benjamin Arjona, City Manager

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MINUTES

WEDNESDAY, JUNE 26, 2024

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION SPECIAL CALLED MEETING MINUTES

Date: Wednesday, June 26, 2024
Time: 12:00 Noon
Location: San Juan City Hall
EOC Room (2nd Floor)
512 S. Nebraska Ave.
San Juan. Texas 78589

I. CALL TO ORDER

Marco Villegas, Board President, called the meeting to order at 12:00 p.m.

II. PLEDGE OF ALLEGIANCE

Marco Villegas, Board President, led the Pledge of Allegiance.

III. ROLL CALL

Present: Marco "Markie" Villegas, Mayor Pro Tem/EDC Board President
Adina "Dina" Santillan, City Commissioner/EDC Board Vice President
Pete Garcia, EDC Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member

Absent: Leonardo "Lenny" Sanchez, City Commissioner/EDC Board Member
Roman C. "RC" Flores, EDC Board Member
Armando Garza Jr. EDC Board Member

Staff: Ben Arjona, City Manager/EDC Executive Director
Martha Patterson, EDC Administrative Assistant II
Juan Tijerina, IT Department

Other: Alyssa Aleman, EDC Legal Counsel
Lauren Ramirez, EDC Real Estate

IV. EXECUTIVE SESSION 12:05 p.m.

Adina Santillan, Board Vice President, motioned to convene into executive session at 12:05 p.m. Seconded by Ernesto Guajardo, Board Member, The Motion passed unanimously. (4-0)

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 Indoor Practice
     B. Less Cow

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

Real Estate Properties.

V. RECONVENE 1:39 P.M.

Adina Santillan, Board Vice President, motioned to reconvene into open session at 1:39 p.m. Seconded by Ernesto Guajardo, Board Member. The Motion passes unanimously. (4-0)

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 Indoor Practice
   B. Less Cow

Item A. Project Indoor Practice:
Adina Santillan, Board Vice President, motioned to approve the Contract as discussed in executive session with D-Bat. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (4-0)

Item B. Less Cow:
Adina Santillan, Board Vice President, motioned to approve as discussed in executive session seconded by Pete Garcia. The motion passes unanimously. (4-0)

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

Adina Santillan, Board Vice President, motioned to approve as discussed in executive session. Seconded by Ernesto Guajardo, Board member. The motion passes unanimously. (4-0)

VI. ADJOURNMENT 1:41 p.m.

Adina Santillan, Board Vice President, motioned to adjourn the EDC Special Call meeting at 1:41 p.m. Seconded by Ernesto Guajardo, Board Member, the motion passed unanimously. (4-0)

Submitted | Certified

____________________________ | ____________________________

Marco Villegas, Board President | Jesus Ramiez, Board Secretary

Seal

____

Board Approval

MINUTES

TUESDAY, JULY 2, 2024

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION REGULAR CALLED MEETING MINUTES

Date: July 2, 2024
Time: 6:00 pm
Location: San Juan City Hall
512 S. Nebraska Ave
EOC Room (2nd Floor)
San Juan, TX 78589

I. CALL TO ORDER

Marco Villegas, Board President, calls the meeting to order at 6:07 p.m.

II. PLEDGE OF ALLEGIANCE

Marco Villegas, Board President, led the Pledge of Allegiance.

II. ROLL CALL

Present:

Marco "Markie" Villegas, Mayor Pro Tem/Board President
Adina "Dina" Santillan, City Commissioner/Board Vice President
Ernesto "Neto" Guajardo, City Commissioner/Board Member
Armando Garza, Board Member
Pete Garcia, Board Member

Absent:

Leonardo "Lenny" Sanchez, City Commissioner/Board Member
Roman C. Flores, Board Member

Other:

Ben Arjona, City Manager/Executive Director
Eden Ramirez, EDC Legal Counsel
Martha Patterson, Administrator Assistant

III. PUBLIC COMMENTS

No Public Comments.

IV. DIRECTOR'S REPORT

1. -4th of July Celebration occurs on Wednesday, July 3rd.
   -Spoke to several potential developers.
   -Flyer for Senator Mantia 12-1 on Monday

Marco Villegas, Board President, for the record, Armando Garza, Board Member, joined the meeting at 6:07 p.m.

DISCUSSION: Ben Arjona, Executive Director, informed the board members of the events for July 3, 2024, and gave the invite from Senator Morgan LaMantia for July 15, 2024, at 12 p.m. in the Weslaco District Office. He also stated that he spoke to several potential developers but would discuss more in an executive session, and the City of San Juan will have more opportunities to engage with different people willing to develop within the city, not just more rooftops but businesses as well.

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

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

DISCUSSION: Ben Arjona, Executive Director, No updates

2. Discussion and Possible Action, if any, on a Sponsorship for Valeria Cervantes, a Yzaguirre Middle School Student, for an Educational Field Trip to Washington.

DISCUSSION: Ben Arjona, Executive Director, Ms. Cervantes, withdrew her request.

3. Discussion and Possible Action, if any, on a Sponsorship for PSJA Bear Football Summer Camp for incoming 5th - 9th graders on July 29-31, 2024.

DISCUSSION: Ben Arjona, Executive Director, introduces PSJA Football Coach Pedraza.

Coach Pedraza is seeking sponsorship for their football summer camp. Campers join every summer, and our numbers grow yearly. The sponsorship will provide snacks and drinks for our campers. He commends the board for supporting parks and recreation events for the city and its organization and invites the board to our event.
Adina Santillan, Vice President, what kind of marketing will you provide for the EDC? Coach Pedraza, we placed the sponsor logos on the back of the t-shirts and school website.

Adina Santillan, Vice President, motioned to approve $250.00. Seconded by Armando Garza, Board Member. The motion passes unanimously. (5-0)

4. Discussion and Possible Action, if any, on Sponsoring the San Juan Lions Club.

DISCUSSION: Ben Arjona, Executive Director, introduces Homer Morales, Lions Club Secretary. He is here to request sponsorship for the Lions Club organization.

Mr. Morales gave the board a brief background of their organization. Their organization holds several events to help the citizens of San Juan. One of the events is to pass out food at the Sanchez Ranches. They participate in city projects, cleanup, and National Night Out, to mention a few. This year, the Lions Club will host the District Cabinet Meeting, which includes the Lower Rio Grande Valley of Texas Cameron, Hidalgo, Starr, and Willacy counties. Mr. Morales stated this meeting will provide business to our local businesses in San Juan.
Marco Villegas, the President, commended the Lion's Club for its tremendous hard work and social media exposure to the City of San Juan. Our EDC logo must be visible at the events you participated in.

Ernesto Guajardo, Board Member motioned to approve $1,000.00. Seconded by Armando Garza, Board Member. The motion passes unanimously. (5-0)

5. Discussion and Possible Action, if any, on a Sponsorship for PSJA College for All-Conference.

DISCUSSION: Ben Arjona, Executive Director, introduces Rose Hernandez to present this item to the board.

Rose Hernandez, PSJA Early College Strategic Planning Coordinator, requests sponsorship for the 7th Annual College for All Conference, which will occur from October 22nd through 24th at Mission Event Center. The sponsorship received will be reinvested into the PSJA programs and impact the student and community. Rosa Hernandez expressed that various sponsorship packages will provide maximum exposure and recognition to EDC. The EDC logo will be on the program, district website, and All-Conference website. Adina Santillan, Board Vice President, are scholarships awarded to students? Rosa Hernandez stated that it will not happen this year, but that is their goal for the future. EDC Board members are all intrigued by this All-Conference and want more information from Rosa Hernandez.

Adina Santillan, Vice President, motioned to approve a half-page advertisement for $250.00. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (5-0)

6. Discussion and Possible Action, if any, on a Sponsorship for Yaqui. Animal Rescue Trail of Hope Gala on November 8. 2024.

DISCUSSION: Ben Arjona, Executive Director, and Armando Garza, Board Member, elaborated on the relationship with Yaqui Animal Rescue. Armando Garza has been working with them for two years. It's a no-kill shelter. This shelter is costly, and every single animal is accepted. Anyone can drop them off, and they will take care of them. The Trail of Hope Gala will help expand the facility. They have no contract with the City or County. This shelter is in Sullivan City. This organization finds rehabilitation programs for the animals so they can get adopted.

Marco Villegas, Board President, motioned to approve $500.00. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (5-0)

7. Discussion and Possible Action, if any, on Approving a Mini-Grant for Application Information System Solutions LLC.

DISCUSSION: Ben Arjona, Executive Director, informed the board that Mr. Cristobal Rodriguez was a no-show.

Marco Villegas, Board President, moved to table item. Seconded by Adina Santillan, Board Vice President. The motion passed unanimously. (5-0)

8. Discussion and Possible Action, if any, on Approving a Mini-Grant for Sesatty Enterprises LLC for S2.000.00.

DISCUSSION: Ben Arjona, Executive Director, informed the board that Lisseth Sesatty, owner of Sesatty Plaza, had met all requirements, and EDC had all the required paperwork.

Adina Santillan, Board Vice President, motioned to approve $2,000.00. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously (5-0)

VI. EXECUTIVE SESSION -No Executive Session

1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with the 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.

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

VII. RECONVENE – No 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.

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

VIII. ADJOURNMENT 6:41 p.m.

Adina Santillan, Board Vice President, motioned to adjourn the San Juan Regular call meeting at 6:41 p.m. Seconded by Ernesto Guajardo, Board Member. The Motion passes unanimously. (5-0)

Submitted	Certified
____________________	____________________
Marco Villegas, Board President	Jesus Ramiez, Board Secretary
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Board Approval	

MINUTES

TUESDAY, JULY 16, 2024

SAN JUAN ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING MINUTES

Date: July 16, 2024
Time: 6:00 pm
Location: City of San Juan
City Hall EOC Room (2nd Floor)
512 S. Nebraska Ave.
San Juan, TX 78589

I. CALL TO ORDER 6:01 p.m.

Marco Villegas, Board President, called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

Marco Villegas, Board President, led the Pledge of Allegiance.

III. ROLL CALL

Present: Marco "Markie" Villegas, Mayor Pro Tem/ Board President
Adina "Dina" Santillan, City Commissioner/Board Vice President
Ernesto "Neto" Guajardo, City Commissioner/Board Member
Roman C. Flores, Board Member
Pete Garcia, Board Member
Leonardo "Lenny" Sanchez, City Commissioner/Board Member

Absent: Armando Garza, Board Member

Saff: Ben Arjona, City Manager/EDC Executive Director
Martha Patterson, EDC Administrator Assistant

Others: Shellie Smith, EDC Legal Counsel
Lauren Ramirez, EDC Realtor

IV. PUBLIC COMMENTS

-Jose Cepeda-Downtown Commercial Planning
-Chief Sifuentes, National Night Out Event

V. DIRECTOR'S REPORT

1. -Ribbon Cutting for Presidio Plaza July 24, 2024, at 4:30 p.m.
   -Ribbon Cutting for Legacy Smiles Grand Opening on August 10 at 12 p.m.
   -Whataburger Ribbon Cutting will take place in the next couple of weeks
   -Working on the 2024-2025 Fiscal Year Budget.

   DISCUSSION: Ben Arjona, Executive Director, notified the Board of the Ribbon Cuttings for all 9 suites at the Presidio Plaza. Also, on August 10th, Legacy Smile, located next to Wing Stop, will issue out backpacks, school supplies, and B-Be-Que to guests from 12:00 p.m. to 4:00 p.m. The Whataburger dining-in area will soon be open to the public. Ben Arjona also stated there are other businesses coming but will discuss them more in the executive session. And lastly, the budget workshop for 2024-2025 will be at the next meeting.

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, Executive Director, stated that John Pankratz will share some of the grants he is working on for the City of San Juan and EDC.
John Pankratz advised the board that Kelly Hunt and he were working on the EDA grant. He asks the board to decide where to use the EDA grant for Downtown Revitalization or the Convention Center. The EDA grants are used for one project at a time per year, and the Convention Center project would be good because it will take from 1 year to 3 years. The maximum amount for the EDA grant is 2M, not including the 25% match for the Economic impact. Ben Arjona recommends that EDC can invest in the property as collateral. John Pankratz also
shared that he applied for the PWEAA Public Works and Economic Adjustment Assistance Grant, a rolling application. Kelly and John stated they need an answer before they start the specifics for the engineering and environmental part. Where does EDC want to use the EDA grant?
John Pankratz referred to the board, and we have some options. They could use the TX-Dot grant for the downtown revitalization and the EDA grant for the convention center. Ben Arjona agrees with John Pankratz to use the EDA grant for the Convention Center and the TX-Dot Moines for downtown revitalization. EDA grants are only issued once a year. Marco Villegas, the President, is concerned about how long it will take to receive the grant and whether it will have any ramifications with TX-Dot. John Pankratz, it takes a year to get awarded the monies because the projects take two to three years to complete. John also stated that the EDC is on target for deadlines. John reassured the board it would not have any ramifications with TX-Dot. Ben Arjona, Executive Director, said we can get Safe Street from other grants. TxDot is helping us with Downtown revitalization. EDA can help us with the convention center because of its economic impact. It will help with unemployment and sales tax. John Pankratz stated it's a quicker process than the long term of the Downtown Revitalization. Adina Santillan, Vice President, aside from the EDA grant, are there other grants EDC can apply for the Downtown Revitalization Project? John Pankratz, I emailed Martha the Businesses-Newsletters. He informed the board that he had spoken to Ben Arjona about whether EDC could provide a grants workshop for the businesses. Adina Santillan, Vice President, the EDC, will provide the business owners with the tools needed, and they will apply for the grants that fit their needs. John Pankratz, correct. Ben Arjona reminded the board that the city would be responsible for Business 83 to 1st Street and that the TxDot grant would help the city with the downtown revitalization project. Ben Arjona, the office of Vicente Gonzales, will also have a multi-function of grants available that can help us with downtown revitalization for the businesses. John Pankratz informed the board that Kelly Heller-Vela, P.E. Vice President, Melden & Hunt, Inc., is working on the budget to see how much to identify specific funding sources for each of the different parts of the road if you all decide to use the EDA monies on the Downtown Revitalization project. John Pankratz we are also working with Juan Tijerina, Planning and Zoning Director, on The Safe Streets and Roads Grant. It is a two-part award application. The first award is planning. After you get awarded, you apply for the second award, which is construction. All grants have different deadlines.

No Action

Marco Villegas, Board President, for the record Leonardo "Lenny" Sanchez joined the meeting at 6:20 p.m.

2. Discussion and Possible Action, if any, on Sponsorship/Promotional PSJA Football Season Spots for EDC advertisement.

DISCUSSION: Ben Arjona, Executive Director, no one showed up.

3. Discussion and Possible Action, if any, on Approving a Mini-Grant for Application Information System Solutions LLC.

DISCUSSION: Ben Arjona, Executive Director, told the EDC Board that Cristobal had provided all the required documents for his Grant. Cristobal Rodriguez III, Application Information System Solutions LLC, requested a mini-grant. He approached the EDC Board in the Public Comments section. He wants to utilize this mini-grant for his outdoor acrylic sign, building lights, and uniform shirts. Ben Arjona told the board he had all the required documentation for the mini-grant.

Adina Santillan, Board Vice President, motioned to accept the mini grant application for $1,00.00. Pete Garcia, Board Member, seconded the motion. The motion passes unanimously. (5-0)

VII. EXECUTIVE SESSION 6:28 p.m.

Adina Santillan, Board Vice President, motioned to convene into Executive Session at 6:28 p.m., Seconded by Pete Garcia, Board Member. The motion passes unanimously. (6-0)

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 §551.071 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

VIII. RECONVENE 6:45 p.m.

Adina Santillan, Board Vice President, motioned to reconvene into Open Session at 6:45 p.m., Seconded by Roman C. Flores, Board Member. The motion passes unanimously. (6-0)

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.

DISCUSSION: Ben Arjona recommends to the board that Ms. Lauren Ramriez and he carry out the contract as discussed in the executive session.

Adina Santillan, Board Vice President, motioned to accept the recommendation. Seconded by Marco Villegas, Board President. The motion passes unanimously. (6-0)

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

A. Project Bear

DISCUSSION: Ben Arjona, Executive Director, the recommendation is to continue as discussed in the executive session.

Adina Santillan, Board Vice President, motioned to accept the recommendation. Seconded by Pete Garcia, Board Member. The motion passes unanimously. (6-0)

IX. ADJOURNMENT 6:46 p.m.

Pete Garcia, Board Member, motioned to adjourn the San Juan EDC regular meeting at 6:46 p.m., seconded by Leonardo Sanchez, Board Member. The motion passes unanimously. (6-0)

Submitted

Marco Villegas, Board President

Certified

Jesus Ramiez, Board Secretary

Board Approval

Seal