



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

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

**Monday, February 3, 2025
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

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 Sponsoring the 89th Annual RGV Golden Gloves on February 1 & 2, 2025, at the Payne Arena.
3. Discussion and Possible Action, if any, for the EDC Grants Newsletter December 2024 - February 2025, San Juan EDC Community Assistant/Funding Newsletter December 2024-February 2025.
4. Discussion and Possible Action, if any, on Sponsoring the Vida Clover Elementary for their Valley Bear Program.

VII. CONSENT AGENDA

1. Approval of the following minutes:
 - October 15, 2024
 - November 5, 2024
 - November 19, 2024
 - December 10, 2024
2. Approval to release the following checks :
 - Check 1277 Albert Trevino
 - Check 1280 Yolanda De La Cruz
 - Check 1290 Lion Signs printing & design
3. Approval for Michael's Burger equipment.
 - Commercial Kitchen Hood
 - Commercial Kitchen Fryer

- Commercial Kitchen Griddle
- Sandwich Salad Preparation Refrigerator

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. Updates on the EDC Project
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.
 - C. Pursuant to Section §551.074 PERSONNEL MATTERS, Discussion, and Possible Action to Approve the Job Description and Duties for EDC Assistant Executive Director.
 - D. Pursuant to Section §551.074 PERSONNEL MATTERS; and §551.071 CONSULTATION WITH ATTORNEY of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee, Specifically the EDC Executive Director.
 - E. Pursuant to Section §551.074 PERSONNEL MATTERS and §551.071 CONSULTATION with ATTORNEY; of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee, Specifically to Assign an Interim EDC Executive Assistant.

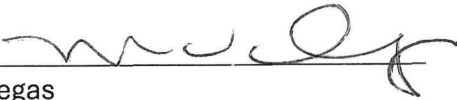
IX. RECONVENE

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. Updates on the EDC Project
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.
 - C. Pursuant to Section §551.074 PERSONNEL MATTERS, Discussion, and Possible Action to Approve the Job Description and Duties for EDC Assistant Executive Director.
 - D. Pursuant to Section §551.074 PERSONNEL MATTERS; Discussion of the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee (Executive Director EDC).
 - E. Pursuant to Section §551.074 PERSONNEL MATTERS and §551.071 CONSULTATION with ATTORNEY; of the Texas Government Code, Discussion and Possible Action Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee, Specifically to Assign an Interim EDC Executive Assistant.

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 24th of January, 2025, 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



Marco Villegas
City Mayor Pro Tem/Board President
San Juan Economic Development Corporation

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 3, 2025

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:

Tirso Garza, Interim City
Manager

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 3, 2025

Discussion and Possible Action, if any, on Sponsoring the 89th Annual RGV Golden Gloves on February 1 & 2, 2025, at the Payne Arena.

STAFF COMMENTS AND RECOMMENDATIONS:

San Juan PAL Director Ruben Guajardo requests sponsorship for the 89th Annual RGV Golden Gloves for February 1 & 2, 2025. Location at the Payne Arena, 2600 N. 10th, Hidalgo, TX 78557. Last year, EDC sponsored \$2,500.00

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Tirso Garza, Interim City
Manager

89TH ANNUAL

RGV GOLDEN GLOVES



HOSTED BY: BAD BOYS BOXING & SAN JUAN PAL

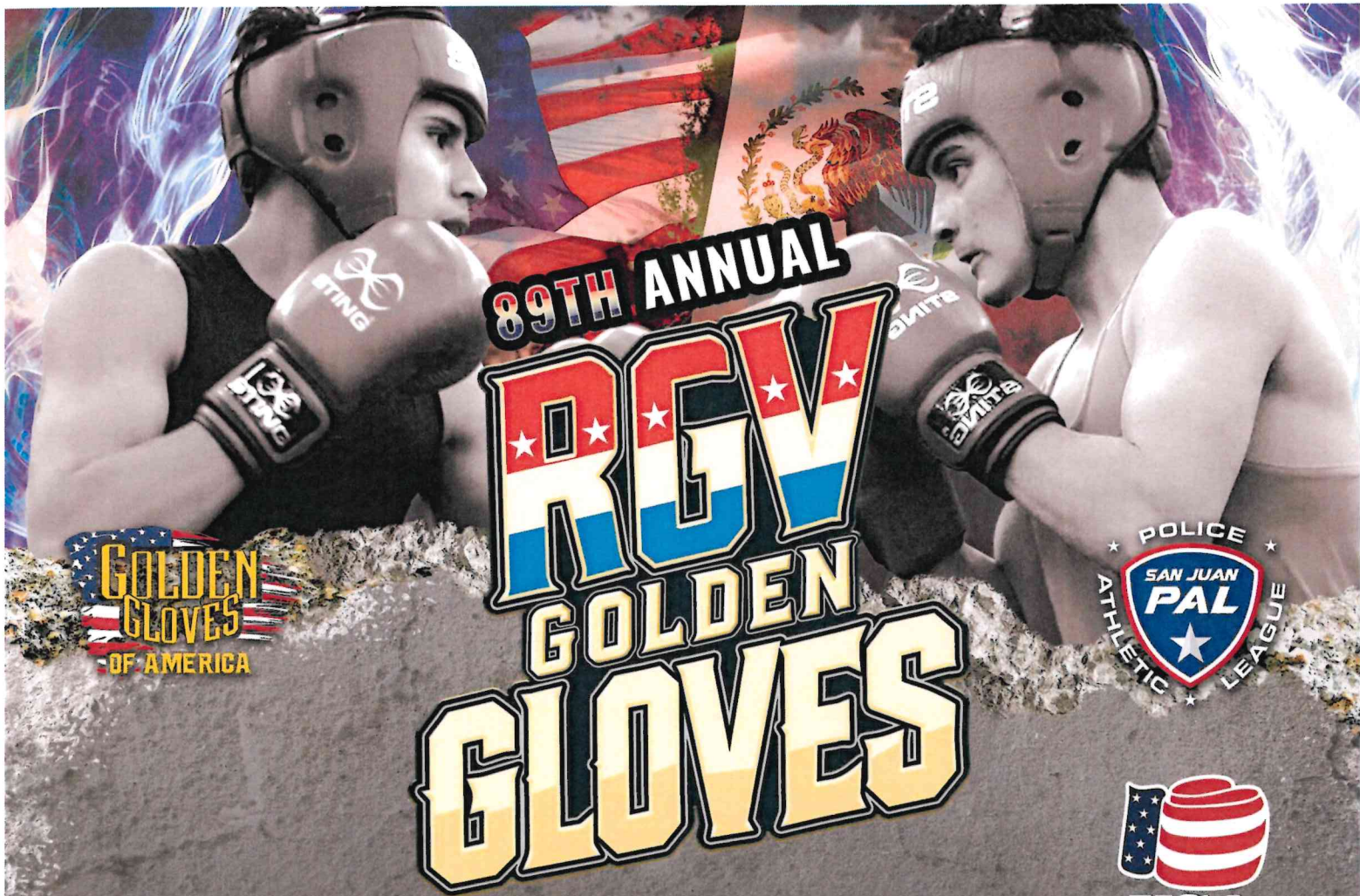
FEBRUARY 1 & 2, 2025



2600 N. 10TH ST., HIDALGO, TX 78557

FOR MORE INFORMATION CONTACT:

RUBEN GUAJARDO, SAN JUAN PAL DIRECTOR - 956.648.4796



REGIONAL CHAMPIONSHIPS • 2-DAY EVENT

TITLE SPONSOR

\$2,500

- Exclusive Boxing Ring Branding - Logo placement on Boxing Ring
- Social Media Advertising (Facebook, Instagram-Tagged Multiple Posts, on Multiple Pages)
- Signage for each day of the event - Your Logo at Entrance to Venue
 - Live Event Ring Mentions
- 2 VIP Tables for each day (6 Persons per table, total 12 people each day)
 - 6 General Admission Passes for each day
 - Informational Vendor Booth 10x10
- 1 Month Free Gym Membership for Sponsor & All Employees to Bad Boys Boxing
- 1 Month Free Gym Membership for Sponsor & All Employees to Rise Above Wellness Center

FOR MORE INFORMATION CONTACT:

RUBEN GUAJARDO, SAN JUAN PAL DIRECTOR - 956.648.4796



89TH ANNUAL

RGV GOLDEN GLOVES

REGIONAL CHAMPIONSHIPS • 2-DAY EVENT

GOLD SPONSOR \$1,500

- Social Media Advertising (Facebook, Instagram-Tagged Multiple Posts, on Multiple Pages)
- Signage for each day of the Event - Your Logo at Entrance to Venue
 - Live Event Ring Mentions
- 1 VIP Table for each day (6 Persons per table)
- 6 General Admission Passes for each day
- Informational Vendor Booth 10x10
- 1 Month Free Gym Membership for Sponsor & All Employees to Bad Boys Boxing
- 1 Month Free Gym Membership for Sponsor & All Employees to Rise Above Wellness Center

FOR MORE INFORMATION CONTACT:

DUBEN GUAJARDO, SAN JUAN PAL DIRECTOR - 956 648 4796



89TH ANNUAL RGV GOLDEN GLOVES



REGIONAL CHAMPIONSHIPS • 2-DAY EVENT

SILVER SPONSOR \$1,000

- Social Media Advertising (Facebook, Instagram-Tagged Multiple Posts, on Multiple Pages)
 - Signage for each day of the Event
 - Live Event Ring Mentions (Limited)
- 8 General Admission Passes for each day
- 1 Month Free Gym Membership for Sponsor & All Employees to Bad Boys Boxing
- 1 Month Free Gym Membership for Sponsor & All Employees to Rise Above Wellness Center

FOR MORE INFORMATION CONTACT:

DUBEN GUAJARDO, SAN JUAN PAL DIRECTOR - 956 648 4796



89TH ANNUAL

RGV GOLDEN GLOVES



REGIONAL CHAMPIONSHIPS • 2-DAY EVENT

BRONZE SPONSOR

\$500

- Social Media Advertising (Facebook, Instagram-Tagged Multiple Posts, on Multiple Pages)
- Signage for each day of the Event
- 5 General Admission Passes for each day
- 1 Month Free Gym Membership for Sponsor & All Employees to Bad Boys Boxing
- 1 Month Free Gym Membership for Sponsor & All Employees to Rise Above Wellness Center

FOR MORE INFORMATION CONTACT:

BUBEN GUAJARDO, SAN JUAN PAL DIRECTOR - 956 648 4796

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 3, 2025

Discussion and Possible Action, if any, for the EDC Grants Newsletter December 2024 - February 2025, San Juan EDC Community Assistant/Funding Newsletter December 2024-February 2025.

STAFF COMMENTS AND RECOMMENDATIONS:

Sharing information for the EDC Grants Newsletter December 2024-February 2025 and the San Juan EDC Community Assistant/Funding Newsletter December 2024-February 2025.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Tirso Garza, Interim City
Manager



GRANTS NEWSLETTER DECEMBER 2024-FEBRUARY 2025

We are pleased to provide you and your entity with this grant newsletter. These newsletters will include grants that have a deadline that approaches within the coming months. Please contact John Pankratz for more information, technical assistance, and any other questions regarding these opportunities. Please be aware that the provided due dates are for application submission, and application development could take several weeks, so it is important to express interest in certain programs as soon as possible. Detailed overviews of the below funding opportunities are available upon request.

Note: This email provides a selection of current grant solicitations available through federal, state, and foundation agencies. This list is non-exhaustive. For complete and additional information on each program, including eligibility and funding, please visit the relevant program website.

ECONOMIC DEVELOPMENT

- Disaster Supplemental Program (EDA)
 - **Purpose:** Through the Disaster Relief Supplemental Appropriations Act, 2023, EDA was provided with \$483 million in additional Economic Adjustment Assistance (EAA) Program funds for disaster relief and recovery for areas that received a major disaster declaration under the Robert T. Stafford Act as a result of Hurricanes Ian and Fiona, wildfires, flooding, and other natural disasters occurring in calendar years 2021 and 2022.
 - **Eligibility:** Eligible applicants include Tribal nations, non-profit organizations, colleges and universities, district organizations of an Economic Development District (EDD), and state, county or city subdivisions engaged in economic or infrastructure activities. Individuals and for-profit entities are not eligible for funding under this NOFO.
 - **Funding:** Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.eda.gov/funding/funding-opportunities/fiscal-year-2023-disaster-supplemental>

- Event Trust Funds Program (Texas OOG- Economic Development & Tourism)
 - **Purpose:** The Event Trust Funds program is comprised of three separate funds—the Events Trust Fund, Major Events Reimbursement Program, and Motor Sports Racing Trust Fund—targeted at attracting various types of events to the State of Texas. The Funds can assist Texas communities with paying costs related to preparing for or conducting an event by depositing projected gains in various local and state taxes generated from the event in a dedicated event-specific trust fund to cover allowable expenses.
 - **Eligibility:** A municipality, county, or non-profit local organizing committee endorsed by a Texas municipality or county which has been selected to host a qualified event, if the event location in that Texas municipality or county was selected through a highly competitive process by an independent site selection committee which considered other out-of-state locations.
 - **Funding:** Funding Varies
 - **Due Date:** Rolling Application
 - **URL:** <https://gov.texas.gov/business/page/event-trust-funds-program>



- Original Capital Access Program (Texas OOG- Economic Development & Tourism)
 - **Purpose:** The Original Capital Access Program (CAP) is a partnership between the State of Texas and selected non-profit lenders to increase access to financing for small and medium-sized businesses and non-profits which face barriers to accessing capital or fall outside of guidelines of conventional lending. The Program facilitates loans which are underwritten by the participating non-profit lenders and supported by the state contributions to a loan loss reserve fund.
 - **Eligibility:** Small and medium-sized businesses and non-profit organizations which are domiciled in the State of Texas or have at least 51% of their employees located in the state and which are seeking financing for projects, activities or enterprises in the state that foster economic development.
 - **Funding:** "Minimum: \$100,000 Maximum \$500,000"
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.eda.gov/funding/funding-opportunities/fiscal-year-2023-disaster-supplemental>

- Planning and Local Technical Assistance Program (FY2021-2023) (EDA)
 - **Purpose:** Through its Planning and Local Technical Assistance programs, EDA assists eligible recipients in developing economic development plans and studies designed to build capacity and guide the economic prosperity and resiliency of an area or region.
 - **Eligibility:** Eligible applicants include Tribal nations, non-profit organizations, colleges and universities, district organizations of an Economic Development District (EDD), and state, county or city subdivisions engaged in economic or infrastructure activities. Individuals and for-profit entities are not eligible for funding under this NOFO.
 - **Funding:** Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.eda.gov/funding/funding-opportunities/fiscal-year-2021-2023-eda-planning-and-local-technical-assistance>

- Public Works and Economic Adjustment Assistance (FY23) (EDA)
 - **Purpose:** Through this NOFO EDA intends to advance general economic development in accordance with EDA's investment priorities, but also to pursue projects that, where practicable, incorporate specific priorities related to equity, workforce development, and climate change resiliency so that investments can benefit everyone for decades to come. **Eligibility:** Eligible applicants include Tribal nations, non-profit organizations, colleges and universities, district organizations of an Economic Development District (EDD), and state, county or city subdivisions engaged in economic or infrastructure activities. Individuals and for-profit entities are not eligible for funding under this NOFO.
 - **Funding:** Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.eda.gov/funding/funding-opportunities/fiscal-year-2023-public-works-and-economic-adjustment-assistance>

- Texas Enterprise Fund (TEF) (Texas OOG- Economic Development & Tourism)
 - **Purpose:** The Texas Enterprise Fund (TEF) awards "deal-closing" grants to companies considering a new project for which one Texas site is competing with other out-of-state sites. The fund serves as a performance-based financial incentive for those companies whose projects would contribute significant capital investment and new employment opportunities to the state's economy.



- **Eligibility:** Companies planning a new project including a facility opening or expansion, with significant projected job creation and capital investment, where a single site in Texas is actively competing with at least one viable out-of-state option.
 - **Funding:** Depends on Project
 - **Due Date:** Rolling Application
 - **URL:** <https://gov.texas.gov/business/page/texas-enterprise-fund>
- Texas Enterprise Zone Program (Texas OOG- Economic Development & Tourism)
- **Purpose:** The Texas Enterprise Zone Program (EZP) is a state sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state.
 - **Eligibility:** Texas communities must nominate companies in their jurisdiction to receive an Enterprise Zone designation and thus be eligible to receive state sales and use tax refunds on qualified expenditures by submitting an application on the company's behalf.
 - **Funding:** Depends on Community
 - **Due Date:** Quarterly: 5 pm on the first business day of March, June, September, and December
 - **URL:** <https://gov.texas.gov/business/page/texas-enterprise-zone-program>

Foundations

- T-Mobile Hometown Grants (T-Mobile Foundation)
- **Purpose:** T-Mobile Hometown Grants is a \$25 million, five-year initiative to support the people and organizations who help small towns across America thrive and grow. Hometown Grants are given every quarter to up to 25 small towns (population less than 50,000). Apply for funding to support a community project of your choice, like revitalizing or repurposing a historic structure, creating a downtown asset or destination, or improving a space where friends and neighbors gather. Projects that add to a sense of place or could lead to further investment are of particular interest. We look forward to learning more about your town and your project.
 - **Eligibility:** Cities and Non-Profits
 - **Funding:** Up to \$50k
 - **Due Date:** 12/31/24
 - **URL:** <https://www.t-mobile.com/brand/hometown-grants>

Miscellaneous

- Blue Cross Blue Shield Sponsorship (BCBS)
- **Purpose:** Organizations working to improve community health and wellness may request sponsorship support from BCBSTX. Sponsorship awards are smaller than grants, ranging between \$250–\$5,000. Examples of sponsorship awards include community-based health fairs, drives, galas, dinners, luncheons, seminars, conferences, walks and/or runs and similar activities.
 - **Eligibility:** Community Organizations
 - **Funding:** \$25-\$5,000
 - **Due Date:** 1/12/25-12/1/2025
 - **URL:** <https://texashistory.unt.edu/>

Transportation

- Rebuilding American Infrastructure with Sustainability and Equity (U.S. DOT)
- **Purpose:** RAISE is a discretionary grant program for investments in surface



transportation infrastructure that will have a significant local or regional impact. RAISE Grant Funds were authorized under the Local and Regional Assistance Program in the Infrastructure Investment and Jobs Act, known as the Bipartisan Infrastructure Law (BIL).

- **Eligibility:** States, units of local government, etc.
- **Funding:** For capital grants, the minimum RAISE grant award is \$5 million in urban areas and \$1 million in rural areas. There is no minimum award amount for planning grants. The maximum grant award for capital and planning grants is \$25 million.
- **Due Date:** FY25: 1/13/25 FY26: 1/13/26
- **URL:** <https://www.transportation.gov/RAISEgrants/raise-nofo>

ASSISTANCE/FUNDING NEWSLETTER DECEMBER 2024-FEBRUARY 2025

The Pharr EDC is pleased to provide you and your entity with this grant newsletter. These newsletters will include funding opportunities that have a deadline that approaches within the coming months. Please be aware that the provided due dates are for application submission, and application development could take several weeks, so it is important to begin application development ahead of time. This newsletter will also include various education and technical assistance available to the community.

Note: This email provides a selection of current grant/loan solicitations available through federal, state, and foundation agencies. This list is non-exhaustive. For complete and additional information on each program, including eligibility and funding, please visit the relevant program website. Each business is responsible for their application and submission. This document was created and developed by Hollis Rutledge and Associates, Inc. (can be deleted, on discretion of EDC)

FUNDING OPPORTUNITIES

- Awesome Foundation Grants (Awesome Foundation)
 - **Purpose:** Each month, the Awesome Foundation awards grants of \$1,000 to individuals and groups looking to fund various projects. The Awesome Foundation is made of 84 independently-run chapters, with members contributing to a micro-funding pool that goes towards grant projects.
 - **Eligibility:** Though funding is not limited to businesses, startups, and small businesses have been among the recipients of the monthly grants.
 - **Funding:** \$1,000
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.awesomefoundation.org/en>

- Bizee Entrepreneur Grant (Bizee)
 - **Purpose:** Bizee (formerly Incfile) offers two grants to support aspiring entrepreneurs and students. The "Young Entrepreneur Scholarship Grant" provides \$2,500 to a high school senior, undergraduate, graduate, or trade school student in the U.S. with a GPA of 3.0 or higher and an interest in starting a business. The "Fresh Start Business Grant" offers \$2,500 and Bizee's Gold plan for free to adult entrepreneurs (21 years or older) in the U.S. planning to start a new business or significantly grow an existing one.
 - **Eligibility:** High school senior, undergraduate, graduate, or trade school student in the U.S. with a GPA of 3.0 or higher and an interest in starting a business; adult entrepreneurs (21 years or older) in the U.S. planning to start a new business or significantly grow an existing one.
 - **Funding:** \$2,500
 - **Due Date:** Coming Soon
 - **URL:** <https://bizee.com/entrepreneur-grant?redirect=fromincfile>

- Business Growth Fund (BCL Texas)
 - **Purpose:** When you're ready to take your business to the next level, BCL of Texas is here to help. We know that you might need some extra funds for that second location,

ECONOMIC DEVELOPMENT CORPORATION

new equipment, or marketing a new product. With our Business Growth Fund, you can keep your cash reserves on hand for working capital and borrow funds to finance your next step. And we'll coach you every step of the way with no-cost business consultations for the life of the loan.

- **Eligibility:** Small Businesses
 - **Funding:** \$50,000-\$300,000
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.bcloftexas.org/lending/growing-businesses>
- Business & Industry Loan Guarantees (USDA-RD)
- **Purpose:** "This program provides loan guarantees to commercial lenders for loans to eligible rural businesses."
 - **Eligibility:** For- or nonprofit businesses, Cooperatives, Tribes, Public Bodies, Individuals engaged — or proposing to engage — in an eligible rural business
 - **Funding:** Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.rd.usda.gov/programs-services/business-programs/business-industry-loan-guarantees>
- Employee Retention Credit (IRS)
- **Purpose:** The Employee Retention Credit (ERC), sometimes called the Employee Retention Tax Credit, is a stimulus program established by the CARES Act. This refundable tax credit functions as a grant that helps businesses impacted during the COVID-19 pandemic.
 - **Eligibility:** Eligibility guidelines are available on the IRS website.
 - **Funding:** Assistance Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.irs.gov/coronavirus/frequently-asked-questions-about-the-employee-retention-credit#eligibility>
- Food Supply Chain Guaranteed Loan Program (USDA-RD)
- **Purpose:** "The Food Supply Chain Guaranteed Loan Program provides financial support to qualified lenders whose loan applicants want to start or expand middle of the food supply chain activities such as aggregation, processing, manufacturing, storage, transportation, wholesale, or distribution of food. The program's goal is to increase capacity and help create a more resilient, diverse, and secure U.S. food supply chain."
 - **Eligibility:** For- or nonprofit businesses, Cooperatives, Tribes, Public Bodies, Food Supply Chain Entrepreneurs
 - **Funding:** Loan Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.rd.usda.gov/food-supply-chain-guaranteed-loans>
- The Freed Fellowship Grant (The Freed Fellowship)
- **Purpose:** U.S.-based small business owners can apply for a monthly \$500 grant from The Freed Fellowship. Applicants are evaluated based on the 5C Framework, which assesses various aspects of applicants' business. Along with the grant, applicants receive feedback on their business and a two-month free membership in the Freed Studio, a community of ambitious business owners. Grant recipients are also eligible for an end-of-year grant of \$2,500.
 - **Eligibility:** U.S.-based small business owners
 - **Funding:** \$500-\$2,500

- **Due Date:** Monthly
- **URL:** <https://freedfellowship.com/>

- GoFundMe Small Business Relief Fund (GoFundMe)
 - **Purpose:** GoFundMe's Small Business Relief Fund will match \$500 grants to qualifying small businesses that have been negatively impacted by COVID-19 and raise at least \$500 through a GoFundMe campaign. The fund is backed by GoFundMe and corporations like Intuit QuickBooks, Yelp, GoDaddy, and Bill.com. Small business owners with existing campaigns can add the hashtag #SmallBusinessRelief to their campaign and fill out this form to confirm their business.
 - **Eligibility:** Small Business Owners
 - **Funding:** \$500
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.gofundme.com/small-business-relief-fundraisers>

- Hustler's Microgrant (HerSuiteSpot)
 - **Purpose:** The Hustler's MicroGrant offers \$1,000 in funding to support passionate entrepreneurs in their small business ventures. Presented by Deja Vu Parker of WBLS and HerSuiteSpot, this grant provides financial assistance and resources to promising small businesses across the United States, helping them grow their operations.
 - **Eligibility:** Small Business Owners
 - **Funding:** \$1,000
 - **Due Date:** Monthly
 - **URL:** <https://www.hersuitespot.com/funding/hustlers-microgrant/>

- LIFT Fund (LIFT)
 - **Purpose:** "Supports small business owners with limited access to capital through small business loans and technical support for their dreams of entrepreneurship."
 - **Eligibility:** Small Businesses
 - **Funding:** Loan Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.liftfund.com/funding-options/>

- Meat and Poultry Intermediary Lending Program (USDA-RD)
 - **Purpose:** "The Meat and Poultry Intermediary Lending Program (MPILP) provides grant funding to intermediary lenders who finance – or plan to finance – the start-up, expansion, or operation of slaughter, or other processing of meat and poultry. The MPILP's objective is to strengthen the financing capacity for independent meat processors, and to create a more resilient, diverse, and secure U.S. food supply chain."
 - **Eligibility:** Be a business engaged, or proposing to engage, in commercial meat or poultry processing projects; either directly, or through agreements with other entities
 - **Funding:** Maximum \$15 million, Minimum is \$500k
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.rd.usda.gov/programs-services/business-programs/meat-and-poultry-intermediary-lending-program>

- Original Capital Access Program (Texas OOG- Economic Development & Tourism)
 - **Purpose:** The Original Capital Access Program (CAP) is a partnership between the State of Texas and selected non-profit lenders to increase access to financing for small and medium-sized businesses and non-profits which face barriers to accessing capital or fall outside of guidelines of conventional lending. The Program facilitates loans which are

underwritten by the participating non-profit lenders and supported by the state contributions to a loan loss reserve fund.

- **Eligibility:** Small and medium-sized businesses and non-profit organizations which are domiciled in the State of Texas or have at least 51% of their employees located in the state and which are seeking financing for projects, activities or enterprises in the state that foster economic development.
 - **Funding:** Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://gov.texas.gov/business/page/tsbci>
- PeopleFund (PeopleFund.org)
- **Purpose:** "PeopleFund provides financing and resources to build healthy small businesses. We help startups, nonprofits and existing small businesses with loans that offer: Low down payment or equity contribution, Flexible loan terms, No pre-payment penalties, One-on-one business consulting and group training"
 - **Eligibility:** Startups, nonprofits and existing small businesses
 - **Funding:** Loan Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://peoplefund.org/get-a-loan/>
- Rural Business Investment Program (USDA-RD)
- **Purpose:** "This program promotes economic development and creates job and wealth opportunities by supporting the equity capital investment needs of smaller enterprises located in rural areas. With the RBIP, USDA licenses newly-formed, for-profit developmental capital organizations as "Rural Business Investment Companies" (RBICs) which then use the equity raised through fund capitalization to make venture capital investments to eligible rural enterprises."
 - **Eligibility:** " Is a newly-formed, for-profit entity or subsidiary of such an entity. Applicants can structure themselves as limited partnerships, limited liability companies, or corporations. Has a qualified private fund management team with experience in venture capital or community development financing. Will invest in enterprises that will create job and wealth opportunities in rural areas, with an emphasis on smaller enterprises"
 - **Funding:** Loan Funding Varies
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.rd.usda.gov/programs-services/business-programs/rural-business-investment-program/tx>
- Rural Business Lending (BCL Texas)
- **Purpose:** BCL of Texas was founded in 1990 with a mission to promote business growth and expansion in rural communities across Texas. Today, we remain committed to helping to grow small businesses in our smaller communities across all corners of the state, with special funding allocated for businesses in communities with populations of 50,000 or fewer. Borrowers can use funds for nearly any purpose, such as working capital, machinery and equipment, owner-occupied and lease improvements, acquisition of real estate, etc.
 - **Eligibility:** Borrowers can use funds for nearly any purpose, such as working capital, machinery and equipment, owner-occupied and lease improvements, acquisition of real estate, etc.
 - **Funding:** From \$50k-\$250k
 - **Due Date:** Rolling Applications

- **URL:** <https://www.bcloftexas.org/lending/growing-businesses>
- SBI/STTR (SBA)
 - **Purpose:** "Support scientific excellence and technological innovation through the investment of federal research funds in critical American priorities to build a strong national economy."
 - **Eligibility:** Small Businesses
 - **Funding:** TBD
 - **Due Date:** TBD
 - **URL:** <https://www.sbir.gov/>
- Skills for Small Business Grant (Texas Workforce Commission)
 - **Purpose:** "Small businesses can apply to Texas Workforce Commission (TWC) for training provided by a local community college. TWC will process the application and work with colleges to fund the courses. The business is then able to select the courses to customize training to their needs."
 - **Eligibility:** Businesses with fewer than 100 employees
 - **Funding:** The program funds \$1800 per new employee and \$900 per incumbent employee.
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.twc.texas.gov/programs/skills-small-business>
- Texas Enterprise Fund (TEF) (Texas OOG- Economic Development & Tourism)
 - **Purpose:** The Texas Enterprise Fund (TEF) awards "deal-closing" grants to companies considering a new project for which one Texas site is competing with other out-of-state sites. The fund serves as a performance-based financial incentive for those companies whose projects would contribute significant capital investment and new employment opportunities to the state's economy.
 - **Eligibility:** Companies planning a new project including a facility opening or expansion, with significant projected job creation and capital investment, where a single site in Texas is actively competing with at least one viable out-of-state option.
 - **Funding:** Depends on Project
 - **Due Date:** Rolling Applications
 - **URL:** <https://gov.texas.gov/business/page/texas-enterprise-fund>
- Texas Enterprise Zone Program (Texas OOG- Economic Development & Tourism)
 - **Purpose:** "The Texas Enterprise Zone Program (EZP) is a state sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state."
 - **Eligibility:** Texas communities must nominate companies in their jurisdiction to receive an Enterprise Zone designation and thus be eligible to receive state sales and use tax refunds on qualified expenditures by submitting an application on the company's behalf.
 - **Funding:** Dependent on Community
 - **Due Date:** Quarterly: 5 pm on the first business day of March, June, September, and December
 - **URL:** <https://gov.texas.gov/business/page/texas-enterprise-zone-program>
- Texas Small & Diverse Growth Fund (BCL Texas)
 - **Purpose:** BCL of Texas is here to help level the playing field with customized lending plan that will help you strategically grow your business. Our Small & Diverse Growth Fund for minority and women-owned businesses offers more flexible underwriting and

collateral requirements than traditional lending programs, and is designed specifically to meet your needs as a small business owner.

- **Eligibility:** Minority and Women Owned Businesses
 - **Funding:** Up to \$50k
 - **Due Date:** Rolling Applications
 - **URL:** <https://www.bcloftexas.org/lending/small-businesses>
- Texas Small & Diverse Growth Fund (Walmart Foundation)
- **Purpose:** Organizations can apply for the Walmart Spark Good Local Grants program provided by Walmart and Sam's Club, which offers grants ranging from \$250 to \$5,000 to address the unique needs of local communities. All organizations must be Deed verified and have a Spark Good account to apply.
 - **Eligibility:** Tax ID status determines eligibility, with 501(c)(3) charities, public entities, and educational institutions qualifying.
 - **Funding:** \$250 to \$5,000
 - **Due Date:** Grant applications are accepted quarterly, with the current round open through December 31, 2024.
 - **URL:** <https://www.walmart.org/how-we-give/program-guidelines/spark-good-local-grants-guidelines>

EDUCATION/TECHNICAL ASSISTANCE OPPORTUNITIES

- Walmart Spark Good Local Grants (SBA/B2B)
- **Purpose:** Boots to Business (B2B) is an entrepreneurial education and training program offered by the U.S. Small Business Administration (SBA) as part of the Department of Defense Transition Assistance Program (TAP). The course provides an overview of entrepreneurship and applicable business ownership fundamentals.
 - **Eligibility:** Active Duty Service members (including National Guard and Reserve), Veterans of all eras, and spouses are eligible to participate.
 - **Date:** Schedule Varies
 - **URL:** <https://sba.my.site.com/s/>
- Service-Disabled Veteran Entrepreneurship Training Program (SDVETP) (SBA)
- **Purpose:** This cooperative agreement aims to support organizations that currently deliver entrepreneurship training programs to service-disabled veteran entrepreneurs who aspire to be small business owners or currently own a small business. Course include subjects such as Veterans and active service, women veterans, service-disabled veterana, military families, businesses intereseted in federal procurement.
 - **Eligibility:** Veterans and active service, women veterans, service-disabled veterana, military families, businesses intereseted in federal procurement.
 - **Date:** Schedule Varies
 - **URL:** <https://www.sba.gov/business-guide/grow-your-business/veteran-owned-businesses#id-funding>
- Veterans Business Outreach Center at University of Texas Rio Grande Valley (SBA)
- **Purpose:** The Veterans Business Outreach Center (VBOC) program offers resources to veterans, service members, and military spouses who are interested in starting or growing a small business.
 - **Eligibility:** Veterans, service members, and military spouses who are interested in starting or growing a small business

ECONOMIC DEVELOPMENT CORPORATION

512 S. Nebraska Ave; San Juan, TX, 78589

Telephone: (956) 223-2283

WWW.SANJUANEDC.COM

- **Date:** Schedule Varies
- **URL:** <https://www.utrgv.edu/vboc/>

- Veteran Federal Procurement Entrepreneur Training Program (VFPETP) (SBA)
 - **Purpose:** This opportunity is for current Veteran Federal Procurement Entrepreneur Training Program (VFPETP) recipient organizations only, with an initial 12-month period and two option years of 12 months each. There are currently two procurement programs available through this award: procurement opportunity training for start-up small businesses and procurement training for established small firms.
 - **Eligibility:** Veterans, service members, and military spouses who are interested in starting or growing a small business
 - **Date:** Schedule Varies
 - **URL:** <https://www.sba.gov/business-guide/grow-your-business/veteran-owned-businesses>

- Women Veteran Entrepreneurship Training Program (WVETP) (SBA)
 - **Purpose:** Offered by SBA's Office of Veterans Business Development (OVBD), this funding opportunity supports each organization's entrepreneurial training programs for women who are veterans, service members, and spouses of veterans and service members. Each awardee was chosen based on their demonstrated history of and commitment to providing training programs and resources to women.
 - **Eligibility:** Veterans, service members, and military spouses who are interested in starting or growing a small business
 - **Date:** Schedule Varies
 - **URL:** <https://www.sba.gov/business-guide/grow-your-business/veteran-owned-businesses>

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 3, 2025

Discussion and Possible Action, if any, on Sponsoring the Vida Clover Elementary for their Valley Bear Program.

STAFF COMMENTS AND RECOMMENDATIONS:

The Bear Valley Program is asking for sponsorship from EDC to continue flourishing with these students. Donations run this program, and any contributions are welcome. EDC has not sponsored this program in the past.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Tirso Garza, Interim City
Manager

Dear San Juan EDC,

My name is Dr. Kristine Garza, and I am the proud principal of Vida Clover Elementary School. At Clover, we strive to provide a nurturing and enriching educational environment that fosters a love of learning and inspires our students to reach their fullest potential.

One of our most exciting initiatives is Bear Valley—a dynamic and immersive learning experience designed to simulate a real-world community. In Bear Valley, our students take on leadership roles, manage responsibilities, and engage in decision-making processes that teach them essential life skills. The entire program operates on donations, and it is through the generosity of community partners like you that we can bring this experience to life.

Bear Valley is more than just a project—it's a student-led simulated city that sparks creativity and hands-on learning. Our Bear Valley runs exclusively on donations. This incredible initiative encourages students to explore careers, manage resources, and actively contribute to their community in a meaningful way.

To ensure the success of Bear Valley, we need the support of local businesses, organizations, and individuals who share our vision for empowering future generations. Your generous donation—whether in the form of goods, financial contributions, or volunteer time—will directly impact the success of this program and the lives of our students.

As a token of our gratitude, we would proudly acknowledge your support across our social media platforms and other communication channels, showcasing the vital role you play in shaping our students' futures.

We sincerely appreciate your consideration and welcome the opportunity to discuss how you can contribute to Bear Valley. Your support not only benefits our students but strengthens our entire community by fostering engaged, responsible, and prepared young citizens.

Thank you for your time and for believing in the potential of our students. Together, we can make Bear Valley an unforgettable and impactful experience for all involved.

Warm regards,



Dr. Kristine Garza

Principal, Vida Clover Elementary School

It is the policy of the Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.

800 E. Carroll Road, Texas 78516 I(956) 354-2780 I FAX: (956) 354-3262

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 3, 2025

Approval of the following minutes:

- October 15, 2024
 - November 5, 2024
 - November 19, 2024
 - December 10, 2024
-

STAFF COMMENTS AND RECOMMENDATIONS:

Approval of the following minutes:

- October 15, 2024
- November 5, 2024
- November 19, 2024
- December 10, 2024

RECOMMENDATION:

Approval of the following minutes:

- October 15, 2024
- November 5, 2024
- November 19, 2024
- December 10, 2024

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Tirso Garza, Interim City
Manager

OCTOBER 15, 2024

EDC

MINUTES

San Juan Economic Development Corporation Meeting Minutes

Date: October 15, 2024,

Time: 6:04 PM

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

I. CALL MEETING TO ORDER by Adina Santillan, EDC Board Vice President, at 6:04 p.m.

II. PLEDGE OF ALLEGIANCE led by EDC Board Vice President Adina Santillan.

III. ROLL CALL

Present: Martha Patterson, EDC Administrative Assistant II
Alyssa Aleman, EDC Board Legal Counsel
Pedro “Pete” Garcia, EDC Board Member
Adina “Dina” Santillan, City Commissioner/EDC Board Vice President
Ernesto “Neto” Guajardo, City Commissioner/EDC Board Member
Ellie Santillan, EDC Board Member
Ben Arjona, City Manager/EDC Executive Director
Juan “JT” Tijerina, San Juan IT Department

Absent: Marco “Markie” Villegas, Mayor Pro Tem/EDC Board President
Armando Garza, EDC Board Member
Jesus “Jesse” Ramirez, EDC Board Secretary/Treasurer

Other: John Pankratz, Hollis Rutledge and Associates
Jose Cepeda
Coach Marco Guajardo, PSJA Baseball
Evelyn Sáenz, Executive Director, Renaissance Cancer Foundation
Kelly Vela, Melden & Hunt
Edgar Villanueva
Brian Godinez, ERO Architect

IV. PUBLIC COMMENTS

No public comments.

V. PRESENTATION: John Pankratz, updates on EDC Grants.

DISCUSSION: Adina Santillan, EDC Vice President; John Pankratz, Grant Manager; Hollis Rutledge, and Associate, Inc., will present the EDC Grants.

John Pankratz provided a list of the grants he has worked on alongside the ERO Architect and Hunt & Melden team to the EDC board. They are working on a budget to apply for grants corresponding to Safe Streets and Roads for All (SSR4A). John informed the board the application for the first part was submitted at the end of September. The second part will come next year. The Nebraska Genesis project will be with the RAISE Grant, and the documents have been submitted for the RAISE Grant. John advised the board that both applications must work in tandem with the city and EDC to be eligible. He informed the board that other applications for shade structures are being

processed. Other grants are being considered, like the Health Grant for pedestrians. John mentioned the EDA Grant; EDC needs to decide where they want to use the grant. Adina Santillan, Vice President, what is the amount for these grants? John for the Safe Street Grant is approximately \$200,000.00, and Roads for All is around \$1 Million. John explained the Team Mobile grant deadline—the budget document pending for December: Adina Santillan, Vice President, the Workshop for businesses, where we can guide them with their grant application. John replied that he was happy with any date available, which will be discussed at the next EDC meeting. He informed the board he submitted the grants available to Ben Arjona, Executive Director, and Martha Patterson, EDC Administrative Assistant.

VI. DIRECTOR'S REPORT

1. -Panda Express grand opening on October 22, 2024.
-Melissa Rivera Family Dental Care, 20th Anniversary, October 24, 2024, 4:30 pm.
-One-Stop Studio Ribbon Cutting
-Red River Conference on January 29-31, 2025.

DISCUSSION: Ben Arjona, Executive Director, addressed the Panda Express grand opening on Tuesday, October 22, 2024, at 9:00 a.m. He commented on the 20th Anniversary on Thursday, October 24, 2024. Ben Arjona mentioned the Red River Conference to the board. He informed them that several businesses were interested. He advised them that he would provide more details in the executive session. Adina Santillan, Vice President, is concerned that anyone attending must attend the conference every day for all the sessions.

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

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

DISCUSSION: Ben Arjona, Executive Director, recommended skipping this item. Some other people are here for sponsorships or grants.

Adina Santillan, Board Vice President, approved skipping this item until the end of the five listed items. EDC will continue with item number 2—the Board Concurred.

DISCUSSION: Adina Santillan, Board Vice President, reconvened with item one after item number six. Ben Arjona, Executive Director, informed the board that he has been working daily with Brian Godines, Principal of ERO Architect, for the past year on the Downtown Revitalization Plan. Mr. Godines will present the process since EDC started this project. Brian Godines presented the Downtown Commercial Development Plan PowerPoint. He also provided a copy of the final Downtown Commercial Development Plan. Brian Godines introduces his team members present who are involved with the Downtown Commercial Development Plan Project Manager Edgar Villanueva, Melden, Hunt Kelly Vela, and Broaddus Planning Oscar Garcia, on Zoom call, Dunaway, Greg Hughes, and Taylor Wiberg. He advised the board that they could stop him and ask any questions they might have for them at any time. ERO Architect started two years ago with a vision for the downtown revitalization of Nebraska Ave and everything it touches: the dealerships, Basilica, the Gilman Museum, and retail business. This vision was collaborative with the EDC board, city leadership, and staff. The key objection was getting the million people visiting the basilica to venture into San Juan on foot and start spending money on the strip of Nebraska Ave. Melden and Hunt, Kelly Vela, Created a new modern streetscape mobile thoroughfare from Nebraska to the interstate to 9th Street. Discovery, after the study, TxDot owned everything from Interstate to Business 83; ERO named this project Nebraska Ave. Then, the city owns everything from Business 83 to 9th Street; ERO names this Nebraska Ave. The third

project is the City Hall, which has a four-block radius, named The Genesis. The TxDot and Genesis projects are shovel ready. This allows for possible grant funding sources from the NPOs and other funding from the federal and state levels. TxDot will help with a third of the 35 million for the TxDot project, an AFA Advanced funding agreement, and the city will fund the rest after all is done with these three projects. The City of San Juan needed a vertical plan for downtown. Eight months ago, the city commission asked the Broaddus team planning department. They wanted public involvement. The Broaddus team gathered information from the city commission, EDC board, meetings, and surveys. The Broaddus team planning department developed a 90-page Downtown Commercial Development Plan document. Brain Godinez acknowledged the cooperation and assistance of the EDC Board members and EDC staff, city commissioners, City of San Juan staff, and consultants. This book is ready to be sent out for funding to attract investors, developers, or retailers. Thanks to Broaddus Planning and Planning Dunaway for detailing a strategic road map with a strategy for every element you want for downtown revitalization. Brain Godinez continued to present the PowerPoint presentation to highlight all the potential that each project holds and what was gathered from the study. Lastly, ERO took all the essential things from the immediate short-term to the mid-term and long-term. They detail it in terms of the calendar timeline. This plan will work from now to the next 10 years. Recommendation from the Downtown Commercial Development Plan team to continue with the Nebraska Ave Revitalization, Focus on Strategies and Actions, Initiate Policy Change, Develop Downtown Business Grants, Engage with Partners and Investors, and Market Feasibility and Retail Analysis. Ben Arjona, Executive Director, says this plan is a vision for retaining the people who come to the basilica. He received the leakage study for San Juan, and our residents are still going to Pharr and Alamo to shop for groceries, beauty, entertainment, clothes, and dining. This plan is for our economic growth. Adina Santillan, Board Vice President, says adopting this plan will help businesses improve their façade.

Pete Garcia, Board Member, motioned to convene the item into executive session. Seconded by Adina Santillan, Board Vice President, The Motion passes unanimously. (4-0)

Reconvene from Executive Session at 8:02 p.m.

Board Decision: Adain Santillan, Vice President, motioned to TABLE item. Seconded by Pete Garcia, Board Member. The motion passes unanimously. (4-0)

2. Discussion and Possible Action, if any, on Sponsoring the Renaissance Cancer Foundation Feel the Love Gala. November 16, 2024, at Edinburg Conference Center at Renaissance.

DISCUSSION: Evelyn Saenz, Executive Director of the Renaissance Cancer Foundation at DHR Health. I am requesting sponsorship and inviting the EDC Board to their “Feel the Love Gala.” Nov 16, 2024-Boardway Mimicking Musician-Billy Joel. Evelyn Saenz continues to inform the board of the 2023 numbers of all the fundraisers. Ms. Saenz informed the board that \$20,000.00 has gone to the citizens of San Juan. She advised them that their patients are from Hidalgo County and Cameron County. Ms. Saenz gave them the programs that utilize these funds. She also stressed that the checks are given to the patients, who can use their money for their needs. The patients are not asked what they are going to use it on.

Pedro Garcia, Board Member, motioned to sponsor \$2,000.00, Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (4-0)

3. Discussion and Possible Action, if any, on Sponsoring the PSJA Early College High School Bears Baseball.

DISCUSSION: Adina Santillan, Board Vice President, informed the board next is the PSJA Early College High School Bears Baseball Team sponsorship. Coach Marco Guajardo, our sponsorship request is to buy our kids' uniforms for three out-of-town tournaments. Coach Guajardo also stated that the EDC logo will be placed on a banner.

Adina Santillan, Board Vice President, motioned to discuss this item in the executive session. Seconded by Pedro Garcia. The motion passes unanimously. (4-0)

Reconvene from Executive Session at 8:02 p.m.

Board Decision: Pete Garcia, Board Member, motioned to approve \$500.00. Seconded by Ernesto Guajardo, Board Member. The motion passed unanimously. (4-0)

4. Discussion and Possible Action, if any, on Approving the Mini Grant for Nova Xtream LLC.

DISCUSSION: Adina Santillan, Board Vice President, next item mini-grant for Nova Xtream LLC. Jose Cepeda represents his father, mother, and sister. Their building is adjacent to the corner of Business 83 and Nebraska Ave. Our businesses need advertisements to keep up with the economic in pack around us. Adina Santillan, Vice President, advised Mr. Cepeda that the city was working on a workshop to help the businesses.

Adina Santillan, Board Vice President, motioned to grant \$2,000. Seconded by Pedro Garcia, Board Member. The motion passes unanimously. (4-0)

5. Discussion and Possible Action, if any, on Approving the Mini Grant for Sphere Event Center (Party Room).

DISCUSSION: Adina Santillan, Board Vice President, item number five Sphere Event Center Party Room for \$1,000.00 mini grant. Adina Santillan, this business is adjacent to the Xtreme LLC. How will this work? Ben Arjona, Executive Director, the EDC board decides whether they want to grant the mini-grant to the three businesses, one plaza, and one owner. Adina Santillan recommends taking the item into the executive session to discuss with legal what steps to take.

Adina Santillan, Board Vice President, motioned to discuss this item in the executive session. Seconded by Pedro Garcia, Board Member. The motion passes unanimously to convene into executive session. (4-0)

Reconvene from Executive Session at 8:02 p.m.

Board Decision: Pete Garcia, Board Member, mentioned to Deny the mini-grant. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (4-0)

6. Discussion and Possible Action, if any, on Approving the Mini Grant for Tenki Color.

DISCUSSION: Adina Santillan, Board Vice President, motioned to discuss this item in the executive session. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously to convene into executive session. (4-0)

Reconvene from Executive Session at 8:02 p.m.

Board Decision: Pete Garcia, Board Member, motioned to deny the mini grant. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously (4-0)

Adina Santillan, Board Vice President, motioned to reconvene with item number one.

VIII. CONSENT AGENDA

1. Approval of the following minutes:

- August 6, 2024
- August 20, 2024

DISCUSSION:

Pete Garcia, Board Member, motioned to approve the minutes listed. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (4-0)

IX. EXECUTIVE SESSION 6:55 P.M.

Pete Garcia, Board Member, motioned to convene into executive session at 6:55 p.m., Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (4-0)

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 Regarding Financial Incentive to a Business Prospect.
 - A. Project Burger
 - B. Project Door
 - C. Project Bear
 - D. Project Can
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.

X. RECONVENE 8:02 P.M.

Ernesto Guajardo, Board Member, motioned to reconvene into Open Session at 8:02 p.m. Seconded by Pete Garcia, 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 Incentive to a Business Prospect.
 - A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Project Burger
 - B. Project Door
 - C. Project Bear

D. Project Can

Board Decision: Adina Santillan, Vice President, motioned to proceed as discussed in the Executive Session. Seconded by Ernesto Guajardo, Board Member. 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.

Board Decision: No Action

XI. ADJOURNMENT 8:07 P.M.

Pete Garcia, Board Member, motioned to adjourn the San Juan EDC regular call meeting at 8:07 p.m. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (4-0)

Submitted

Certified

Marco Villegas, EDC Board President

Jesus Ramiez, EDC Board Secretary

Board Approval

Seal

NOVEMBER 5, 2024

EDC

MINUTES

San Juan Economic Development Corporation Meeting Minutes

Date: November 5, 2024

Time: 6:00 p.m.

Location: San Juan City Hall
512 S Nebraska Ave.
E.O.C. Room (2nd Floor)
San Juan, TX 78537

I. CALL TO ORDER

Jesus Ramirez, EDC Board Secretary/Treasurer, called the meeting to order at 6:01 PM.

II. PLEDGE OF ALLEGIANCE

Jesus Ramirez, EDC Board Secretary/Treasurer, led the pledge of allegiance.

III ROLL CALL

Present: Alyssa Aleman, EDC Legal Counsel
Armando Garza Jr., EDC Board Member
Jesus "Jesse" Ramirez, EDC Board Secretary/Treasurer
Mario Garza, Mayor/EDC Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member
Jelet Martinez, EDC Board Member
Ben Arjona, City Manager/EDC Executive Director
Marco "Markie" Villegas, Mayor Pro Tem/EDC Board President
Pedro "Pete" Garcia, EDC Board Member
Martha Patterson, EDC Administrative Assistant II

Absent:

Other: Jose Cepeda

IV. PUBLIC COMMENTS

No public comments.

V. DIRECTOR'S REPORT

1. -San Juan EDC ad for the Renaissance Cancer Foundation Feel the Love Gala, Saturday, November 16, 2024, at Edinburg Conference Center at Renaissance at 6:00 p.m.
-Placer.ai San Juan EDC September 2024, Leakage Report.

Jesus Ramirez, EDC Secretary/Treasurer, for the record Marco Villegas, Board President, and Pete Garcia, Board Member, joined the meeting at 6:03 p.m.

Marco Villegas, Board President, continued with the EDC meeting.

DISCUSSION: Ben Arjona, Executive Director, shared with the EDC Board the ad for the Cancer Foundation, which the IT department did. The QR code was placed on the ad. It will take you to the EDC website, showing the latest news for groundbreaking, ribbon cuttings, real estate, and residential and commercial property listings. Mr. Arjona also updated the board on the Placer.ai

San Juan EDC Minutes

November 5, 2024

September 2024 leakage report. The study targeted where the citizens of San Juan go outside of San Juan to purchase their needs, such as groceries, apparel, dining, etc. The study was done within a 10-mile radius. Ben Arjona advised the EDC Board that the Placier.ai Leakage Report can be taken to the Dallas ICSC Red River Conference on January 29, 2025, for potential business. He will give more information in the 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: Ben Arjona, Executive Director, moved the item to the next meeting.

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

DISCUSSION: Ben Arjona, Executive Director, welcomes the new members to the EDC Board. There is an officers’ position on which the EDC Board elects. Marco Villegas, EDC President, welcomes and introduces the new members to the EDC Board. Mayor Mario Garza returns to EDC, and Jelet Martinez is a new member. The officer’s position is the Vice President.

Jesus Ramirez, EDC Secretary/Treasurer, motioned to appoint Armando Garza as Board Vice President. Seconded by Ernesto Guajardo, EDC Board Member. The motion passes unanimously. (7-0)

VII. CONSENT AGENDA

1. Approval of the following minutes:

-September 3, 2024

-September 17, 2024

DISCUSSION: Ben Arjona, Executive Director of EDC, is presenting the September 3rd and September 17th minutes for the EDC Board's approval of any questions or modifications you may have.

Ernesto Guajardo, EDC Board Member, motioned to approve the presented minutes. Seconded by Jesus Ramirez, EDC Board Secretary/Treasurer. The motion passes unanimously. (7-0)

VIII. EXECUTIVE SESSION 6:11 p.m.

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).

Armando Garza, Board Vice President, motioned to convene for the Executive Session at 6:11 p.m., seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (7-0)

- A. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS;
Deliberation Regarding /financial Incentive to a Business Prospect.

A. Project Cop

- B. Project Burger
- C. Project Energize

- B. Pursuant Section §551.071 Consultation with Attorney and Section §551.087 ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties.
- C. Pursuant to Section 551.074 PERSONNEL MATTERS, Discussion of the Appointment, Employment Evaluation, Reassignment, Duties, Discipline or Dismal of a Public Officer or Employee (Executive Director EDC).
- D. Pursuant to Section 551.074 PERSONNEL MATTERS, Discussion and Possible Action on Hiring an EDC Executive Director or an Assistant.

IX. RECONVENE 7:15 p.m.

Jesus Ramirez, Board Secretary/Treasurer, motion to reconvene into open session at 7:15 p.m. Seconded by Armando Garza, Board Vice President. The motion passes unanimously. (7-0)

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, Requirement 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 Cop
 - B. Project Burger
 - C. Project Energize

BOARD DECISION: No action on A, B, or C.

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

BOARD DECISION: No action

- C. Pursuant to Section 551.074 PERSONNEL MATTERS, Discussion of the Appointment, Employment Evaluation, Reassignment, Duties, Discipline, or Dismal of a Public Officer or Employee (Executive Director EDC).

BOARD DECISION: No Action.

- D. Pursuant to Section 551.074 PERSONNEL MATTERS, Discussion and Possible Action on Hiring an EDC Executive Director or an Assistant.

BOARD DECISION: Armando Garza, Board Vice President, motioned to proceed as discussed in executive session to authorize legal to develop a job description for an assistant executive director. Seconded by Jesus Ramirez, Board Secretary/Treasurer. Motion passed unanimously (7-0)

X. ADJOURNMENT 7:16 p.m.

Jesus Ramirez, Board Secretary/Treasurer, motioned to adjourn the San Juan EDC regular call meeting at 7:16 p.m., seconded by Pete Garcia, Board Member. The motion passes unanimously. (7-0)

Submitted

Certified

Marco Villegas, EDC Board President

Jesus Ramirez, EDC Board Secretary

Board Approval

Seal

NOVEMBER 19, 2024

EDC

MINUTES

San Juan Economic Development Corporation Meeting Minutes

Date: November 19, 2024

Time: 6:00 p.m.

Location: San Juan City Hall
512 S Nebraska Ave.
E.O.C. Room (2nd Floor)
San Juan, TX 78537

I. CALL MEETING TO ORDER by Marco Villegas, Board President, at 6:00 p.m.

II PLEDGE OF ALLEGIANCE led by Marco Villegas, Board President.

III ROLL CALL

PRESENT: Ben Arjona, City Manager/EDC Executive Director
Jelet Martinez, EDC Board Member
Ernesto Guajardo, City Commissioner/EDC Board Member
Mario Garza, Mayor/EDC Board Member
Marco “Markie” Villegas, Mayor Pro Tem/EDC Board President
Jesus “Jesse” Ramirez, City Commission/EDC Board Secretary/Treasurer
Armando Garza Jr., EDC Board Vice President
Pedro “Pete” Garcia, EDC Board Member
Andrea “Andie” Vela -EDC Legal Counsel
Martha Patterson, EDC Administrative Assistant II
Juan “JT” Tejerina, IT Department

IV. PUBLIC COMMENTS

Mr. Ozuna

Marco Villegas, Board President, for the record, Armando Garza Jr., Board Vice President, joined the EDC meeting at 6:05 p.m.

V. DIRECTOR’S REPORT

1. -Amorcito Corazon Tacos y Antojitos Ribbon Cutting on Monday, November 18, 2024.
-One Stop Studio Ribbon Cutting/Grand Opening on Thursday, December 12, 2024.
-ICSC Red River Dallas Conference, January 29-31, 2025.
-Home2 Suites Hotel Update.

DISCUSSION: Ben Arjona, Executive Director, commented on the ribbon cuttings. He shared the flyer for the One Stop Studio Ribbon Cutting. Mr. Arjona informed the board that the ICSC Red River Dallas conference was approaching. If anyone wants to participate, please inform Martha Patterson so she can start making the necessary accommodations. The rooms have been blocked for this conference. Mr. Arjona also spoke of several potential developers but would discuss them in more detail in the executive session. Mr. Arjona informed the board that he had talked to Mr. Patel about several requirements that the Hilton Hotel required for the Home2 Suites Hotel, which had been taken care of. The Home2 Suites Hotel will be ready in 30 days. Mr. Patel is prepared for a spectacular grand opening. Mr. Arjona advised the board of two additional items, but he will discuss them in the 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: Ben Arjona, Executive Director. Introduce Brian Godinez, CEO Principal ERO Architect, and Edgar Villanueva, Project Manager. They will present the City of San Juan Downtown Commercial Development Plan to our new board members, which has already been given. The board agreed to hold on to proceed with the final draft of the Downtown Revitalization Plan until the whole EDC board was present.

Brian Godinez, tonight, three presentations will be presented as a component of all our work over the last three years. Brian Godinez, the first presentation will be the luminant light signage, which Steve Walker designed and would like the board to approve to proceed with this project. The second presentation will include the final draft of the downtown revitalization plan, and we would like the approval of the board to adopt the plan. The last and third presentation is the Convention Center renders.

Brian introduced Steve Walker, who is on Zoom for the EDC meeting. He presented the Luminant Welcome sign to the EDC board for the City of San Juan. The sign will be showcased on both sides of the intersection of Nebraska and Interstate. He would like the EDC board's permission to proceed with this project.

Steve Walker gave the EDC board a brief background of his 30 years working in the Rio Grande Valley. He was a district landscape architect for the Texas Department of Transportation. He advised the board that retaining welcome wall signs would benefit the City of San Juan. He showed an example of some signage from the Quinta Hotel with the luminant. This type of sign lasts ten years. ERO, TxDot, and I have been working closely to ensure we do the MSE Wall System correctly. The MSE Wall System is complicated to install. Brian informed the Board that Steve Walker had been on the Downtown Revitalization since day one. Steve Walker was responsible for the streetscape, hardscape, and landscaping, which became the Nebraska Schematics and construction documents and are now shovel-ready: Steve co-led with Mendel Hunt and Kelly for San Juan to apply for grants. Armando Garza, Board Vice President, added that Steve Walker also worked on the San Juan landscaping for the bike trail. Steve Walker continued with his PowerPoint presentation. He wants to create a sense of place for the City of San Juan. Steve Walker and The City of San Juan submitted plans for TxDot review regarding the MSE Wall System. TxDot approved the plan. Pete Alvarez and his TxDot staff worked with Rex Closley, Deputy District Engineer, to ensure the MSE Wall System could be possible. A bid phase must be done before we can start construction. Steve showed how the 10 x 5 panels will look on the walls day and night using the Quinta Hotel luminant signage. Steve advised the Board that the city must pay 100% of the cost and asked TxDot for a landscape permit. He advised the board that TxDot would not pay for the signage installation. EDC or NPOS can help with this project. Steve Walker provided an estimate of \$35,000.00 for each piece of the signage, plus \$5,000.00 for both installations. He also provided the cost for landscaping, irrigation, and mechanisms to monitor the soil moisture below the wall system.

Mayor Garza, how long will it take TxDot for Rex to call? It will take 20 days, but they need a packet. Steve will have it done in 10 days. Steve Walker, we need a structural engineer to design the construction sheet for TxDot before we can continue to complete this project. The engineer B2Z might waive the additional service fee. Mr. Arjona informed the board that Juan Carlos Martinez, Sanitation Director, confirmed that the city has a \$70,000 landscaping allowance to proceed with this project. The Signs will be on the Whataburger side, the HEB side, and the Nebraska side.

Armand Gaza Jr., EDC Board Vice President, motioned to allow Steve Walker to proceed with the construction drawings and TxDot permit. Seconded by Jesus Ramirez, Board Secretary/Treasurer. The motion passes unanimously. (7-0)

DISCUSSION: Brian Godinez's seconded presentation. He explained to the EDC Board that he would condense the 90-page presentation to 15 to 16 sides and follow up with his third presentation showing the renders of the conference center. He introduced the rest of the teams who helped complete the City of San Juan Commercial Development Plan. Edgar Villanueva, ECO Project Manager, and the Broaddus Planning Team, Taylor Winberg, Greg Hughes, and Oscar Garcia, are on Zoom. They worked with the city's surroundings. Studied two old revitalization plans. Meet with the City Commission, EDC Board, Businesses, and Community to establish the need to bring the one million visitors who visit the Basilica, Dealership, and Gelman Museum towards downtown Nebraska Ave.

Marco Villegas, EDC President; for the record, Pete Garcia, Board Member, joined the meeting at 6:15 p.m.

The City of San Juan Downtown Commercial Development Plan. First, they started revitalizing Nebraska Ave. and created some renderings of their vision for developing the area. At this point, the new city hall was in development. He also informed the board that Nebraska Ave has come a long way in the past three years. With the help of the existing City of San Juan Economic Development Corporation board, former EDC Board led by Arturo Guajardo Jr., and other previous board members, City of San Juan Staff, and EDC staff. ERO Architects, Broaddus Planning, Dunaway, and Melden & Hunt, Inc., it has taken a lot of hard work to get to this point. Second, they worked on the Genesis project. The third was to work on the TxDot project, beautification. Much work had to be done to achieve the shovel-ready construction documents. These documents will allow the city of San Juan to apply for grants. Brian also shared with the board all the planning goals for Nebraska Ave, made studies of the area, created shovel-ready documents to apply for grants, engaged with the public with flyers on the utility bill, and public meetings for the community and businesses to get their opinions what they wanted in to see on Nebraska Ave. He also had meetings with the TxDot to ensure all compliance was acceptable to TxDot before construction continued. He showed the diagrams of all the new developments and what else to expect on Nebraska Ave.: retail, commercial development, family areas, green parks, walkable pedestrian-friendly streets, and arts and culture. Brian stressed the immediate action to bring monies into downtown Nebraska to link the Basilica, Gelman Museum, and the Luxurious Dealerships. He also touched on parking more businesses more parking. Brian continues to show the board the specifics of the diagrams for each area of the final commercial plan. Lastly, we determined sustainable and innovative infrastructure around downtown, implementing practices that attract eco-conscious businesses and residents. Examples: innovative technologies, public transit, and mobility measures around the downtown area described in the Catalyst sites that were identified in the plan. The book presented to you has highly detailed planning strategies, actions, and schedules regarding how all this could roll out for the downtown area. Brian advises the board that this plan can be given to the developers and investors. Retail mix uses developers about your vision that you have articulated and thought out of what you want the city for the next 10 or 20 years. Continue the Nebraska Avenue Revitalization with TxDot and update your market feasibility and retail analysis. Find out precisely what leakage exists in the city and other retail opportunities along the interstate and downtown.

Armando Garza Jr., Board Vice President, motioned to adopt the City of San Juan Downtown Commercial Development Plan. Seconded by Jesus Ramirez, Board Secretary/Treasurer. The motion passes to adopt the commercial plan. Unanimously (7-0)

DISCUSSION: Brian Godinez will present a PowerPoint presentation for the 3rd presentation of the San Juan Conference Center renders. We kept the pediment of the hotel. Our design team took the best quality of the hotel to bring into the conference center. Brian showed the board the before and after the design team

November 19, 2024

created the vision of the San Juan Convention Center. It will bring seventy-five additional parking spaces. It will be a two-story conference center or multi-purpose with a partial behind-the-warming area. It will not have a kitchen. We attended the preservationist meetings and heard what they wanted. We want to honor the legacy of the San Juan Hotel. A new city Catalyst is a new economic opportunity for the downtown area. We have created more parking and added around seventy-five office spaces. Mr. Arjona, Executive Director, wanted leasable office space upstairs and downstairs. The main entrance is in the front-facing business, Highway 83. We created this room as a multiple-purpose room, a convention center, and a city commission chamber to have your meetings. The second floor will be the grand event area ballroom. Edgar Villanueva will explain to the board the configurations of how many can be seated in the ballroom. Mr. Villanueva informed the board that 600 people could sit in this ballroom. If it was a party and they wanted a dance floor, you could seat 300 people. Mr. Arjona, Executive Director, asked if a partition could be built in. The museum will preserve history on the second floor, with eight offices to generate revenues to honor the hotel and the city and preserve history. They show different times of the day to give the board an idea of how the conference center will look at those hours. Mayor Garza, what will be the projected time frame if you start tomorrow? Brian, it will take around six months to draw the construction drawings and a year and a half. We can do the demolition, and then the lead, asbestos abatement, and the conferences will be ready. It will take four months of demolition. We want to show this presentation to the city commission and have the public see it. Jesus Ramirez, Board Secretary/Treasurer, wanted a workshop for the public to see the renders of the conference center. Brian Godinez, no problem. Marco Villegas, Board President, advised Mr. Arjona to set up the workshop and let's present it to the community. Edgar Villanueva, ECO Project Manager, Explains to the EDC Board the storage and layout of the event center area. The Broaddus Team and Steve Walker left the meeting and were grateful to the EDC Board for approving their projects. They informed the board that they were on board and available to complete the projects. Brian Godinez expressed to the board that the ECO team of experts went through extensive detail in this presentation regarding the facility conditions of the San Juan Hotel.

2. Discussion and Possible Action in Sponsoring the PSJA Special Education Department for the Annual Special Education Elementary Christmas Party to be held on December 5, 2024, at the Pharr Event Center.

DISCUSSION: Ben Arjona, EDC Executive Director, PSJA Special Education Department, is requesting sponsorship for the three cities for their Christmas annual party. This is the first year sponsoring this event.

Mario Garza, Mayor/EDC Board Member, motioned to sponsor the PSJA Special Education Department for \$500.00. Seconded by Armando Garza Jr., Board Vice President, and added for the IT department to go and take some pictures. The motion passes unanimously. (7-0)

3. Discussion and Possible Action on Sponsoring the Noche de Paz Event on Saturday, December 7, 2024, at San Juan Memorial Park for \$60,000.00

DISCUSSION: Ben Arjona, Executive Director, said this amount was budgeted for this event, so we are asking for your approval of \$60,000. Jesus Ramirez, Board Secretary and Treasurer, said the event will occur in two weeks. What kind of Promotion exposure will the San Juan EDC receive? Ben Arjona informed the board that advertisements will be broadcast on the radio and TV.

Ernesto Guajardo, Board Member, motioned to approve the 60,000.00 for the Noché de Paz Event. Seconded by Marco Villegas, Board President. The motion passes unanimously. (7-0)

VII. EXECUTIVE SESSION: 7:36 p.m.

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).

Jesus Ramirez, Board Secretary/Treasurer, motioned to convene for the executive session at 7:37 p.m. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (7-0)

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

A. Project Coffee 2

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

C. Pursuant to Section 551.074 PERSONNEL MATTERS; Discussion and Possible Action to Approve the Job Description and Duties for EDC Assistant Executive Director.

XIII. RECONVENE 8:07 p.m.

Jesus Ramirez, Board Secretary/Treasurer, motioned to reconvene into Open Session at 8:07 p.m., Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (7-0)

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, Requirement 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 Coffee 2

BOARD DECISION: No action taken

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

BOARD DECISION: No action taken

C. Pursuant to Section 551.074 PERSONNEL MATTERS; Discussion and Possible Action to Approve the Job Description and Duties for EDC Assistant Executive Director.

BOARD DECISION: No action taken

X. ADJOURNMENT 8:08 p.m.

Jesus Ramirez, Board Secretary/Treasurer, adjourned the EDC regular meeting at 8:08 p.m. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (7-0)

Submitted

Certified

Marco Villegas, EDC Board President

Jesus Ramirez, EDC Board Secretary

Board Approval

Seal

DECEMBER 10, 2024

EDC

MINUTES

San Juan Economic Development Corporation Special Meeting Minutes

Date: December 10, 2024

Time: 6:00 p.m.

Location: San Juan City Hall

512 S Nebraska Ave.

E.O.C. Room (2nd Floor)

San Juan, TX 78589

I. CALL TO ORDER

Marco Villegas, Board President, called the special call meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Marco Villegas, Board President, led the pledge of allegiance.

III. ROLL CALL

Present: Martha Patterson, EDC Administrative Assistant II
Ben Arjona, City Manager/EDC Executive Director
Jelet Martinez, Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member
Marco "Markie" Villegas, Mayor Pro Tem/EDC Board President
Mario Garza, Mayor/EDC Board Member
Jesus "Jesse" Ramirez, City Commissioner/EDC Board Secretary/Treasurer
Pedro "Pete" Garcia, EDC Board Member
Armando Garza Jr., EDC Board Vice President
Alyssa Aleman, EDC Legal Counsel
Juan "JT" Tijerina, San Juan IT Department

IV. EXECUTIVE SESSION 6:01 P.M.

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).

Jesus Ramirez, Board Secretary/Treasurer, motioned to convene into Executive Session at 6:01 p.m. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (7-0)

- A. Pursuant to Section §551.74 PERSONNEL MATTERS, Discussion, and Possible Action to Approve the Job Description and Duties for EDC Assistant Executive Director.

V. RECONVENE 6:37 p.m.

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.

San Juan EDC Special Call Meeting
December 10, 2024

- A. Pursuant to Section §551.74 PERSONNEL MATTERS, Discussion, and Possible Action to Approve the Job Description and Duties for EDC Assistant Executive Director.

Armando Garza Jr., Board Vice President, motioned to Amend, Approve, and Post Job Duties for EDC Assistant Executive Director as discussed in the executive session. Seconded by Ernesto Guajardo, Board Member. The motion passes unanimously. (7-0)

VI. ADJOURNMENT 6:38 p.m.

Jesus Ramirez, Board Secretary/Treasurer, motioned to adjourn the EDC special call meeting at 6:38 p.m. Seconded by Mario Garza, Mayor/Board Member. The motion passes unanimously. (7-0)

Submitted

Certified

Marco Villegas, EDC Board President

Jesus Ramiez, EDC Board Secretary

Board Approval

Seal

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
FEBRUARY 3, 2025

Approval to release the following checks :

- Check 1277 Albert Trevino
 - Check 1280 Yolanda De La Cruz
 - Check 1290 Lion Signs printing & design
-

STAFF COMMENTS AND RECOMMENDATIONS:

Approval to release the following checks :

- Check 1277 Albert Trevino
- Check 1280 Yolanda De La Cruz
- Check 1290 Lion Signs printing & design

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Tirso Garza, Interim City
Manager

Check No. 1277

Alberto Trevino

AAAR MGMT, LLC



512 SOUTH NEBRASKA
SAN JUAN, TX 78589

LONE STAR NATIONAL BANK
PHARR, TEXAS
88-1168/1149

1277

11/18/2024

PAY TO THE ORDER OF Alberto Trevino

\$**20,000.00

Twenty thousand and 00/100***** DOLLARS

Alberto Trevino
AAAR MGMT, LLC
317 Campo Verde Circle
San Juan, TX 78589
United States

[Handwritten Signature]

AUTHORIZED SIGNATURE



MEMO

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1277

11/18/2024 Alberto Trevino

Invoice No. 1277...2nd payment of 3 payments 20,000.00
Special Project for Project BT Paloma Plaza Payment
in the Sum of \$60,000.00 to be paid in three
(3) equal payments of \$20,000.00 each and each
payment being at least 365 days apart. The
San Juan EDC Board approved on
August 15, 2023.

LSNB PUBLIC FUNDS CHECKING (5797)

20,000.00

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1277

11/18/2024 Alberto Trevino

Invoice No. 1277...2nd payment of 3 payments 20,000.00
Special Project for Project BT Paloma Plaza Payment
in the Sum of \$60,000.00 to be paid in three
(3) equal payments of \$20,000.00 each and each
payment being at least 365 days apart. The
San Juan EDC Board approved on
August 15, 2023.

LSNB PUBLIC FUNDS CHECKING (5797)

20,000.00

Check No. 1280

Yolanda De La Cruz

THE SPOT



512 SOUTH NEBRASKA
SAN JUAN, TX 78589

LONE STAR NATIONAL BANK
PHARR, TEXAS
88-1168/1149

1280

11/19/2024

PAY TO THE ORDER OF Yolanda De La Cruz

\$**25,000.00

Twenty-five thousand and 00/100***** DOLLARS

Yolanda De La Cruz
Yolanda D Cardenas, Presenta, LLC.
115 SE Augusta Sq
McAllen, TX 78503

[Handwritten Signature]

[Handwritten Signature]

AUTHORIZED SIGNATURE



MEMO

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1280

11/19/2024 Yolanda De La Cruz

INVOICE NO 1280...2ND PAYMENTS OF 5
SPECIAL PROJECT COURT-THE SPOT
YOLANDA DE LA CRUZ, PRESENTA, LLC
PAYMENT IN THE OF SUM OF \$125,000.00
INCENTIVE AGREEMENT TO BE PAID IN FIVE
EQUAL PARTS OF \$25,000.00 EACH AND
AT LEAST 365 DAYS APART. STARTING
SEPTEMBER 30, 2023, EDC BOARD
APPROVED ON SEPTEMBER 5, 2024.

25,000.00

LSNB PUBLIC FUNDS CHECKING (5797)

25,000.00

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1280

11/19/2024 Yolanda De La Cruz

INVOICE NO 1280...2ND PAYMENTS OF 5
SPECIAL PROJECT COURT-THE SPOT
YOLANDA DE LA CRUZ, PRESENTA, LLC
PAYMENT IN THE OF SUM OF \$125,000.00
INCENTIVE AGREEMENT TO BE PAID IN FIVE
EQUAL PARTS OF \$25,000.00 EACH AND
AT LEAST 365 DAYS APART. STARTING
SEPTEMBER 30, 2023, EDC BOARD
APPROVED ON SEPTEMBER 5, 2024.

25,000.00

LSNB PUBLIC FUNDS CHECKING (5797)

25,000.00

Check No. 1290

LION SIGNS printing & design

POLE SIGN FOR SAN JUAN PLAZA



512 SOUTH NEBRASKA
SAN JUAN, TX 78589

LONE STAR NATIONAL BANK
PHARR, TEXAS
88-1168/1149

1290

12/18/2024

PAY TO THE ORDER OF LION SIGNS printing & design

\$**22,678.37

Twenty-two thousand six hundred seventy-eight and 37/100***** DOLLARS

LION SIGNS printing & design
2029 Industrial Drive
McAllen, TX 78504
United States

[Handwritten Signature]

[Handwritten Signature]

AUTHORIZED SIGNATURE



MEMO

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1290

12/18/2024 LION SIGNS printing & design

INVOICE NO. 7722- 2ND PAYMENT AND FINAL ON AUGUST 6, 2024, EDC MEETING THE BOARD APPROVED TO PAY LION SIGNS PRINTING DESIGN HALF OF THE COST TO BEGIN THE PROJECT -A 45' POLE FOR SAN JUAN PLAZA (DUNKIN) FOR SAN JUAN EDC. LIONS SIGNS PRINTING COMPLETED THE PROJECT ON DECEMER 13, 2024, ALL DOCUMENTS OF COMPLETION HAVE BEEN ATTAINED BY THE EDC. 22,678.37

LSNB PUBLIC FUNDS CHECKING (5797)

22,678.37

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1290

12/18/2024 LION SIGNS printing & design

INVOICE NO. 7722- 2ND PAYMENT AND FINAL ON AUGUST 6, 2024, EDC MEETING THE BOARD APPROVED TO PAY LION SIGNS PRINTING DESIGN HALF OF THE COST TO BEGIN THE PROJECT -A 45' POLE FOR SAN JUAN PLAZA (DUNKIN) FOR SAN JUAN EDC. LIONS SIGNS PRINTING COMPLETED THE PROJECT ON DECEMER 13, 2024, ALL DOCUMENTS OF COMPLETION HAVE BEEN ATTAINED BY THE EDC. 22,678.37

LSNB PUBLIC FUNDS CHECKING (5797)

22,678.37