



**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, May 6, 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

1.

- We are working on the property listing for the City Hall restaurant.
- Met with the owners of El Primo De China Taqueria
- Met with Member Construction regarding a proposed project.
- EDC will be hosting a workshop for business owners at the San Juan Memorial Library.
- Met with ERO Architects concerning the revitalization project
- Update concerning the deficient agreement/document between Ryan LLC and the City of San Juan EDC
- Presentation of updates on the City of San Juan EDC website

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 Angels of Love, Youth Programs 8 City Summer Tour 2025, in June 8, 2025.
3. Discussion and Possible Action, if any, on Sponsoring the 3rd Annual 5K for Heroes, scheduled for Saturday, May 10, 2025, at 7:00 p.m., at the San Juan Sport Complex.
4. Discussion and Possible Action, if any, on Approving the Small Business Mini Grant for Rockn Thrift, for \$1,000.00.

VII. CONSENT AGENDA

1. Consider Ratifying Check number 1341 for the Boys and Girls Club of Pharr, for the Spring Wine & Food Festival on Thursday, April 24, 2025, at the Valencia Event Center.
2. Consider Approval of the EDC meeting minutes:
 - February 3, 2025
 - March 4, 2025
 - March 17, 2025
 - March 25, 2025
 - April 15, 2025

VIII. EXECUTIVE SESSION

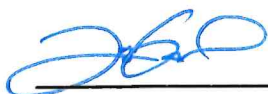
1. The San Juan Economic Development Corporation will Convene in Executive Session, in Accordance with Texas Open Meeting Act, Vernon Statutes and Codes Annotated Government Code Chapter §551.071 (Consultation with Attorney) and Texas Government Code §551.087 (Deliberation Regarding Economic Development Negotiations).
 - A. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Stewart Projects
 - B. 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 Administrative Assistant I and the Administrative Assistant II.

IX. RECONVENE

1. The San Juan Economic Development Corporation will Reconvened 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. Stewart Projects
 - B. 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 Administrative Assistant I and the Administrative Assistant II.

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 2nd of May, 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).



Jorge J. Garcia, CFM
Interim Executive Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

- We are working on the property listing for the City Hall restaurant.
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-

STAFF COMMENTS AND RECOMMENDATIONS:

- We are working on the property listing for the City Hall restaurant.
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- Met with ERO Architects concerning the revitalization project
- Update concerning the deficient agreement/document between Ryan LLC and the City of San Juan EDC
- Presentation of updates on the City of San Juan EDC website

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

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

STAFF COMMENTS AND RECOMMENDATIONS:

This item is asked to stay on the agenda until the project is complete, as per the EDC Board.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

Discussion and Possible Action, if any, on Sponsoring the Angels of Love, Youth Programs 8 City Summer Tour 2025, in June 8, 2025.

STAFF COMMENTS AND RECOMMENDATIONS:

The Angels of Love respectfully request your sponsorship for their **2025 Youth Program 8-City Summer Tour**, which will include **four free workshops** for children and teens in **San Juan**, ages **4–17**. Over eight weeks, they aim to impact 1,000 youth across the region by empowering them with life skills, leadership tools, and confidence. (1st time sponsored) Attached are the Totals for all Promotional Events.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director

October 1, 2024 thru September 30, 2025

Revised 4/15/2025

Mini Grants

October 1, 2024 thru September 30, 2025

CK NO.	BUSINESS	CHECK DATE	BOARD APPROVED	VENDOR	TOTAL
10/1/2024	STARTING BALANCE				\$ 20,000.00
	NOVA XTREAM LLC				\$ (2,000.00)
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Total Balance \$ 18,000.00

October 1, 2024 thru September 30, 2025

Revised 11-20-2024



Angels of Love

1305 East Nolana Avenue, Suite D, McAllen, Texas 78504

(956) 972-0685 (phone)

Email: development@angelsloflovergv.org

RE: Sponsorship Request for the Angels of Love Youth Programs 8 City Summer Tour 2025

Dear Sponsor:

We would like to extend an invitation to your business to become one of our Sponsors for the Angels of Love Youth Programs 8 City Summer Tour 2025 which will help us to reach mutual goals. Every Summer we offer four (4) workshops for our community youth and future leaders. We offer Kind Girls (ages 4-9), Girl Power (ages 10-12), Distinguished Gentlemen (ages 6-12) and Expect Respect (ages 13-17). We will be offering the youth programs at eight (8) different city locations during the months of June and July 2025. We anticipate reaching 1000 youth over the course of the 8 weeks. I am enclosing overviews for each of the programs.

We are soliciting monetary and in-kind donations to cover the costs of location, activities, T-shirts, promotion, advertising, door prizes, etc. All donations would be recognized as donated from your establishment at the summer programs and at the Miss Angel of Love Pageant on June 8, 2025. Your business logo will be printed on the T-shirts, advertising materials, Angels of Love Facebook page and Instagram. Newspaper articles will be sent out announcing the programs and sponsors. Please see the enclosed sponsorship form and join us in making a difference in the lives of our youth.

Please respond with your acceptance of a sponsorship by May 1, 2025. For more information, please contact Daniela Zuniga, Director of Development (956) 217-9764. Angels of Love is recognized as a 501(3)(C) Non-Profit Organization and donations are tax deductible in accordance with the law. Our tax identification number is 74-3018501.

Thank you in advance for your support,

Daniela Zuniga

Director of Development



Youth Programs 8 City Summer Tour 2025

Kind Girls, Girl Power, Distinguished Gentlemen and Expect Respect for Teens

YOUTH PROGRAMS OVERVIEW

The **Kind Girls™** workshop for girls ages 5-9 is designed to inspire young girls to promote kindness and compassion towards themselves and others; thereby bringing a positive change and more happiness and pave the way to a higher self-worth. The workshop includes engaging activities and practical applications of The Be Kind Pledge; interactive experiences to promote teamwork, self-expression, and leadership skill building. The Mission of the Kind Girls program is to educate, empower and inspire young girls by raising awareness of being kind, developing anti-bullying and anti-bystander skills and cultivating respect for others. The program motto is "Everywhere you go, leave a glitter trail of kindness behind you".

The **Girl Power** Program is for tween girls, ages 10-12. The program teaches them that they are valuable and have a voice that can empower them. Girl Power encourages girls to build confidence, competence and pride within themselves. Tweens thrive when they receive messages of aspiration rather than limitation; when they have access to positive role models; and when they receive the resources necessary to overcome challenges. When girls feel confident about their bodies, their beauty, their uniqueness, their intelligence, and their worthiness, they will go into the world and fully express themselves to their highest potential. The Mission of the Girl Power program is to educate, empower and inspire tween girls by raising awareness, developing communication skills and cultivating self-respect. The motto for the program is "Be Strong, Be Smart, Be Amazing, Be Yourself".

The **Expect Respect** program is designed for teens who can become the role models, allies and peer educators at their school. Teens learn to speak out about bullying, harassment and dating abuse through youth-generated projects, campaigns, theatre, art, music, yoga, poetry and literature through the Angels of Love Expect Respect program. The primary program components and resources include School-based presentations, support groups and counseling. The mission of the Angels of Love Expect Respect program is to educate, empower and inspire teens by raising awareness, developing communication skills and cultivating self-respect, self-love and mutual respect for others.

The **Distinguished Gentlemen Initiative** represents a crucial step in shaping the next generation of respectful, empathetic, and confident young men. The program's curriculum is designed to guide participants through key aspects of personal development and relational growth: Healthy Relationships, Manners and Conflict Resolution, Empathy and Boundaries, Confidence and Gratitude, and Emotional Intelligence and Accountability. The program concludes with a Sports Coat Ceremony, symbolizing the participants' readiness to embody the values of a distinguished gentleman. Through engaging activities and interactive lessons, the Distinguished Gentlemen Initiative empowers young men to develop life skills that will serve as a foundation for positive relationships and a sense of responsibility throughout their lives.



Youth Programs 8 City Summer Tour 2025

Kind Girls, Girl Power, Distinguished Gentlemen and Expect Respect for Teens

Sponsor Contact Name: _____

Company: _____

Address: _____

Telephone (Daytime): _____

E-mail: _____

☐ **\$2,500.00 KIND GIRL SPONSOR** – Acknowledgement as a sponsor for the youth summer program series, event flyer, press releases, Tea-Time Tuesday interview and social media mentions. Opportunity to speak at a youth program. Business logo on the T-shirts and flyers.

☐ **\$ 1,500.00 GIRL POWER SPONSOR** – Acknowledgement as a sponsor for the youth summer program series, event flyer, press releases and social media. Business logo on the T-shirts and flyers.

☐ **\$1,000.00 – EXPECT RESPECT SPONSOR**- Acknowledgement as a sponsor for the youth summer programs, press releases and recognition on social media. Business logo on the program T-shirts and flyers.

☐ **\$500.00 DISTINGUISHED GENTLEMEN SPONSOR** – Acknowledgement as a sponsor for the youth summer programs, business logo on the event flyer, photo recognition and press releases to include newsprint and social media. Business logo on the program T-shirts.

☐ **\$250.00 YOUTH SPONSOR** – Acknowledgement as a sponsor for the youth summer programs, business logo on the event flyer, photo recognition and press releases to include newsprint and social media. Business logo on the program T-shirts and flyers.

☐ Enclosed is My check made payable to ANGELS OF LOVE for \$ _____.
ALL ADVERTISEMENTS AND CONTRIBUTIONS ARE TAX-DEDUCTIBLE AS ALLOWED BY LAW PLEASE
MAKE CHECKS PAYABLE TO ANGELS OF LOVE. Tax ID #74-3018501. 1305 East Nolana Avenue, Suite D,
McAllen, Texas 78504, (956) 217-9764 (phone)

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

Discussion and Possible Action, if any, on Sponsoring the 3rd Annual 5K for Heroes, scheduled for Saturday, May 10, 2025, at 7:00 p.m., at the San Juan Sport Complex.

STAFF COMMENTS AND RECOMMENDATIONS:

The Marine Corps League requests a sponsorship for the 3rd Annual 5K for Heroes on Saturday, May 10, 2025, at the San Juan Sports Complex. The event is to honor our local heroes and support veterans' programs. (\$1,000.00 was last year's sponsorship)

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director



THE KINETIC COLLECTIVE, LLC

3RD ANNUAL

5K FOR HEROES

PRESENTED BY THE MARINE CORPS LEAGUE
RGV DETACHMENT #1456

REGISTER HERE




SPONSOR HERE



7:00AM. SATURDAY. MAY 10TH 2025

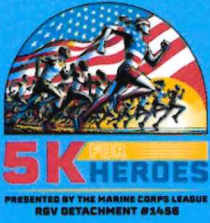
BENEFITTING: MARINE CORPS LEAGUE
T-SHIRT DEADLINE: FRIDAY, APRIL 11TH 2025

SAN JUAN SPORTS COMPLEX
1419 SAN ANTONIO AVENUE, SAN JUAN, TX 78589

5K - \$25 INCLUDES CHIP TIMING, PARTICIPANT T-SHIRT*, AND FINISHER MEDAL
*IF REGISTERED BY T-SHIRT DEADLINE

CONTACT: (956)460-9589 ★ THEATHLETICCOLLECTIVE.LLC@GMAIL.COM ★ WWW.MCLRGV.ORG

THANK YOU FOR YOUR SUPPORT OF THE MARINE CORPS LEAGUE!



3rd Annual Marine Corps League

5K for Heroes

Sat May 10, 2025 San Juan, TX 78589 US [Directions](#)

This donation will help us support the mission of the Marine Corps League which is to join together in camaraderie and fellowship to preserve the traditions and promote the interests of the United States Marine Corps. Our detachment also uses these funds to support our community programs such as:

- Supporting Marines and their families as well as other veterans
- Emergency and Disaster Relief
- Providing Military Honor Guard details for veteran burials
- Providing Color Guard support for events and much more!

Top Donors

\$96 Raised By 7 Donors

\$50 on behalf of Tony Pena
\$10 from Anonymous
\$10 on behalf of Amanda Espinoza
\$10 from Anonymous
\$10 on behalf of MATTHEW VALLEJO
\$5 on behalf of Aly Rodrigues
\$1 from Anonymous

Platinum \$250

Gold \$100

Silver \$50

Bronze \$

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

Discussion and Possible Action, if any, on Approving the Small Business Mini Grant for Rockn Thrift, for \$1,000.00.

STAFF COMMENTS AND RECOMMENDATIONS:

This is to confirm that **Rockn Thrift** has submitted all the required documents for the **EDC Mini Grant** application. The completed submission includes:

- Certificate of completion for the Business Development Training provided by **UTRGV**
- **Two-year financial projections**
- **Three vendor quotes**

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director



San Juan EDC Mini Grant Promotional Expenses Application

The San Juan EDC Mini Business Grant was created to assist small businesses with financial support for a new venture, or for retention and expansion of existing businesses. Applicants will need to meet the requirements of the Mini Grant Packet and submit supporting documents. The mini grant is money that does not have to be repaid, however the money must be used within the business and for business purposes only.

Mini Grant requirements for the small business are as follows:

- Must have an operating store front
- Must be operating a minimum of 40 hours per week (City or EDC can make random checks for compliance)
- Must have at least 1 full-time employee
- Must be in good standing with any revolving city loan (if applicable)
- Can only be awarded one time per business owner

Business owner applicants are required to:

- Attend one (1) free training session on business development, provided by UTRGV Small Business Development Center (SBDC). Call UTRGV at (956) 665-7535 for Free on-line training.
- Prepare an executive summary with two-year projections (See executive summary sample attached) (Training, executive summary development, and business technical assistance can be obtained at the SBDC.)

All applicant requests are subject to board approval.

Types of Grants (Start-Up _____ or Existing ☒)

Notes & Comments: _____

☒ Small Business Grant - Tenant (Maximum Award not to exceed \$1,000.00)

____ Small Business Grant - Non-Tenant (Maximum Award not to exceed \$2,000.00)

Special Event Business Competitions

____ Special Events Business Decorating Contest (3rd prize \$500, 2nd prize \$750, & 1st prize \$1,000)

***Note: Contest will be voided if there is not a minimum of (5) five entries.

Name of Event _____

- Note:
1. Funds are not awarded directly to business owner. San Juan EDC will directly pay the contractor, supplier, or vendor for products or services rendered.
 2. All quotes (minimum 3 from San Juan preferably) for grant funds need to be submitted within 60 days of grant approval.
 3. Any business that is in default or in not good standing with the City of San Juan or San Juan EDC is not eligible to apply.
 4. Businesses that close within a 6-month period from the time the grant is awarded, will not be eligible to reapply.
 5. All quotes must be submitted within 90 days of contest awarded and or from application date.

San Juan EDC Mini Grant Promotional Expenses Application Form

A. Personal Data/Company Information

Applicant's Name: Saul Sanchez
Spouse's Name (if applicable): Margarita Sanchez Is
spouse active in business? ☒ Yes ☐ No Are you a Veteran? ☐ Yes ☒ No
List of name(s) of any owners who own 25% or more of the company:

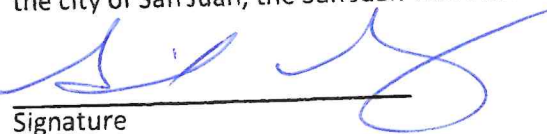
Owner's Mailing Address: 2016 Olmitos Ave.
City: San Juan, State: Texas zip 78589
Phone: (956) 215-4876 Fax: _____
Owner's e-mail: RockNthrift@gmail.com

B. Business Information

Business Name: Rockn Thrift
Physical Address: 508 S. Nebraska Ave.
City: San Juan, State: TX Zip Code: 78589
Business Phone: (956) 223-4835 Fax: _____
Business Mailing Address Same
Website: Rocknthrift.com Relative

Acknowledgment

I, Saul Sanchez acknowledge that I am neither the spouse, of the mother or father, the brother or sister, nor the son or daughter of any person on the San Juan EDC Board of Directors, the city of San Juan, the San Juan EDC staff of the Mini Grant panel of Judges.


Signature

10/31/2024
Date

Saul Sanchez
Printed Name

Rockn Thrift Executive Summary

Rockn Thrift is a thrift shop located at 508 S Nebraska Ave in San Juan, Tx. The shop is locally owned and operated by Saul and Maggie Sanchez and their two adult children when they are not in school.

The purpose for this written plan is to apply for a city grant to further our business.

Rockn Thrift was a little idea of Maggie many years in the making. Maggie started selling used, vintage, antique, and retro items on eBay and her passion grew from there. After many years of collecting and selling her inventory she finally decided to take her idea into a brick and mortar level.

Maggie and Saul both graduated from STCC Mcallen. Maggie has an associates degree in Health and human services. Saul has a Certificate in Electronics Servicing.

Saul worked for Hermes Music Service Department as a technician from 1994 thru 1997. He also worked for AT&T for 23 years and recently retired. But his technical skills served a purpose at **Rockn Thrift** since he is the one who repairs the shops electronics which include radios, Sony Walkmans, VCR's, TV's, and other variety of vintage electronics.

Rockn Thrift has become the hub for vintage electronics. It is the younger crowd who are now discovering and looking for those 70's, 80's, and 90's electronics.

Combine those electronics with vintage, retro, and reprinted shirts of band, movies, and parody; its like stepping back in time to the 70s, 80s, and 90s. And it all happens at **Rockn Thrift** here in San Juan.

Rockn Thrift has gone through two growth spurts and three address changes. The owners never anticipated that the little shop would ever grow and would need a bigger space for their growing customer base.

Rockn Thrift opened its doors on July of 2022. The first day in operation, the shop only had one customer come in and spend \$42 on shirts. To this day those \$42 still mean a lot to Saul and Maggie since it was the beginning to a new adventure in San Juan.

The shops profits are used to pay bills, rent, and invest with more inventory.

The equipment includes:

Cash register: \$500

Square Credit Card machine: \$300

Clothing racks: \$500

Printers: \$700

Shelves, Tables, Counter and refrigerators: \$630

Entertainment TV's and stereo system: \$400

Tools and maintenance supplies: \$500

From: Jean Smith no-reply@zoom.us
Subject: Thank you for attending The 2024 Guide to Your
Holiday Marketing
Date: Oct 30, 2024 at 1:50:10PM
To: rocknthrift@gmail.com



Hi Saul Sanchez,

Thank you for attending The 2024 Guide to Your Holiday Marketing . We hope you enjoyed the event.

Please take a moment to fill out the [online survey](#).

Please submit your questions or comments to: smithje@uhv.edu.

Don't forget to take our survey and let us know how we did and what other webinars you would like to attend.

To learn more from our outstanding webinars and events, visit <http://www.uhvsbdc.com> and register for any webinars/workshops today!

Become a client with easy online sign up <https://utsa.ecenterdirect.com/signup> or find the SBDC center near you at <https://americassbdc.org/find-your-sbdc/>

Learn more about us at <https://www.uhv.edu/small-business/>

Thank you!

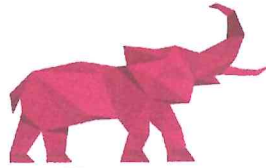


INVOICE

Pro Screen

Salim Loera
508 S Nebraska
San Juan ,Tx

956-789-4907
salimloera344@hotmail.com



Pro
Screen Printing

Date Issued: 10.31.2024
Date Due: 11.15.2024
Invoice #2095
Att: Rock n Thrift

Please find below a cost-breakdown for the recent work completed. Please make payment at your earliest convenience, and do not hesitate to contact me with any questions. Please Make Any Checks under PRO SCREEN

Many thanks,
Salim Loera

#	Item Description	Quantity	Unit Price (\$)	Total (\$)
1	Logo Shirts (2 Colors)	100	5	500.00
2	Window Logo (2)	2	150	300.00
3	Banner 5x8	2	100	200.00
			Subtotal	1000.00
			Sales Tax (%)	0.00
			Total	1000.00

Many thanks for your custom! I look forward to doing business with you again in due course.

Pro Screen .

107.9 KMY-FM Radio Schedule – ROCKNTHRTFT

Flight Dates: November 11th – December 8th (4 Weeks)



Radio Elements:

36x – (:30s) Commercials on 107.9 from M-F 7am-11pm

6x – (:30s) Commercials on 107.9 from M-Su 5am-12am *Added Value

Digital Elements:

1x – Facebook Post + Boost on our 107.9 Facebook Social Media Page

This sponsored social post will be running throughout the flight dates of the campaign.

Total (:30s) Commercials: 42x

1x Facebook Post

Total Investment: \$1,000

Advertiser: _____

Authorized
Signature

Today's
Date

It is understood and agreed that this contract includes elements and hard costs. By signing the above, I acknowledge and accept full responsibility for payment of total amount and agree to and understand that Entravision Communications is paying for certain elements on your behalf in order to execute this specific program or event. Entravision Communications Corporation and its stations are committed to a policy of non-discrimination in the advertising contracts that it enters into with its advertisers. Entravision will not enter into or carry out, in connection with any advertising contract it is a party to, any terms, conditions, or policies that commit the advertiser or Entravision to discriminate on the basis of race or ethnicity. This order, together with Entravision's Terms and Conditions of Advertising Services located at www.entravision.com/termsandconditions, constitutes a legally binding and enforceable agreement between Entravision and the client listed above. Any missed spots will be made good in flight without any further approval. Radio: \$700. Digital: \$300.

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

Consider Ratifying Check number 1341 for the Boys and Girls Club of Pharr, for the Spring Wine & Food Festival on Thursday, April 24, 2025, at the Valencia Event Center.

STAFF COMMENTS AND RECOMMENDATIONS:

The Spring Wine & Food Festival requests sponsorship for their event on Thursday, April 24, 2025, at Valencia Event Center, at 6:30 pm.
EDC sponsored them last year for a total of \$2,500.00.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director



512 SOUTH NEBRASKA
SAN JUAN, TX 78589

04/15/2025

PAY TO THE ORDER OF BOYS & GIRLS CLUB OF PHARR-SAN JUAN

\$**2,500.00

Two thousand five hundred and 00/100***** DOLLARS

BOYS CLUB OF PHARR, INC
1026 S FIR STREET
PHARR, TX 78577 UNITED STATES

MEMO



AUTHORIZED SIGNATURE



0001341 11119116870 104353579

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1341

04/15/2025

BOYS & GIRLS CLUB OF PHARR-SAN JUAN

INVOICE NO. 1341 BOYS AND GIRLS CLUB
PHARR-SAN JUAN, TO SPONSOR THE
SPRING WINE & FOOD FESTIVAL, ON
APRIL 24, 2025, AT 6:30 PM AT THE VALENCIA
EVENT CENTER 3012 S JACKSON RD,
MCALLEN, TX 75803

2,500.00

LSNB PUBLIC FUNDS CHECKING (5797)

2,500.00

SAN JUAN ECONOMIC DEVELOPMENT CORP.

1341

04/15/2025

BOYS & GIRLS CLUB OF PHARR-SAN JUAN

INVOICE NO. 1341 BOYS AND GIRLS CLUB
PHARR-SAN JUAN, TO SPONSOR THE
SPRING WINE & FOOD FESTIVAL, ON
APRIL 24, 2025, AT 6:30 PM AT THE VALENCIA
EVENT CENTER 3012 S JACKSON RD,
MCALLEN, TX 75803

2,500.00

LSNB PUBLIC FUNDS CHECKING (5797)

2,500.00

10th Annual Spring Wine & Food Festival
April 24, 2025 6:30PM-10:00PM
Sponsorship Opportunities (please check)

___ Capital Improvement Sponsor \$20,000

Naming rights of a room within a BGC facility
 Up to 2 V.I.P. Tables
 Recognition in Ads as Capital Improvement Sponsor
 Recognition in Event Program
 Company banner displayed at event (optional)
 Newsletter and Website Recognition
 Annual Meeting Recognition

___ Diamond Sponsor \$10,000

Up to 2 V.I.P. Tables
 Recognition in Ads as Title Sponsor
 Recognition in Event Program
 Company banner displayed at event (optional)
 Newsletter and Website Recognition
 Annual Meeting Recognition

___ Signature Sponsor \$5,000

Up to 1 V.I.P. Tables
 Recognition in Media Advertisements
 Recognition in Event Program
 Company banner displayed at event (optional)
 Newsletter and Website Recognition
 Annual Meeting Recognition

X Platinum Sponsor \$2,500

Up to 1 Table
 Local Program Channel Recognition
 Newsletter and Website Recognition
 Annual Meeting Recognition

___ Gold Sponsor \$1,250

4 Tickets to the Event
 Local Program Channel Recognition
 Newsletter and Website Recognition
 Annual Meeting Recognition
 *tables may be outside, in the beautiful outdoor patio

___ Silver Sponsor \$750

2 Tickets to the Event
 Newsletter and Website Recognition
 *tables may be outside, in the beautiful outdoor patio

****Cocktail tables will be available for all****

Please provide your information below

Sponsor Name (Company and/or Individual): San Juan Economic Development

Address: 512 S Nebraska Ave., San Juan, TX 78589

Phone Number: 956-609-5069

E-mail: mpatterson@sanjuanedc.com

We accept cash, check or credit card.

**Please contact Eddie Cantu (956) 454-7247 or
 Freddy Mata (956) 655-9108 for your preferred method of payment.**

YOU'RE INVITED TO OUR



Spring

Wine & Food
Festival



THURSDAY,
APRIL 24, 2025

6:30pm



VALENCIA
EVENT CENTER

3012 S. JACKSON RD.,
MCALLEN, TX 78503

DRESS ATTIRE: UPGRADE CASUAL

MUSIC PROVIDED BY:



All Proceeds To Benefit:



BOYS & GIRLS CLUB
OF PHARR - SAN JUAN

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
MAY 6, 2025

Consider Approval of the EDC meeting minutes:

- February 3, 2025
 - March 4, 2025
 - March 17, 2025
 - March 25, 2025
 - April 15, 2025
-

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the EDC meeting minutes:

- February 3, 2025
- March 4, 2025
- March 17, 2025
- March 25, 2025
- April 15, 2025

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative Asst.

APPROVED BY:

Jorge Garcia, CFM. Interim Executive
Director

February 3, 2025

Meeting Minutes

San Juan Economic Development Corporation (EDC)

Meeting Minutes

DATE: February 3, 2025

TIME: 6:00 PM

LOCATION: San Juan City Hall

ADDRESS: 512 S. Nebraska Ave
E.O.C. Room (2nd Floor)
San Juan, TX 78589

I. CALL TO ORDER

Board President Marco Villegas called the meeting to order at 6:00 PM.

II. PLEDGE OF ALLEGIANCE

Board President Marco Villegas led the Pledge of Allegiance.

III ROLL CALL

PRESENT: Marco “Markie” Villegas, Mayor Pro Tem/EDC President
Jesus “Jesse” Ramirez, City Commissioner/EDC Board Secretary/ Treasurer
Ernesto “Neto” Guajardo, City Commissioner/EDC Board Member
Pedro “Pete” Garcia, EDC Board Member
Jelet Martinez, EDC Board Member
Armando Garza Jr. EDC Board Vice President (Zoom Meeting)
Ben Castillo, EDC Legal Counsel
Eric Flores, EDC Legal Counsel
Lauren Ramirez, Realtor

ABSENT: Mario Garza, Mayor, EDC Board Member

IV. PUBLIC COMMENTS

No public comments were received.

V. DIRECTOR’S REPORT NONE

DISCUSSION: President Marco Villegas reported on the ICSC Dallas conference and noted that more details would be provided during the executive session.

Vice President Armando Garza shared that the EDC sponsored the Ribbon-Cutting Event at Clover Elementary, emphasizing it was a successful initiative.

President Villegas clarified that the sponsorship was by the EDC and not the city. He emphasized the importance of giving proper credit and acknowledged the event’s alignment with economic development efforts through early education partnerships.

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

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

DISCUSSION: No action taken.

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

DISCUSSION: Ruben Guajardo shared details about EDC's ongoing support and promotion of the event, including logo use and public acknowledgment. President Villegas inquired about past sponsorship amounts; Ruben confirmed that EDC previously provided a Bronze Sponsorship.

Jesus Ramirez, Board Secretary/Treasurer, motioned to sponsor the bronze sponsorship for \$500.00. Second by Pete Garcia, Board Member. The motion passed unanimously. (4-0)

3. Discussion and Possible Action, if any, for the EDC Grants Newsletter December 2024- February 2025.

DISCUSSION: John Pankratz informed the Board about available funding opportunities. The newsletter aims to communicate grant opportunities to the community and small businesses.

Hollis Rutledge proposed scheduling a trip to Austin to meet state delegates.

Vice President Armando Garza emphasized using potential funding for large EDC and city projects.

Martha Patterson was directed to propose dates for the Austin trip at the next meeting.

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

DISCUSSION: Vice President Armando Garza confirmed the check had already been issued and required retroactive approval.

Legal Counsel Ben Castillo confirmed the need to approve, confirm, and ratify the sponsorship.

Marco Villegas, Board President, motioned to approve the ratified check for Vida Clover Elementary for their Valley Bear Program for \$750.00. Second by Pete Garcia, Board Member. The motion passed unanimously. (4-0)

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 NO. 1277 ALBERT TREVINO
- CHECK NO. 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

DISCUSSION: Legal Counsel Ben Castillo advised tabling Check No. 1280 until the board can review the development agreement regarding the City's obligations. All other checks and items were confirmed to have signed agreements.

Jesus Ramirez, Board Secretary/Treasurer, motioned to approve the consent agenda, minus Check 1280, Yolanda De La Cruz. Second by Pete Garcia, Board Member. The motion passed unanimously. (4-0)

VIII EXECUTIVE SESSION

Jesus Ramirez, Board Secretary/Treasurer, motion to convene into Executive Session at 6:33 PM. Second by Pete Garcia, 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 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 §551.87, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - A. Updates on the EDC Projects
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, Economic Development 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 §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, Dismissal of a Public Officer or Employee, Specifically to Assign an Interim 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 Director.

IX RECONVENE

Meeting to Reconvene at 7:11 PM.

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 §551.87, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentive to a Business Prospect.
 - a. Updates on the EDC Projects

DECISION OF THE BOARD: No action taken.

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, Economic Development Negotiations; Deliberation Regarding EDC Real Estate Properties

DECISION OF THE BOARD: Ben Castillo, Legal Counsel, recommends that the EDC Board accept the land offer as discussed in the executive session.

Pete Garcia, Board Member, motioned to accept. Second, by Jesus Ramirez, Board Secretary/Treasurer. The motion passed unanimously. (4-0)

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

DECISION OF THE BOARD: Ben Castillo, Legal Counsel, recommends that the board approve the job duties as discussed in closed session.

Jesus Ramirez, Board Secretary/Treasurer, motioned to accept the recommendation as per legal counsel. Second by Pete Garcia, Board Member. The motion passed unanimously. (4-0)

- D. Pursuant to §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 Director.

DECISION OF THE BOARD: Authorize Legal Counsel to finalize contract terms and execute with a release of claim for Mr. Benjamin Arjona.

Pete Garcia, Board Member, motioned to approve. Second by Marco Villegas, Board President. The motion passed unanimously. (4-0)

- 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 Director.

DECISION OF THE BOARD: Ben Castillo, this is a month-to-month contract with a stipend.

Jesus Ramirez, Board Secretary/Treasurer, motioned to appoint Jorge Garcia, Planning and Zoning Director, to Interim EDC Executive Director. Second by Marco Villegas, Board President. The motion passes unanimously. (4-0)

X.. ADJOURMENT

Jesus Ramirez, Board Secretary/Treasurer, motioned to adjourn the EDC meeting at 7:15 p.m. Second by Jelete Martinez, Board Member. The motion passed unanimously. (4-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramirez, Board Secretary/Treasurer

Date

(Affix Seal Here)

March 4, 2025
Meeting
Minutes

San Juan Economic Development Corporation

Meeting Minutes

Date: March 4, 2025

Time: 6:00 pm

Place: San Juan City Hall

Address: E.O.C. Room (2nd Floor)
512 S. Nebraska Ave.
San Juan, TX 78589

I. CALL TO ORDER 6:00 pm

II PLEDGE OF ALLEGIANCE

Board President Marco Villegas led the Pledge of Allegiance.

III. ROLL CALL

Present: Martha Patterson, EDC Administrative Assistant
Jorge J. Garcia, Planning and Zoning Director/EDC Interim Executive Director
Jelet Martinez, EDC Board Member
Ernesto Guajardo, City Commissioner/EDC Board Member
Marco “Markie” Villegas, Mayor Pro Tem/EDC Board President
Jesus “Jesse” Ramirez, City Commissioner/EDC Secretary/Treasurer
Armando Garza Jr., EDC Board Vice President
Pedro “Pete” Garcia, EDC Board Member
Shellie Smith, EDC Attorney
Lauren Ramirez, Realtor
Juan “JT ” Tijerina

Absent: Mario Garza, Mayor/EDC Board Member

Zoom: Steve Walker,

IV. PUBLIC COMMENTS

No public comments were received.

V DIRECTOR’S REPORT

DISCUSSION: Jorge J. Garcia, Interim Executive Director, relates the following information to the EDC Board.

- Met with EDC Realtor Lauren Ramirez and discussed owned properties and potential acquisitions.
- Coordinate with the I.T. Department on drone flights for businesses that are not yet on the website.
- Got TVs mounted in the EDC Lobby and Conference room to display city businesses.
- Added EDC website Link to the City of San Juan’s Website to add exposure to our organization.
- Prepared and coordinated the Homes2 Suites ribbon cutting, which is on Thursday, February 27, 2025, at 4:00 pm.
- Met with Finance Director Mr. Gonzales and Mr. J. Moncayo from Luis C. Orozco, CPA, to discuss the audit.

March 4, 2025

Marco Villegas, President, expressed good work to Mr. Jorge Garcia and the EDC Staff for a well-done Ribbon Cutting for Home2 Suites.

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

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

DISCUSSION: Jorge Garcia introduced Stephan Walker (Site-Work) via Zoom to present the proposed **City of San Juan Landscaping Entry Signage Project**.

The signage will be installed at **Interstate 2 and Nebraska**, on both southwest and northeast corners.

Plans are **95% completed**. Mr. Walker previously submitted them to **Mr. Arjona** in **October 2024** but received no follow-up.

Mr. Walker submitted an invoice for 80% of the work completed and was later requested to present it again to the board.

TxDOT Coordination Details:

TxDOT requires submission of the final **95% plans**.

The city must enter an **Advance Funding Agreement (AFA)** with TxDOT, outlining responsibilities and maintenance duties.

Estimated AFA execution timeline: **6 months**.

Landscaping, irrigation, and signage mounting will follow in **2–3 months** post-agreement.

Mr. Walker emphasized he cannot represent the City at TxDOT, but can support from the planning side.

Sample signage displayed (e.g., similar to **La Quinta's aluminumized sign**).

Estimated cost: \$120,500, includes a **15-year warranty**.

Action Steps Identified:

Armando Garza, Jr., requested that **Jorge Garcia** send his and **Chief Trizo's** contact info to Mr. Walker for coordination.

Mr. Walker, please resend 95% of the **landscaping plans** and draft a letter to **Pete Alvarez or Rex Cosley** at TxDOT.

March 4, 2025

The city will submit a 100% landscaping plan after the TxDOT **review and commission approval of the** resolution.

Time of Presentation Conclusion: 6:17 PM

2. **Discussion and Possible Action, if any, on Sponsorship/Promotional for the 2nd Annual Armed Forces Festival, Alamo, TX, on May 16-17, 2025, at the Landmark on Tower Rd.**

DISCUSSION: Leonel Alvarado presented the festival's expansion into a two-day event. Official partners include Home2 Suites, Brewer, and 12 Fox Beer Co. The event will feature a car show, silent auction benefiting the McAllen Guns and Roses Foundation, and live performances, including School of Rock and headliner Keith Brothers. It also highlights nonprofits and charities supporting Armed Forces members and First Responders.

Jesus Ramirez, Board Secretary/Treasurer, motioned to sponsor the Gold. Second by Armando Garza Jr., Board Vice President. The motion passed unanimously. (6-0)

3. **Discussion and Possible Action, if any, on Sponsorship/Promotional for the South Texas Mariachi Festival of Dr. Dahlia Guerra and ToGive on Friday, April 25 - Sunday, April 27, 2025, at the Old Hidalgo Pump House.**

DISCUSSION: Jorge **Garcia**, Interim Executive Director, introduced the festival organized by **Dr. Dahlia Guerra** and **ToGive**. This inaugural event promotes cultural arts with sponsorship benefits, including media placements and tickets.

Table. No one showed up.

Jesus Ramirez, Board Secretary/Treasurer, motioned to table item no representative. Second by Ernesto Guajardo, Board Member. The motion passed unanimously. (6-0)

4. **Discussion and Possible Action, if any, on Sponsorship/Promotional for the PSJA All Abilities Awareness Walk 2025, on Saturday, April 26, 2025, at the PSJA Stadium.**

DISCUSSION: Daisy Zuniga, Social Worker with PSJA Special Education Department, requested continued support. Proceeds fund scholarships for students with special needs pursuing higher education. The organization has been awarded 42 scholarships to date. Clarification on logo usage was addressed, and Martha Patterson confirmed she would provide the EDC logo.

Ernesto Guajardo, Board Member, motioned to sponsor the gold for \$500.00. Second by Marco Villegas, Board President. The motion passed unanimously. (6-0)

5. **Discussion and Possible Action on Sponsorship/Promotional for the Superintendent's Scholarship Golf Classic on Saturday, March 29, 2025.**

DISCUSSION: Ray **Perez**, PSJA history teacher, presented the first-ever tournament benefiting the **PSJA Education Foundation**. The event will promote networking among businesses, nonprofits, and the community, with proceeds supporting student scholarships.

Jesus Ramirez, Board Secretary/Treasurer, motioned to sponsor the Silver for \$1,500.00. Second by Ernesto Guajardo, Board Member. The motion passed unanimously. (6-0)

VII. CONSENT AGENDA

No consent agenda

VIII. EXECUTIVE SESSION

Jesus Ramirez, Board Secretary/Treasurer, motioned to convene into Executive Session at 6:37 PM. Second by Ernesto Guajardo, Board Member. The motion passed unanimously. (6-0)

- 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 Financial Incentive to a Business Prospect.

- A. Project Tri O
- B. Project Court
- C. Project Don

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.

IX. RECONVENE

Meeting to Reconvene at 7:44 PM.

- 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 Financial Incentive to a Business Prospect.

- A. Project Tri O
- B. Project Court
- C. Project Don

DECISION OF THE BOARD: No action was taken.

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

DECISION OF THE BOARD: Proceeded as a discussion in Executive Session.

Marco Villegas, Board President motioned. Second by Jesus Ramirez. The motion passed unanimously. (6-0)

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

DECISION OF THE BOARD: No action was taken.

X. ADJOURNMENT

Armando Garza, Board Vice President, motioned to adjourn the EDC meeting at 7:45 p.m. Second, by Ernesto Guajardo, Board Member. The motion passed unanimously. (6-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramirez, Board Secretary/Treasurer

Date

(Affix Seal Here)

March 17, 2025 Meeting Minutes

San Juan Economic Development Corporation Special Call Meeting Minutes

Date: March 17, 2025

Time: 12:00 pm

Location: San Juan City Hall

E.O.C. (2nd Floor)

512 S 21st Street

San Juan, TX 78589

I CALL TO ORDER

The meeting was called to order at 12:00 PM by Jesus Ramirez, Board Secretary/Treasurer.

II PLEDGE OF ALLEGIANCE

Jesus Ramirez, Board Secretary/Treasurer, led the Pledge of Allegiance.

III ROLL CALL

Present: Lauren Ramirez, Realtor
Alyssa Aleman, EDC Legal Counsel
Jesus Ramirez, City Commissioner/EDC Secretary/Treasurer
Pedro "Pete" Garcia, EDC Board Member
Mario Garza, Mayor/EDC Board Member
Ernesto Guajardo, City Commissioner/EDC Board Member
Jelet Martinez, EDC Board Member
Jorge J. Garcia, P & Z Director/EDC Interim Executive Director

Absent: Marco Villegas, Mayor Pro Temp/EDC Board President
Armando Garza Jr., EDC Board Vice President
Tirso Garza, Fire Chief

IV EXECUTIVE SESSION:

Ernesto Guajardo, Board Member, motioned to convene into Executive Session at 12:05 pm. Seconded by Pete Garcia, Board member. The motion passed unanimously. (5-0)

- 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 §551.072 of the Texas Government Code, Discussion and Possible Action Regarding Lot 4, Block A, Original Townsite of San Juan.
 - B. Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.

V RECONVENE

Pete Garcia, Board Member, motioned to reconvene into open session at 12:22 pm. Second by Ernesto Guajardo, Board Member. The motion passed unanimously. (5-0)

1. The San Juan Economic Development Corporation will Reconvened 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 §551.072 of the Texas Government Code, Discussion and Possible Action Regarding Lot 4, Block A, Original Townsite of San Juan.

DECISION OF THE BOARD: Jesus Ramirez, Secretary/Treasurer, asked for a motion to authorize the Memorandum of Understanding (MOU).

Pete Garcia, Board Member, motioned to accept the MOU. Second by Ernesto Guajardo, Board Member. The motion passed unanimously. (5-0)

- B. Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.

DECISION OF THE BOARD:

Pete Garcia, Board Member, motioned to proceed as discussed in Executive Session. Second by Ernesto Guajardo, Board Member. The motion passed unanimously. (5-0)

VI ADJOURNMENT

Pete Garcia, Board Member, motioned to adjourn the EDC Special Call meeting at 12:23 PM. Seconded by Mayor Mario Garza. The motion passed unanimously. (5-0)

Submit by:

Certified by:

Marco Villegas, Board President

Jesus Ramirez, Board Secretary/Treasurer

Date

Affix Seal Here

March 25, 2025
Meeting
Minutes

San Juan Economic Development Corporation (EDC)

Special Call Meeting Minutes

Date: March 25, 2025

Time: 5:02 pm

Location: San Juan Memorial Library

Address: Multipurpose Room
1010 Standard Ave
San Juan, TX 78589

I. CALL TO ORDER:

Marco Villegas, Board President, called the meeting to order at 6:00 PM.

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL

Present: Martha Patterson, EDC Administrative Assistant
Benjamin Castillo, EDC Legal Counsel
Jorge J. Garcia, EDC Interim Executive Director
Jelet Martinez, EDC Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member
Marco "Markie" Villegas, Mayor pro Tem/EDC Board President
Jesus "Jesse" Ramirez, City Commissioner/EDC Board Secretary/Treasurer
Pedro "Pete" Garcia, Board Member
Armando Garza Jr., EDC Vice President
Mario Garza, Mayor/EDC Board Member

City Staff: Leroy Gonzales, City Director of Finance
Chier Tirso, Fire Chief/City Interim City Manager

Absent: Mario Garza, Mayor/EDC Board Member

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

I. Consideration and Approval of the Annual Audited Financial Report for fiscal year 2024.

DISCUSSION:

Luis Orozco, CPA, and Jesus Moncayo, CPA, presented the Fiscal Year 2024 audit findings. The audit, covering the fiscal year ending September 30, 2024, resulted in an **Unmodified Opinion**, the highest level of assurance given by independent auditors.

Key Financial Highlights:

- **Total Assets:** \$3,691,515 (cash and investments).
- **Receivables:** \$1,137,539 assigned for City Hall construction.
- **Liabilities:** \$10,276.
- **Fund Balances:**
 - **Unassigned:** \$2,483,364
 - **Assigned to Capital Projects:** \$1,137,539
 - **Debt Service:** \$60,336

Revenue and Expenditures:

San Juan EDC Special Call Meeting Minutes

March 25, 2025

- **Total Revenues:** \$1,780,218, with a 5% increase in sales tax revenue and 25% growth in investment earnings.
- **Total Expenditures:** \$1,420,223, reflecting a 4% decrease due to lower operational costs after relocating to City Hall.
- **Net Income:** \$359,996 surplus.

Balance Sheet Overview:

- **Net Position:** \$1,504,909
- **Unrestricted Net Assets:** \$954,327
- **Total Assets and Deferred Outflows:** \$4,194,828

Compliance Report:

- No material weaknesses or significant deficiencies.
- No instances of noncompliance.

Luis Orozco encouraged Board Members to contact him with further questions and emphasized the importance of signing the audit's acceptance letter.

Note: Marco Villegas, Board President, welcomed Mayor Garza, who joined the EDC Special Call meeting at 5:08 pm.

Jesus Ramirez, Board Secretary/Treasurer, motioned to approve. Second, by Pedro Garcia, Board Member. The motion passed unanimously. (6-0)

V. EXECUTIVE SESSION

Jesus Ramirez, Board Secretary/Treasurer, motioned to convene into Executive Session at 5:25 p.m. Seconded by Mario Garza, Board Member. The motion passed unanimously. (7-0)

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

Note: Marco Villegas, Board President, for the record, Armando Garza Jr., Board Vice President, joined the EDC Executive Session at 5:27 pm.

- A. Pursuant to Section §551.087 OF THE Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.

VI RECONVENE

Jesus Ramirez, Board Secretary/Treasurer, motioned to reconvene into open session at 5:56 p.m. Second, by Ernesto Guajardo, Board Member. The motion passed unanimously. (7-0)

1. The San Juan Economic Development Corporation will Reconvened into Open Session to take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Open Vote or Take Final Action in Open Meeting.
 - A. Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.

March 25, 2025

Decision of the Board:

Jesus Ramirez, Board Secretary/Treasurer, motioned to approve as discussed in the executive session for the Cesar Chavez Project. Second, by Marco Villegas, Board President. The motion passed unanimously. (7-0)

VII ADJOURNMENT

Armando Garza, Jr., Board Vice President, motioned to adjourn the San Juan EDC special meeting at 5:56 p.m. Second, by Ernesto Guajardo, Board Member. The motion passed unanimously. (7-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramirez, Board Secretary/Treasurer

Date

(Affix Seal Here)

April 15, 2025 Meeting Minutes

**San Juan Economic Development Corporation (EDC)
Meeting Minutes**

Date: Tuesday, April 15, 2025

Time: 12 noon

Location: San Juan City Hall

**Address: 512 S. Nebraska Ave.
E.O.C. Room (2nd Floor)
San Juan, TX 78589**

I. CALL MEETING TO ORDER:

Board President Marco Villegas called the meeting to order at 12:02 p.m.

II. ROLL CALL

Present: Martha Patterson, EDC Administrative Assistant
Jorge Garcia, P & Z Director/EDC Interim Executive Director
Jelet Martinez, Board Member
Ernesto "Neto" Guajardo, City Commissioner/EDC Board Member
Marco "Markie" Villegas, Mayor Pro Tem/EDC Board President
Jesus "Jesse" Ramirez, City Commissioner/EDC Board Secretary/Treasurer
Armando Garza Jr., EDC Board Vice President
Pete Garcia, EDC Board Member
Eric Flores, EDC Legal Counsel
Lauren Ramirez, Realtor
Absent: Mario Garza, Mayor/EDC Board Member

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

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

DISCUSSION: Mr. Jorge Garcia, no updates.

2. Discussion and Possible Action, if any, on Sponsoring the 4th Annual Women's Renew Conference "Hope is an Anchor for the Soul" on April 25th and April 26, 2025.

DISCUSSION: Mr. Jorge Garcia, introduce the 4th Annual Women's Renew Conference, "Hope is an Anchor for the Soul," on April 25th and 26th, 2025. Mr. Garcia, this sponsorship has been done in the past for \$1,000.00.

Armando Garza Jr., Board Vice President, motioned to approve \$1,000.00. Second by Ernesto Guajardo, Board Member. The motion passes unanimously. (5 -1-abstained Pete Garcia, Board Member)

VI. EXECUTIVE SESSION

Marco Villegas, EDC's Board President, informed the board to convene into an Executive Session at 12:02 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).
 - A. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties. Lot 4 Block A, Original Townsite of San Juan.
 - B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties. Lot 1 Block A, Original Townsite of San Juan.

V. RECONVENE

Armando Garza Jr., Board Vice President, motioned to reconvene into Open Session at 12:12 p.m. Second by Jesus Ramirez, Board Secretary/Treasurer. The motion passed 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. Lot 4 Block A, Original Townsite of San Juan.

Decision of the Board: Regarding Lot 4 Block A

Armando Garza Jr., Board Vice President, motioned to direct staff to proceed as discussed in executive session. Second, by Pete Garcia, Board Member. The motion passed unanimously. (6-0)

- B. Pursuant to Section §551.071 Consultation with Attorney and Section §551.087, ECONOMIC NEGOTIATIONS; Deliberation Regarding EDC Real Estate Properties. Lot 1 Block A, Original Townsite of San Juan.

Decision of the Board: Regarding Lot 1 Block A:

Armando Garza Jr., Board Vice President, motioned to direct staff to proceed as discussed in executive session. Second, by Pete Garcia, Board Member. The motion passed unanimously. (6-0)

VI. ADJOURNMENT

Jesus Ramirez, Board Secretary/Treasurer, motioned to adjourn the meeting at 2:13 p.m. Second, by Ernesto Guajardo, Board Member. (6-0)

Submitted

Certified

Marco Villegas, Board President

Jesus Ramiez, Board Secretary/Treasurer

Date

(Affix Seal Here