



**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, February 3, 2026
5:00 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. PRESENTATION

1. LiftFund Interest - Buy Down Program

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

1. Discussion and Possible Action, if any, on Sponsoring the 2nd Annual Kick-Off to RGVLS Boots, Jean and Bear Dreams Gala on February 19, 2026, at the Brookhaven Event Center, Pharr, TX. Hosted by: PSJA FFA Booster Club.
2. Discussion, Consideration, and Possible Action, if any, on approving the Mini-Grant for Rodriguez Screen Printing.
3. Discussion, Consideration, and Possible Action, if any, on approving the Small Business Grant for L & S Air, LLC.

VIII. CONSENT AGENDA

1. Consider approval of the San Juan EDC meeting minute(s):
-January 6, 2026

IX. 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 and Texas Government Code §551.074 Personnel Matters.
 - A. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Communications and Marketing Manager.
 - B. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Board Member.

X. RECONVENE

1. The San Juan Economic Development Corporation will Reconvene into Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.
 - A. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Communications and Marketing Manager.
 - B. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Board Member.

XI. ADJOURNMENT

I, the undersigned authority, do certify that the above agenda of said regular meeting/workshop of the San Juan Economic Development Corporation is a true and current copy, and that said notices were posted at San Juan City Hall, 512 S. Nebraska Ave., San Juan, TX, San Juan EDC office, and San Juan EDC website, www.sanjuanedc.com at a place convenient and readily accessible to the general public, at all times, and said notice was posted on the 28th of January, 2026 and will remain posted continuously for three business days preceding the scheduled time of the said meeting in compliance with Chapter 551 Texas Government Code (Open Meeting Act).


Jorge J. Garcia, CFM

Executive Director

San Juan Economic Development Corporation

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
FEBRUARY 3, 2026

LiftFund Interest - Buy Down Program

STAFF COMMENTS AND RECOMMENDATIONS:

LiftFund, a nonprofit Community Development Financial Institution (CDFI), who supports small business owners who don't qualify for traditional funding with affordable loans and support services.

LiftFund works alongside large banks, government agencies, community leaders, and partners to provide millions of dollars in micro and small business loans to hardworking entrepreneurs.

RECOMMENDATION:

Liftfund Presentation

PREPARED BY:

Martha Patterson,
Administrative
Assistant III

APPROVED BY:

Jorge Garcia, CFM. Executive
Director

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
FEBRUARY 3, 2026

Discussion and Possible Action, if any, on Sponsoring the 2nd Annual Kick-Off to RGVLS Boots, Jean and Bear Dreams Gala on February 19, 2026, at the Brookhaven Event Center, Pharr, TX. Hosted by: PSJA FFA Booster Club.

STAFF COMMENTS AND RECOMMENDATIONS:

The San Juan EDC has not sponsored this event in the past. Therefore, this request would be considered a new sponsorship.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative
Assistant III

APPROVED BY:

Jorge Garcia, CFM. Executive
Director

Music by:



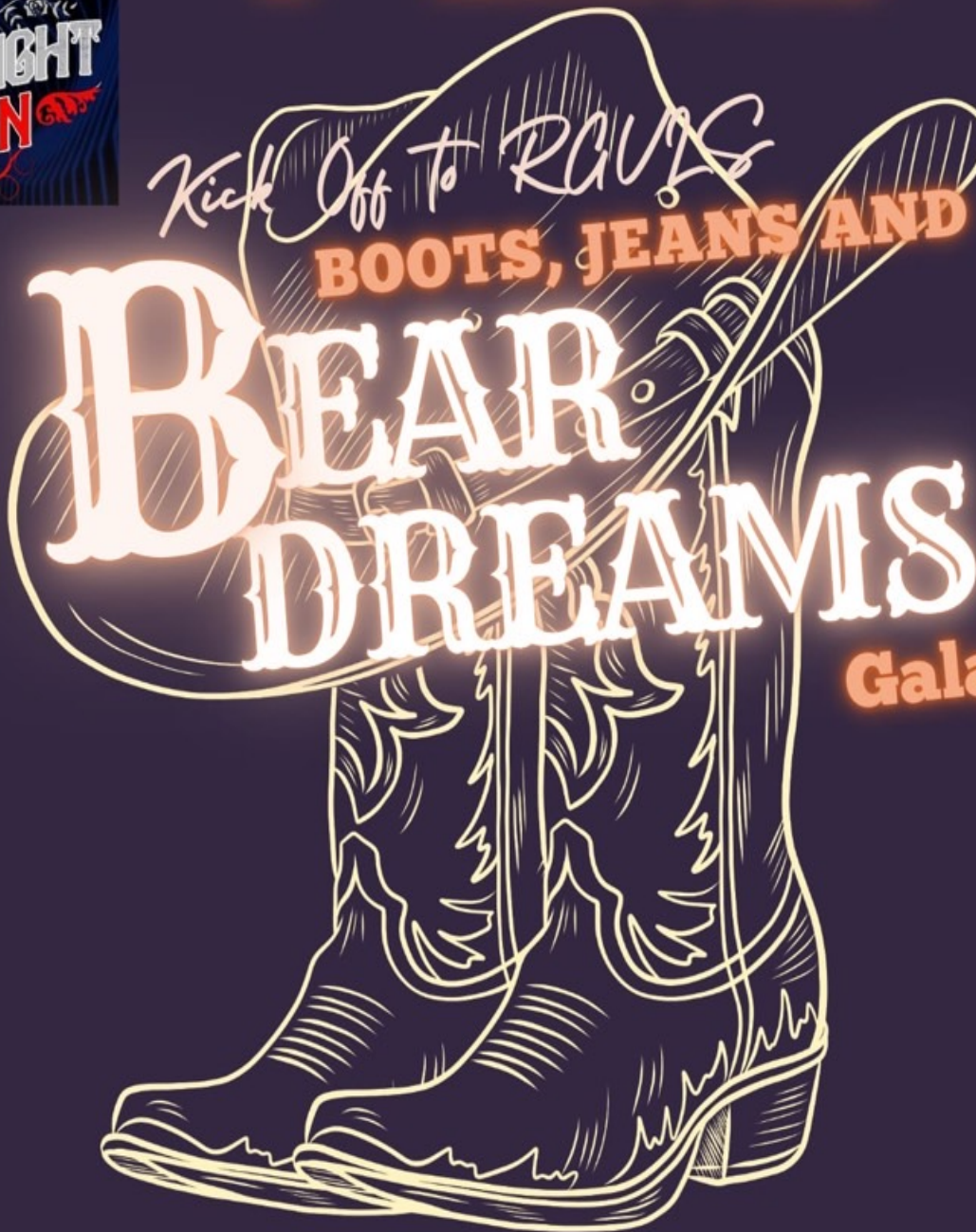
2ND ANNUAL

Kick Off to RAVIS

BOOTS, JEANS AND

BEAR DREAMS

Gala



**AUCTIONS |
RAFFLE | DANCE**

**HOSTED BY: PSJA FFA
BOOSTER CLUB**

**FEBRUARY 19, 2026
6:00 PM - 11:00 PM**

Full Table (10 people)

PLATINUM BUCKLE SPONSOR \$1000

- STEAK DINNER-TRIMMINGS
- CHARCUTERIE BOARD
- PREMIUM DESSERT
- PROMOTION SHOUTOUT ON FACEBOOK

Half Table (5 people)

GOLD BUCKLE SPONSOR \$500

- STEAK DINNER
- PROMOTION SHOUTOUT ON FACEBOOK

Single Chair

SPURS SUPPORTER \$75

- STEAK DINNER

LOCATION:

**BROOKHAVEN EVENT CENTER
404 EAST INTERSTATE HIGHWAY 2 BUILDING C,
PHARR, TX, 78577**

FOR INFORMATION CONTACT:

Rex Costley	(956)867-9227
Amanda Cadena	(956)566-9417
Sally Villegas	(956)780-4625
Letty Muniz	(956)784-9733
Elda Santillana	(956)510-1394
Santana Garza	(956)-289-0627

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
FEBRUARY 3, 2026

Discussion, Consideration, and Possible Action, if any, on approving the Mini-Grant for Rodriguez Screen Printing.

STAFF COMMENTS AND RECOMMENDATIONS:

Maricurz Rodriguez, owner of Rodriguez Screen Printing, is requesting a mini-grant to replace her business signage. All required documents have been submitted to the EDC office.

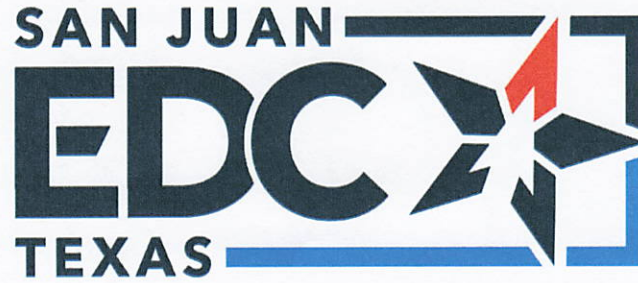
RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative
Assistant III

APPROVED BY:

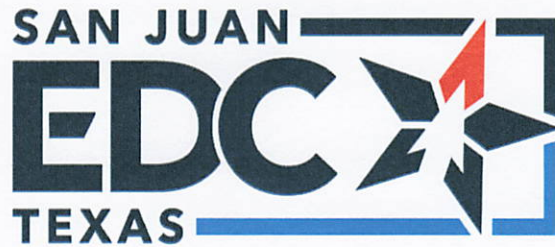
Jorge Garcia, CFM. Executive
Director



MINI

GRANT PROGRAM

Supporting Small Business



Mini Grant Program

In order to promote economic development in the City of San Juan, the San Juan Economic Development Corporation (EDC) established the Mini Grant. This program is intended to assist small businesses in San Juan by providing a grant up to \$2,000.00 for projects such as storefront improvements and promotional items.

In order for an applicant to qualify:

- ✓1. Business must be located in San Juan.
- ✓2. Business must have an operating store front.
- ✓3. Business must be operating a minimum of 40 hours per week (City or EDC can make random checks for compliance).
- ✓4. Business must have at least one (1) full-time employee.
- ✓5. Mini Grant can only be awarded one time per business owner.
- ✓6. Tenant applicant must either have a yearly lease agreement or own the property.

Applications can be picked up at the San Juan EDC office or requested via our contact page on our website: www.sjedc.com. The applicant must submit a complete application packet, which includes the application forms, a project description, proof of the business being in operation for at least two (2) years, and a minimum of three (3) bids. Tenant applicants must also provide a copy of a lease agreement and written approval from the landlord for leasehold improvements.

Applications are generally approved or declined within 45 to 60 days of receipt of a complete application package. The application can be submitted at any time of the year. A project committee will review documentation. The San Juan EDC Board will have final approval of all applications. Awards will be made while funding is available. Approved applications will be funded upon completion of the project. All documents submitted will be subject to the Texas Public Information Act.

Program terms and conditions: Awarded businesses will be paid after submitting proof of project completion. The program will not reimburse expenditures incurred prior to grant approval. Awarded businesses will have up to six (6) months from the date of the award to carry out the project. Applicant businesses are strongly encouraged to use San Juan contractors/vendors when possible.

For a complete set of the program policies and procedures, please contact the San Juan EDC office.

San Juan Economic Development Corporation
Mini Grant MCP
Small Business Grant Application

Business Name: <i>Rodriguez Screen printing</i>	Federal I.D. #:	Year Started:	Number of years in business: <i>20</i>	
Business Address: <i>2203 N. Raul Longoria, B1</i>	City: <i>San Juan</i>	State: <i>TX</i>	Zip Code: <i>78589</i>	Business Phone: <i>956-227-4021</i>
Contact Name & Title: <i>Maricruz Rodriguez Owner</i>				
Home Address: <i>763 E Minnesota Rd.</i>	City: <i>San Juan</i>	State: <i>TX</i>	Zip Code: <i>78589</i>	Home Phone: <i>956 3066714</i>
Email Address: <i>shirts@rodriguezscreenprinting.com</i>	Request Amount (max \$ _____): <i>\$ 2,000 =</i>			
Total Project Cost: <i>\$ 1999</i>	General Purpose of Request (storefront/equipment/signage/repairs):			

General Business Description (i.e., Restaurant, tire shop, salon, etc.): <i>Screen Printing & Embroidery</i>	NAICS Code:
Type of Business: <input checked="" type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corp <input type="checkbox"/> C-Corp <input type="checkbox"/> LLC	

Please provide the names and contact information, if applicable, of any other business principles and/or owners with 20% ownership or more

#1 Name:	Contact Information (address/phone#/ email)
#2 Name:	Contact Information (address/phone#/ email)
#3 Name:	Contact Information (address/phone#/ email)
#4 Name:	Contact Information (address/phone#/ email)

Give a brief description of the purpose of these funds:

I would like to replace my business outdoor signs.

Project Budget

Budget Item	Amount
1. Sign	\$
2.	\$
3.	\$
4.	\$
5.	\$
6.	\$

TOTAL:

Please provide a brief description of your business and the product/service of the business: *Include in your description the following: Business owner's background information, history of business, information on products/services, hours of operation, number and types of jobs associated with your business, and yearly gross income/sales for the business.*

Applicant Certification: I certify that everything I have stated in this application is accurate to the best of my knowledge. I understand that the San Juan Economic Development Corporation (EDC) will retain this application, regardless of whether it is approved. I authorize the San Juan EDC or its agents to investigate my credit, employment, and income (including, but not limited to, any other credit report services). I also authorize the San Juan EDC or this agent to report to the proper credit bureaus account performance.

Furthermore, I understand that any award provided to me by the San Juan EDC is based on the scope of work as submitted in my application and that failure to meet and/or complete my scope of work will result in the San Juan EDC amending, reducing, and/or withholding any financial assistance awarded. Said failure may also result in my obligation to repay or reimburse the San Juan EDC for any financial assistance provided to me or my business.

Nondiscrimination statement: The San Juan EDC prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs). Individuals with disabilities who require alternative means of communication for program information (such as braille, large print, or audiotape) should contact the San Juan EDC office at (956) 223-2282.

Applicant Signature: Melany Rodriguez

Today's Date: 1/7/2024

Co-Applicant Signature: _____
(if applicable)

Today's Date: _____

512 S. Nebraska Ave, San Juan, TX 78589
(956) 223-2283

Initial Documents for Grant Application

- ✓ • Application Form
- Business Plan
- Project Budget
- Business Description
- Proof of business (for example, franchise tax account status certificate, state sales tax receipts, or two (2) years of tax returns for business).
- Provide a minimum of three bids from non-related third-party vendors/contractors.
- Tenant applicants must provide a lease agreement and written landlord approval for leasehold improvements.

Steps for Application Process

- ✓ • Fill out the loan application.
- ✓ • Submit all documents to San Juan EDC via mail or hand delivery.
- ✓ • San Juan EDC staff will review the application and determine eligibility.
- ✓ • If the San Juan EDC Staff recommends approval, the application will be presented to the San Juan EDC Board for final review.
- Applicant notified of the Board's decision to approve or deny the application, along with any specific terms, when applicable.

San Juan Grant Program

Contacts

www.sjedc.com

San Juan Economic Development Corporation
Jorge J. Garcia, Executive Director

Attn: Martha Patterson
Administrative Assistant III
grants@sjedc.com
(956) 223-2283 office

UTRGV
Small Business Development Center
1407 E. Freddy Gonzalez Dr., Edinburg, TX 78539
(956) 665-7535

4 Signs Digital Print
 4306 N Raul Longoria Ste. 2 San Juan, TX 78589
 info@4signsdigital.com
 (956) 528-5110



Quote 2272

QUOTE DATE
 Thu, 01/08/2026
 QUOTE EXPIRY DATE
 Sat, 02/07/2026
 TERMS
 Due on receipt

REQUESTED BY
 Rodriguez Screen printing

CONTACT INFO

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	LED Cabinet Sign 8'x16' Metal Cabinet Sign	1	Each	\$3,000.00	\$3,000.00	Y

This handcrafted quote is based on the specific information you've given us and is valid for 30 days.

When you approve this quote, you are agreeing to pay 100% of the quoted price. We require a 50% deposit to begin work on your project. Once we receive your deposit, we'll schedule your project and email you an estimated completion date. The remaining balance is due upon completion of your order.

Need to make that changes?

No problem - but please realize, changes to quantity or specifications will affect your price. We will provide you with an updated quote based on the changes.

Subtotal:	\$3,000.00
Sales Tax (0%):	\$0.00
Total:	\$3,000.00

Downpayment (50.0 %)

\$1,500.00

SIGNATURE:

DATE:



PEDROZA SIGNS LLC

Jose luis pedroza
 4005 S Cesar Chavez Rd Ste. A
 San Juan, TX, 78589
 pedroza.signs@yahoo.com
 (956) 328-4050

Estimate

Estimate No: 269
 Date: 01/26/2026

For: RODRIGUEZ SCREEN PRINT
 2203 N Raul Longoria Rd Suite B-1, San
 Juan, TX 78589
 956-227-4021

Description	Quantity	Rate	Amount
SIGN LED Cabinet Sign 8'x16'	1	\$3,500.00	\$3,500.00
Subtotal			\$3,500.00
Includes TAX 0% (\$3,500.00)			\$0.00
Total			\$3,500.00
Total			\$3,500.00
Deposit due 01/26/2026			\$1,750.00

Payment Instructions

A 50% deposit of \$1,750.00 is required by 01/26/2026.



Terms and Conditions

DEPOSIT AND CANCELLATION POLICY:

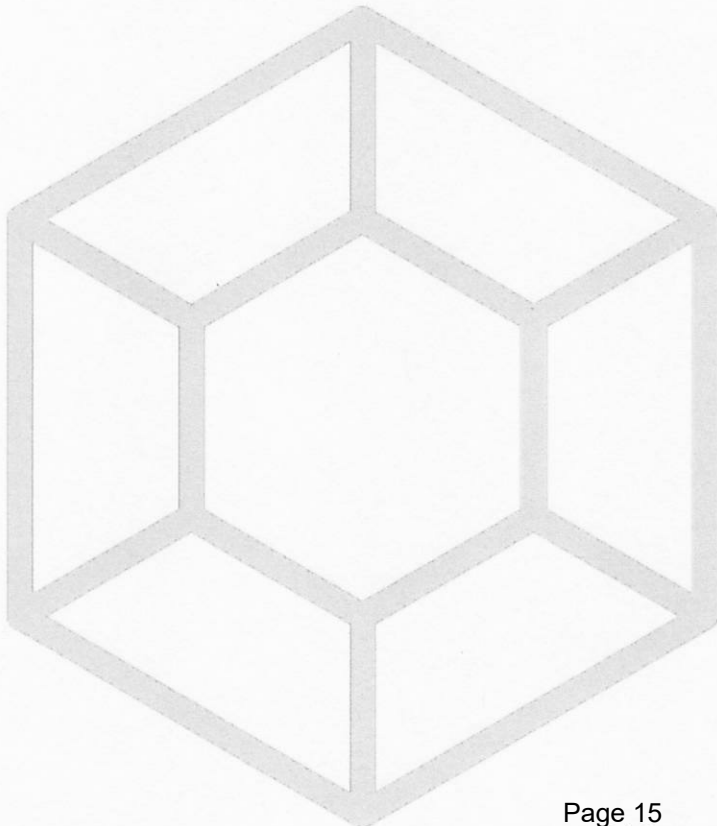
Pedroza signs LLC requires a deposit for all work requested to secure resources. Please note all deposits are NON-REFUNDABLE in the event of cancellation, postponement, or any other changes initiated by the client. By submitting a deposit, clients acknowledge and accept this policy.

LED WARRANTY

1 year warranty from day of installation on LEDs.

THIS WARRANTY DOES NOT COVER:

- Damage caused by natural disasters
- Damage caused by misuse, neglect or accident.
- Damage caused by unauthorized repairs or modifications.



AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
FEBRUARY 3, 2026

Discussion, Consideration, and Possible Action, if any, on approving the Small Business Grant for L & S Air, LLC.

STAFF COMMENTS AND RECOMMENDATIONS:

Eulalio Enriquez, owner of L & S Air, LLC., is requesting a small business grant for business renovations. All required documents have been submitted to the EDC office.

RECOMMENDATION:

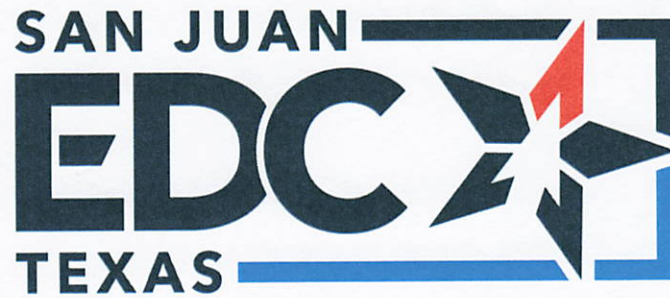
PREPARED BY:

Martha Patterson,
Administrative
Assistant III

APPROVED BY:

Jorge Garcia, CFM. Executive
Director

L & S. Air, LLC.



SMALL BUSINESS GRANT PROGRAM

Supporting Small Business

512 S Nebraska Ave, San Juan, TX 78589
(956) 223-2282

Initial Documents for Grant Application

- ✓ • Application Form
- ✓ • Business Plan
- ✓ • Project Budget
- ✓ • Business Description
- ✓ • Proof of business (for example, franchise tax account status certificate, state sales tax receipts, or two (2) years of tax returns for business).
- ✓ • Provide a minimum of three bids from non-related third-party vendors/contractors. (2)
 - Tenant applicants must provide a lease agreement and written landlord approval for leasehold improvements.

Steps for Application Process

- Fill out the grant application.
- Submit all documents to San Juan EDC via mail or hand delivery.
- San Juan EDC staff will review the application and determine eligibility.
- If the San Juan EDC Staff recommends approval, the application will be presented to the San Juan EDC Board for final review.
- Applicant notified of the Board's decision to approve or deny the application, along with any specific terms, when applicable.

**San Juan Economic Development
Corporation
Small Business Application**

Business Name: L & S AIR LLC	Federal I.D. #: 88-1366528	Year Started: 2022	Number of years in business: 4	
Business Address: 620 S NEBRASKA AVE	City: SAN JUAN	State: TX	Zip Code: 78589	Business Phone: 956-844-1563
Contact Name & Title: EULALIO ENRIQUEZ , OWNER				
Home Address: 6503 N 26TH LANE	City: MCALLEN	State: TX	Zip Code: 78504	Home Phone: 956-844-1563
Email Address: LSAIR@LSAIRLLC.COM		Request Amount (max \$ _____):		
Total Project Cost:		General Purpose of Request (storefront/signage/promotional): RENOVATIONS		

General Business Description (i.e. Restaurant, tire shop, salon, etc.): HEATING VENTILATION AND AIR CONDITIONING SYSTEMS	NAICS Code: 23822
Type of Business: Sole Proprietorship Partnership S-Corp C-Corp LLC	

Please provide the names and contact information, if applicable, of any other business principles and/or owners with 20% ownership or more

#1 Name:	Contact Information (address/phone#/ email)
#2 Name:	Contact Information (address/phone#/ email)
#3 Name:	Contact Information (address/phone#/ email)
#4 Name:	Contact Information (address/phone#/ email)

Give a brief description of the purpose of these funds:

Renovating our business shop to be more presentable and efficient.

512 S. Nebraska Ave, San Juan, TX 78589
(956) 223-2283

Project Budget

Budget Item	Amount
1. Painting / Refinishii	\$ 1,151.35
2. Attic Insulation	\$ 2,300.00
3. Garage Door Replacen	\$ 1,000.00
4.	\$
5.	\$
6.	\$

TOTAL: \$4451.35

Please provide a brief description of your business and the product/service of the business:
Include in your description the following: Business owner's background information, history of business, information on products/services, hours of operation, number and types of jobs associated with your business, and yearly gross income/sales for the business.

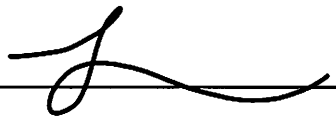
We provide HVAC services, maintenances and repairs to both commercial and residential locations throughout the Rio Grande Valley. We've been in business since March 2022. Our office is open Monday - Friday 8 AM - 5 PM.

Applicant Certification: I certify that everything I have stated in this application is accurate to the best of my knowledge. I understand that the San Juan Economic Development Corporation (EDC) will retain this application, regardless of whether it is approved. I authorize the San Juan EDC or its agents to investigate my credit, employment, and income (including, but not limited to, any other credit report services). I also authorize the San Juan EDC or this agent to report to the proper credit bureaus account performance.

Furthermore, I understand that any award provided to me by the San Juan EDC is based on the scope of work as submitted in my application and that failure to meet and/or complete my scope of work will result in the San Juan EDC amending, reducing, and/or withholding any financial assistance awarded. Said failure may also result in my obligation to repay or reimburse the San Juan EDC for any financial assistance provided to me or my business.

Nondiscrimination statement: The San Juan EDC prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs). Individuals with disabilities who require alternative means of communication for program information (such as braille, large print, or audiotape) should contact the San Juan EDC office at (956) 223-2282.

Applicant Signature: _____



Today's Date: _____

01/22/26

Co-Applicant Signature: _____
(if applicable)

Today's Date: _____

512 S. Nebraska Ave, San Juan, TX 78589
(956) 223-2283

Option #1

\$2,300.00 total or as low as

\$104.97 / month*

Services

Spray foam insulation attic rafters

Spray foam insulation open cell attic rafters 5.5 " thickness.
Office space, Insulation will be removed & hauled away.

*** Disclosure: For NEW PROJECTS (residential or commercial) we do not haul away trash including but not limited to filled trash bags, construction debris, or anything pertaining the new construction of the structure. ***

Qty 1 @ \$2,300.00 /each	\$2,300.00
Services subtotal	\$2,300.00
Subtotal	\$2,300.00
Total	\$2,300.00
or monthly payments as low as	\$104.97 / month

Prequalification process not started

Prequalify to find out how much you can borrow within minutes and pay as low as \$104.97 / month*. Your credit score will not be affected.

[Prequalify for financing](#)



Estimate for L&S Cooling & Heating L LC

\$2,300.00

\$2,300.00

\$2,300.00

\$2,300.00

\$2,300.00

protected by reCAPTCHA
Privacy - Terms

Approve

Proposal

Main Office

Surfaces	Surface Price
Ceiling	\$203.68
ProMar 200 Interior Latex Flat :	1 Coat(s)
<p>Prior to painting the ceiling, we will spot prime any stains on the ceiling with the appropriate primer and sealer. Then we will apply one coat of Sherwin Williams ProMar Ceiling Paint.</p>	
Walls	\$545.97
Superpaint Interior Latex Satin* :	2 Coat(s)
<p>Prior to painting, we will fill all minor cracks and nail holes not containing nails. Then we will spot prime as needed, and then we will apply two coats of Sherwin Williams SuperPaint® Interior Acrylic Latex Paint in a cleanable satin finish (unless the client specifies otherwise). Client to provide color.</p>	
Trim	\$96.20
ProClassic Waterborne Semi-Gloss :	2 Coat(s)
<p>Prior to painting the trim, we will caulk as needed and will lightly sand or scuff up the existing finish to provide stronger adhesion. Then we will apply two coats of Sherwin Williams ProClassic Trim Enamel in a semi-gloss finish (unless client specifies otherwise) to the baseboards, chair rail and crown molding as applicable. Client to provide color.</p>	
Apply Wall Texture	\$1,210.10
Oil Prime :	1 Coat(s)
<p>We will apply texture based on client preference and 1 coat of primer to prepare for painting.</p>	
<hr/>	
Main Office SUBTOTAL	\$2,055.95

Office number 2

Surfaces	Surface Price
Ceiling	\$84.73
ProMar 200 Interior Latex Flat :	1 Coat(s)
<p>Prior to painting the ceiling, we will spot prime any stains on the ceiling with the appropriate primer and sealer. Then we will apply one coat of Sherwin Williams ProMar Ceiling Paint.</p>	
Walls	\$352.24
Superpaint Interior Latex Satin* :	2 Coat(s)
<p>Prior to painting, we will fill all minor cracks and nail holes not containing nails. Then we will spot prime as needed, and then we will apply two coats of Sherwin</p>	

Williams SuperPaint® Interior Acrylic Latex Paint in a cleanable satin finish (unless the client specifies otherwise). Client to provide color.

Trim

\$62.06

ProClassic Waterborne Semi-Gloss : 2 Coat(s)

Prior to painting the trim, we will caulk as needed and will lightly sand or scuff up the existing finish to provide stronger adhesion. Then we will apply two coats of Sherwin Williams ProClassic Trim Enamel in a semi-gloss finish (unless client specifies otherwise) to the baseboards, chair rail and crown molding as applicable. Client to provide color.

Apply Wall Texture

\$780.72

Oil Prime : 1 Coat(s)

We will apply texture based on client preference and 1 coat of primer to prepare for painting.

Office number 2 SUBTOTAL

\$1,279.75

Accent Wall Mural

Surfaces

Surface Price

Accent Wall

\$943.25

Superpaint Interior Latex Satin* : 2 Coat(s)

Prior to painting, we will fill all minor cracks and nail holes not containing nails. Then we will spot prime as needed, and then we will apply two coats of Sherwin Williams SuperPaint® Interior Acrylic Latex Paint in a cleanable satin finish (unless the client specifies otherwise). Client to provide color.

Accent Wall Mural SUBTOTAL

\$943.25

Baseboard

Surfaces

Surface Price

Trim

\$1,151.35

ProClassic Waterborne Semi-Gloss : 2 Coat(s)

Prior to painting the trim, we will caulk as needed and will lightly sand or scuff up the existing finish to provide stronger adhesion. Then we will apply two coats of Sherwin Williams ProClassic Trim Enamel in a semi-gloss finish (unless client specifies otherwise) to the baseboards, chair rail and crown molding as applicable. Client to provide color.

Baseboard SUBTOTAL

\$1,151.35

GRAND TOTAL

\$5,430.30

San Juan Grant Program

Contacts

www.sjedc.com

San Juan Economic Development Corporation

Jorge Garcia
Executive Director

Martha Patterson
Administrative Assistant III
grants@sjedc.com
(956) 223-2283 office

UTRGV

Small Business Development Center
1407 E. Freddy Gonzalez Dr., Edinburg, TX 78539
(956) 665-7535 office

***** San Juan EDC Office Use Only *****

Amount Approved: \$ _____ Date: _____

Check Number: _____ Date: _____



Small Business Grant Program

In an effort to sustain economic growth in the City of San Juan, the San Juan Economic Development Corporation (EDC) has established the Small Business Grant Program. This program is intended to assist small businesses in San Juan by providing a grant for projects such as storefront improvements, signage, repairs & renovations, and limited equipment purchases.

In order for an applicant to qualify:

1. Business must be located in San Juan
2. New business only or expansion of existing business (more than two (2) years in San Juan)
3. Tenant applicant must either have a current annual lease agreement or own the property

Applications can be picked up at the San Juan EDC office or requested via our contact page on our website: www.sjedc.com. The applicant must submit a complete application packet, which includes application forms, project description, and a minimum of three bids. Tenant applicants must also provide a copy of a lease agreement and written approval from the landlord for leasehold improvements.

Applications are generally approved or declined within 45 to 60 days of receipt of a complete application package. The application can be submitted at any time of the year. Documentation will be reviewed by the San Juan EDC committee. The San Juan EDC Board will have final approval of all applications. Awards will be made while funding is available. Approved applications will be funded upon completion of the project. All documents submitted will be subject to the Texas Public Information Act.

The program will not reimburse expenditures incurred prior to grant approval. Awarded businesses will have up to six (6) months from the date of the award to carry out the project. Applicant businesses are strongly encouraged to use San Juan contractors/vendors when possible.

For a complete set of the program policies and procedures, please contact the San Juan EDC office.

AGENDA ITEM AND RECOMMENDATION SUMMARY
EDC BOARD REGULAR MEETING
FEBRUARY 3, 2026

Consider approval of the San Juan EDC meeting minute(s):
-January 6, 2026

STAFF COMMENTS AND RECOMMENDATIONS:

Consider approval of the San Juan EDC meeting minutes for January 6, 2026.

RECOMMENDATION:

PREPARED BY:

Martha Patterson,
Administrative
Assistant III

APPROVED BY:

Jorge Garcia, CFM. Executive
Director

San Juan Economic Development Corporation Meeting Minutes

Date: January 6, 2026

Time: 6:00 pm

Location: San Juan City Hall
E.O.C Room (2nd Floor)

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

I. Call to order regular EDC meeting at 6:00 by Vice President Armando Garza Jr.

II. Pledge of Allegiance led by Vice President Armando Garza Jr.

III. Roll Call:

Present Roberto Garza, EDC Board Member
 Roberto Laredo, EDC Board Member
 Pedro Contreras, EDC Board Member
 Mayor Mario Garza, EDC Board Member
 Armando Garza Jr., EDC Vice President
 Jorge J. Garcia, EDC Executive Director
 Martha Patterson, EDC Administrator Assistant III
 Francisco Nunez, EDC Administrator Assistant III
 Milo Cisneros, Administrator Assistant II
 Andrea Vela, EDC Legal Counsel

Absent Marco Villegas, EDC Board President
 Jelet Martinez, EDC Board Member

IV. PUBLIC COMMENTS

Yes

V. DIRECTOR'S REPORT

DISCUSSION: Executive Director Jorge J. Garcia requested that his report be in executive session. The Board approved the request.

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

1. Discussion and Possible Action, if any, on Sponsoring the Miss San Juan Pageant, on January 31, 2026, at the PSJA High School Auditorium.

DISCUSSION: Executive Director Jorge J. Garcia provided a brief overview that EDC has not sponsored this event in the past.

Presenters Veronica “Ronnie” Rodriguez, President of the Miss San Juan Pageant Board, and Vice President Yvonne Zapata discussed the organization’s mission to empower young women through education, leadership development, and community involvement. They are requesting EDC sponsorship to support scholarships and academic advancement for participants.

The Miss San Juan Pageant promotes confidence, public speaking skills, volunteerism, and civic pride among young women. This sponsorship request is intended to help sustain scholarship opportunities and an event that showcases the talent, commitment, and leadership potential of future community leaders in the City of San Juan.

Board Member Roberto Garza motion to sponsor the event for \$1500.00. Seconded by Board Member Pedro Contreras. The motion passed unanimously, with a vote of 4-0-1 (Vice President Armando Garza Jr. abstained)

2. Discussion and Possible Action, if any, on sponsoring PSJA Bears Conjunto Los Poderosos.

DISCUSSION: Executive Director Jorge J. Garcia provided a brief overview that EDC has not sponsored this event in the past.

Presenter: Minnie Villescas, Fine Arts Director

I have served as a teacher at PSJA Bears for 30 years. Nine years ago, I transitioned to the Fine Arts Department, where I became the Director of Conjunto. The program began when our students expressed a desire to showcase their cultural roots. With the support of Principal Elias, we moved forward, and since then, the program has achieved numerous accomplishments.

Our greatest achievement is witnessing students become motivated to serve their community through music and cultural representation. The group has received five awards through competitive performances. While competitions are challenging, having proper uniforms that meet performance standards would instill greater pride and confidence in our students as they represent PSJA Bears. This need motivated me to submit a letter to the Mayor requesting assistance in purchasing uniforms.

Our students have performed at events such as *Noché de Paz* and are always eager to perform at community events, especially within San Juan, Texas. For the past three years, the group has also participated in the Conjunto Festival in San Antonio, Texas, competing at a high level.

Board Member Roberto F. Loreda motioned to sponsor \$1,500.00. Seconded by Board Member Mayor Mario Garza. The motion passes unanimously. ((5-0))

3. Discussion and Possible Action, if any, on Approving the Commercial/Industrial Recruitment Program (Point System).

DISCUSSION: Executive Director Jorge Garcia presented the Commercial/Industrial Recruitment Program to the Board and explained how the point system would operate, using the monitors to display the exhibit for clearer viewing by the Board.

Director Jorge Garcia proceeds with the presentation by using the point-based incentive system to attract and guide business development in targeted areas of the city. The program awards points based on employment (full-time and part-time), capital investment, taxable retail sales, and business location, with additional points for projects located within designated industrial corridors, including the Stewart Corridor, Interstate Highway 2, and Nolana Loop.

The total score determines the incentive amount, with rebates equal to 50% of the sales tax generated and paid by the business, and higher scores resulting in greater incentives. Director Garcia noted this would be the EDC's first incentive program of its kind and expressed intent to implement and promote the program.

Mayor Mario Garza, Board Member, stated that higher point totals would result in greater incentive awards. Vice President Pedro Contreras commended Director Garcia for his work and expressed support for the program, seeing that the point-based structure provides a clear and standardized benchmark for investors.

Board Member Roberto Garza motioned to approve the Commercial/Industrial Recruitment Program (Point System). Seconded by Vice President Pedro Contreras. The motion passed unanimously. (5-0)

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

DISCUSSION: Executive Director Jorge J. Garcia informed the board that all titles are up for reappointment: The President, Vice President, Secretary, and Treasurer. Mayor Mario Garza, Board Member, wanted to know who the president was and how long his term had been. Director Garcia informed him its Marco Villegas who been president for the past two years. The board discussed the by-laws. Where it states that directors are appointed by the governing body of the eligible city for two-year terms of office. All officers shall be elected annually by a majority of the board to serve a one-year term.

Board Member Roberto Garza motioned to appoint as President Roberto F. Loreda, Vice President Pedro Contreras, Treasurer Mayor Mario Garza, and Secretary Roberto Garza. Seconded by Board Member Mario Garza. The motion passes unanimously.(5-0)

VII. CONSENT AGENDA

1. Consider approval of the EDC Meeting Minutes:
-November 4, 2025

-November 18, 2025

President Roberto F. Loredo motioned to approved minutes presented. Seconded by Vice President Pedro Contreras.

Mayor Mario Garza Board Treasurer —Unstained Minutes approved (4-0)

VIII. EXECUTIVE SESSION 6:26

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 §551.087 Deliberation Regarding Economic Development Negotiations and Texas Government Code §551.074 Personnel Matters.

Vice President motion to reconvene the Executive Session at 6:26 pm. Seconded by President Roberto Loredo. The motion passed unanimously. (5-0)

- A. Pursuant to Section §551.74 Personnel Matters: Discussion and Possible Action, if any, Regarding the Executive EDC Director.
- B. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation regarding Financial Incentive to a Business.
 - a. Project Stay

IX. RECONVENE 7:04 pm

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 §551.74 Personnel Matters: Discussion and Possible Action, if any, Regarding the Executive EDC Director.

Board Decision:

Vice President Pedro Contreras motioned to take action as discussed in Executive Session. Seconded by Board Member Armando Garza. The motion passed unanimously. (5-0)

- B. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation regarding Financial Incentive to a Business.
 - a. Project Stay

Board Discussion:

Vice President Pedro Contreras motioned to authorize the Executive Director, Mr. Jorge Garcia, to negotiate as discussed in executive session. Seconded by President Roberto F. Loreda. The motion passed unanimously. (5-0)

X ADJOURNMENT

President Roberto Loreda motioned to adjourn the regular call EDC meeting at 7:05 p.m. Seconded by Mayor Mario Garza, Board Treasurer. The motion passed unanimously. (5-0)

President Roberto F. Loreda

Secretary Roberto Garza

Date Approved