



NOTICE THAT A REGULAR CALLED MEETING ON THE  
SAN JUAN ECONOMIC DEVELOPMENT CORPORATION BOARD WILL BE HELD AT  
SAN JUAN MEMORIAL LIBRARY  
LOCATED AT  
1010 STANDARD AVE  
SAN JUAN, TX 78589  
TUESDAY, SEPTEMBER 6, 2022, 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 REGULAR MEETING TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC COMMENTS
- V. DIRECTOR'S REPORT
  1. Groundbreaking for New City of San Juan Parks and Recreation Complex, Friday, September 9, 2022, at Noon.
  2. RFQs for EDC Attorney Services.
  3. 2021 Retail Analysis
- VI. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:
  1. Discussion and Possible Action, if any, on Downtown Revitalization Plan.
  2. Discussion and Possible Action, if any, on Approving EDC Proposed Budget for the Fiscal year 2022-2023.
  3. Discussion and Possible Action, if any, on Attending the 2022 TML Economic Development Conference on November 17-18, 2022.
  4. Discussion and Possible Action, if any, on Approving the Sponsorship/Promotional for RGV Literacy Center 10<sup>th</sup> Annual Boots & Bling Gala on Friday, October 7, 2022.
  5. Discussion and Possible Action, if any, on Approving the Mini Grant for Grand Slam Quick Oil & Lubé for \$2,000.00.

**VII. EXECUTIVE SESSION**

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

1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Financial Incentives to a Business Prospect.

A. Project Stay	E. Project Tri
B. Project V	F. Master Plan Update/Proposal
C. Project M	G. Project Polar
D. Project Chicken	H. Project Cop

2. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS; Deliberation Regarding Genesis Proposal.

3. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the San Juan EDC and BHM Pharr Hospitality, LLC.

4. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the San Juan EDC and Monarca Investment Group.

**VIII. RECONVENE**

A. 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.

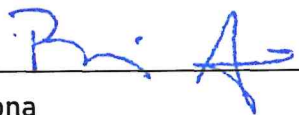
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IX. ADJOURNMENT

I, the undersigned authority, do certify that the above agenda of said regular call meeting of the San Juan Economic Development Corporation is a true and current copy and that said notices were posted at San Juan City Hall, 709 S. Nebraska Ave., San Juan, TX, San Juan EDC office, 905 W. 1st Street, Suite D, San Juan, Texas and San Juan EDC website, [wmw.sanjuanedc.com](http://wmw.sanjuanedc.com) at a place convenient and readily accessible to the general public, at all times, and said notice was posted on September 2, 2022, at 5:30 pm 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).



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Ben Arjona  
City Manager/Executive Director  
San Juan Economic Development Corporation