



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 S. STANDARD AVE.
SAN JUAN, TX 78589
TUESDAY, January 3, 2023, 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 Home2Suites.
 2. Noche De Paz Event on December 10, 2022.
 3. Blue Santa Toy Drive on December 10, 2022.
 4. Shop with a First Responder on December 15, 2022.
 5. Employee Christmas Party on December 16, 2022.
 6. Ribbon Cutting – Bluewave Carwash.
 7. Ribbon Cutting – Starbucks on Monday, January 9, 2023 at 5:30 pm.
 8. Ribbon Cutting – Chilis on Tuesday, January 17th, 2023, at 10:30 am.
 9. Planning on Ribbon Cutting – Grand Opening of the City Hall/Transit Terminal.
- 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 the Mini-Grant for Candelaria Perez for Chu chu wa Kids Party Place for \$1,000.00.

3. Discussion and Possible Action, if any, on Attending the ICSC Red River Conference in Dallas, TX on Wednesday, January 18, 2023 thru Friday, January 20, 2023.
4. Discussion and Possible Action, if any, on Attending the ICSC Las Vegas 2023 Conference in Las Vegas, Nevada on Sunday, May 21, 2023 thru Tuesday, May 23, 2023.

VII. CONSENT AGENDA

- A. Approval of the following minutes:
 - December 6, 2022

VIII. 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 V
 - B. Project M
 - C. Project Chicken
 - D. Project Polar
2. Pursuant to Section §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding Litigation Update. Consider and Possible Action on Proposed Litigation Settlement.
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 Monarca Investment Group.

IX. 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.

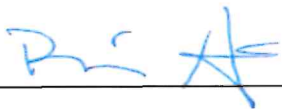
1. Pursuant to Section §551.087, ECONOMIC DEVELOPMENT NEGOTIATIONS Deliberation Regarding Financial Incentives to a Business Prospect.
 - A. Project V
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3. Pursuant to Section §551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS and §551.071 CONSULTATION WITH ATTORNEY; Deliberation Regarding the Economic Development Incentive Agreement between the San Juan EDC and Monarca Investment Group.

X. 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, www.sanjuanedc.com at a place convenient and readily accessible to the general public, at all times, and said notice was posted on 29th of December 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).



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