

Minutes

CITY OF MATHIS 4B ECONOMIC DEVELOPMENT CORPORATION
MEDC REGULAR BOARD MEETING
MEDC OFFICE, 111 E. SAN PATRICIO AVE.
MATHIS, TX 78368

February 4, 2020 at 6:30 p.m.

BOARD MEMBERS' BUSINESS

1. Roll call to determine presence.

President	Vicente Gonzalez	Present
Vice President	Char Brown	Present
Secretary	Pat Doherty	Present
Treasurer	Elvira Chavez	Present
Director	Michelle Herrera	Present
Director	Frank Galvan	Present
Director	Mitchel Smolik	Absent/Training
Executive Director	Doug Dowler	Present
Finance	Lori Trejo	Present
Office Admin.	Roxanne Breiten	Absent

2. Call to order.

Vice President Char Brown called the meeting to order at 6:31 pm and recognized City Mayor Ciri Villarreal.

3. Recognition of new board members.

a. Swearing in of new board members

Swearing in of reappointed members by the City Mayor Ciri Villarreal.

President	Vicente Gonzalez
Vice President	Char Brown
Secretary	Pat Doherty
Director	Mitchel Smolik

4. Consider approval of minutes of January 2020 MEDC Board Meeting.

Action item: Motion to approve the January minutes.

Secretary Pat Doherty motioned to approve the January minutes, seconded by Director Frank Galvan. Approved (6-0).

5. Review, discuss and consider approval of the January financials statements and any related items.

a. Discussion and update on 2018-2019 Audit.

i. Audit Presentation

Auditor Kristine Anderson presented MEDC's 2018-2019 Audit Report.

Action item: Motion to approve the 2018-2019 MEDC Audit report
Treasurer Elvira Chavez motioned to approve the 2018-2019 Audit report, seconded by Director Michelle Herrera. Approved (6-0).

b. Review, discussion and approval of January financials and any related matters.

- i. Review and discussion of the January Income Statement.
- ii. Review and discussion of January Balance Sheet.

Action item: Motion to approve January Financial Statements.

Following presentation of the January Financials, the January Income Statement, and Balance Sheet the reports were approved. Treasurer Elvira Chavez motioned to approve the January Financials seconded by Director Frank Galvan. Approved (6-0).

c. Review, discussion and approval of the MEDC Revolving Loan Report, and any related matters.

Action item: Motion to approve January Revolving Loan Report.

The January Revolving Loan Report was approved. Treasurer Elvira Chavez motioned to approve January Revolving Loan Report, seconded by Director Frank Galvan. Approve (6-0).

PUBLIC FORUM

Individuals are invited to address the Mathis Economic Development Corporation regarding their concerns. Individuals and groups are permitted three (3) minutes to present their concerns. If a group will be presenting, the group should select a spokesperson to address the Board on issues concerning the group. The Mathis Economic Development Corporation may not answer questions and no action on concerns expressed is permitted, except to place a consideration item on a future Agenda.

Call for any comments from the audience.

No one representing the public appeared.

OLD BUSINESS

6. Presentation of Administrative Programs.

a. Update on Settlement at the Ranch project and any related matters.

i. Financing Update – MuniCap review, FHLB-Dallas, and 1st Community Bank

MuniCap has stated that the project is now financially feasible; MEDC should be able to present in March to the bond investors. One item the Bond investors had asked for was a housing market study which the MEDC should receive by the end of February. MuniCap will now work on the final modeling for the financial structure of the 69 lot Settlement at the Ranch Subdivision.

The MEDC is preparing an application for the Federal Home Loan Bank of Dallas for the multi-family development of 36 units. The MEDC application for the \$336,000 grant is for construction of the apartments. Our submission of the grant will be sponsored through 1st Community Bank which will consider financing the remaining balance of construction costs.

b. Update on the Mathis Health Clinic Phase II.

i. Recommendation to the Board, to proceed with next steps on Health Clinic Matters.

Dr. Acuna has given the MEDC his two weeks' notice that he will no longer provide medical service to the Mathis Clinic. His claim was that he was not receiving community support thus not making enough to sustain the clinic. Turns out the issue is with his medical billing processes. Doug has reached out to the MEDC's lawyer and met with the Executive Board to discuss options. The Executive Board recommends to the full Board that the MEDC learn the facts of the Health Clinic management and carry out an investigation on Mathis Health Clinic personnel

ii. Report on the application to USDA/ Facilities program.

The USDA state office has been in contact with Doug to update the MEDC financials.

c. Update on Old Gin Co. Project.

The MEDC sent the funds on January 10th, and we have not received the title from Linebargar. Doug called their office today and they said wanted to use their own processes on resolutions approval. We may receive the deed around February 17th.

d. Update on the 2019 TXCDBG Downtown Revitalization and Main Street Program project.

Doug had a preconstruction call last week, and the engineers were here preparing for surveying and design work.

e. Crack Seal of Texas – Mathis Business Park

i. EDA Grant Application

Doug met with the EDA on Thursday; the EDA reviewed the application and made minor adjustments. The application is ready for submission and will be sent on Friday, February 7th. The MEDC should have an answer by the end of February.

NEW BUSINESS

7. Review and Discuss please revise

a. Discussion of the Mathis Business Park Project, and any related matters.

i. 2020 Public Works and Economic Adjustment Assistance Programs Notice of Funding Opportunity (PWEAA NOFO) Program.

Action item: Approval of signature on Certification Regarding Lobbying
Following discussion President Vicente Gonzalez motioned to approve the Resolution;
seconded by Director Frank Galvan. Approved (6-0).

Action Item: Approval of signature on Assurances- Construction Programs.
Following discussion Director Frank Galvan motioned to approve the Resolution,
seconded by President Vicente Gonzalez. Approved (6-0).

REPORTS

8. Executive Director Report.

a. Kid Fish 2020

Robbie Merritt, Texas Parks and Wildlife Lake Corpus Christi head ranger, thanked the EDC for participating in the Kid Fish 2020 event.

b. 2020 Basic Economic Development Courses

Mitch Smolik is attending this course, which is why he is not present today.

- c. **Fundamental of Economic Development Finance web course**
Pat, Char, Lori and Roxanne were able to sit in at various times on this web course.
- d. **GCGV Employee Relocation Fair**
The housing fair will be on Friday, February 21st in Sinton, for about 300 employees who will be relocating to the Coastal Bend region. The MEDC will have a booth to hand out information on the Settlement at the Ranch Subdivision.
- e. **FHLB -Dallas**
Doug will attend the FHLB – Dallas seminar on February 28th
- f. **EDA Grant**
Doug will work on finishing the EDA Grant to submit by Friday.
- g. **D&H Equipment, Ltd. – The follow up questions and Crack Seal of Texas answers and an Emissions Report are included in your packet**

9. DISCUSSION OF FUTURE AGENDA ITEMS FOR MARCH MEDC BOARD MEETING.

Health Clinic Update

10. Adjournment.

Treasurer Elvira Chavez motioned to adjourn the meeting, seconded by Director Frank Galvan. Approved (6-0). Vice President Char Brown adjourned the meeting at 8:30 p.m.