

## Minutes

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

January 7, 2020 at 6:30 p.m.

### BOARD MEMBERS' BUSINESS

Item	Description
<b>1. Roll call to determine presence.</b>	
President	Vicente Gonzalez Present
Vice President	Char Brown Present
Secretary	Pat Doherty Present
Treasurer	Elvira Chavez Absent
Director	Michelle Herrera Absent
Director	Frank Galvan Absent
Director	Mitchel Smolik Present
Executive Director	Doug Dowler Present
Finance	Lori Trejo Absent
Office Admin	Roxanne Breiten Present
<b>2. Call to order.</b>	
	The President called the meeting to order at 6:30 p.m.
<b>3. Consider approval of minutes of December 2019 MEDC Board Meeting.</b>	
	<b>Action item:</b> Motion to approve the December minutes.
	Director Mitchel Smolik motioned to amend the minutes: item (5) Old Business, PID and TIRZ are the correct abbreviations. Secretary Pat Doherty motioned to approve the minutes for the December Board Meeting as corrected, seconded by Vice President Char Brown.
	Approved (4-0).
<b>4. Review, discuss and consider approval of the December financials statements and any related items.</b>	
a. Discussion and update on 2018-2019 Audit.	
	Auditors will present the 2018-2019 Audit at the February meeting.
b. Review, discussion and approval of December financials and any related matters.	
i. Review and discussion of the December Income Statement.	
ii. Review and discussion of December Balance Sheet.	
	<b>Action item:</b> Motion to approve December Financial Statements.
	Following presentation of the December financials, the December Income Statement and

Balance Sheet were approved. Secretary Pat Doherty motioned to approve, seconded by Director Mitchel Smolik. Approved (4-0).

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

**Action item:** Motion to approve December Revolving Loan Report.

No December Report was available

### **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**

#### **5. Presentation of Administrative Programs.**

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

1. Financing Update – MuniCap review

A. Orix

B. FMS Bonds

C. Government Capital

MuniCap is reviewing the layout of the subdivision, rental units, and commercial development. Doug talked with Economic Development Administration to determine whether the MEDC is eligible for a grant for \$1 million to help offset the cost of the heavy haul road (Montana Street). Settlement at the Ranch is moving forward with three investors interested in the project, Orix, FMS Bonds, and Government Capital. The Housing Market study will be available in time to present to investors.

b. Update on the Mathis Health Clinic Phase II.

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

There is no update available on the USDA grant/loan.

The Health Clinic has 9-10 patients a day and is anticipating more patients after the first of the year, when the health insurance enrollment period closes.

c. Update on Old Gin Co. Project.

We expect to receive the deed to the gin from Linebarger after January 1.

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

The Texas Department of Agriculture notified the MEDC that they received the Downtown Revitalization award of \$350,000 for the Sidewalk project for blocks 0 and 100 San Patricio

Avenue, City Manager Mike Barrera will publish a procurement notice for engineering and construction services. The project should kickoff within the next month or so.

### NEW BUSINESS

#### **6. Review and Discuss**

##### **a. Report on Board Member Term Renewal and all related matters.**

Board members have submitted their resumes and applications to the City. The City Council will select members at the next City Council meeting. The MEDC will swear in new members at the February Board meeting.

##### **b. Discussion of the Mathis Business Park Project, and any related matters.**

1. Discussion and possible action to develop a Lease Purchase Agreement for the construction of a 10,000 sq. ft. light manufacturing building and 2400 sq. ft. Office attached.

MEDC will build the building and the land and building will remain in the MEDC's name. CrackSeal will lease the facility from the MEDC for a three-year period. At the end of three years CrackSeal will buy the land and building. Total construction cost for the manufacturing plant and office is a \$1,117,000. The MEDC Board members discussed the questions regarding environmental impact, waste products processes and procedures, air emissions, and required Material Safety Data Sheets to be submitted to CrackSeal for answers.

##### **c. Discussion and possible action on Settlement at the Ranch Senior Village financing.**

The MEDC will apply to the Federal Home Loan Bank of Dallas for a grant to offset part of the cost of the apartments. The MEDC may qualify for a loan to cover approximately 40 percent of the cost of the development. The development costs are still unknown. The MEDC will be responsible for the costs not covered by the loan. Income from the rentals will pay the debt service.

### REPORTS

#### **7. Executive Director Report.**

##### **a. 2020 Basic Economic Development Courses**

Mitchel will attend the State development course in San Antonio the week of February 4<sup>th</sup>. January 29<sup>th</sup> & 30<sup>th</sup> Webinar – Fundamental of Economic Development Finance—11 am-4 pm. Doug will attend the Federal Home Loan Bank seminar in Dallas February 27 in Austin January 25<sup>th</sup> – Kid Fish 2020: Smoliks will prepare breakfast; MEDC volunteers will help serve the Kid Fish volunteers.

#### **8. DISCUSSION OF FUTURE AGENDA ITEMS FOR FEBRUARY MEDC BOARD MEETING.**

CrackSeal update.

#### **9. Adjournment.**

Vice President Char Brown motioned to adjourn the meeting, seconded by Secretary Pat Doherty.

Approved (4-0). President Vicente Gonzalez adjourned the meeting at 7:20 p.m.