

## Agenda

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

**July 7, 2020 at 6:30 p.m.**

### BOARD MEMBERS' BUSINESS

Item	Description
<b>1. Roll call.</b>	
President	Vicente Gonzalez Present
Vice President	Char Brown Present
Secretary	Pat Doherty Present
Treasurer	Elvira Chavez Present
Director	Frank Galvan Absent
Director	Michelle Herrera Present
Director	Mitchel Smolik Present
Executive Director	Doug Dowler Present
Finance	Lori Trejo Present
Office Admin	Roxanne Breiten Present
<b>2. Call to order.</b>	
	Executive Director Called the meeting to order at 6:37 pm.
<b>3. Consider approval of June 9<sup>th</sup>, 2020 minutes.</b>	
	<b>Action item:</b> Motion to approve June 9 <sup>th</sup> , 2020 minutes.
	Secretary Pat Doherty motioned to approve June 9 <sup>th</sup> , 2020 minutes, seconded by director Michelle Herrera. Approved (6-0).
<b>4. Review, discuss and consider approval of the June financials statements and any related items.</b>	
<b>a. Review, discussion and approval of June financials and any related matters.</b>	
i. Review and discussion of the June Income Statement.	
ii. Review and discussion of June Balance Sheet.	
	<b>Action item:</b> Motion to approve June Financial Statements.
	Following discussion, the June financials, Income Statement and Balance Sheet, were approved by the Board. Vice President Char Brown motioned to approve the June Income Statement and Balance Sheet seconded by Secretary Pat Doherty. Approved (6-0).
<b>b. Review discuss <u>CASH FLOW BUDGET</u>.</b>	
i. Review and Discussion discuss on MEDC Cash Flow Budget & Financials.	
	We remain on target with the projected cash flow chart.
<b>c. Review and discussion of Audit Committee meeting.</b>	
	Following discussion and Audit Committee recommendation, the MEDC Board accepted the Earnest Garza proposal of the three audit proposals received: Parker Fowler, Earnest Garza and

Adamson & Co. Treasurer Elvira Chavez motioned to approve Earnest Garza's audit proposal, seconded by Director Michelle Herrera. Approved (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.

**Action item:** 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.

Doug was contacted by Global Green, an international advocacy group for energy efficient building/green building, an organization interested in helping us with the development of the Settlement at the Ranch. We will have a conference call with them this Thursday.

- b. Update on Settlement at the Ranch Senior Village project and any related matters.

The National Development Council has indicated they would like to pursue the project. We are waiting on a proposal from NDC.

- c. Update on CrackSeal of Texas Building Construction, and any related matters.

Crackseal is almost through Frost Bank's approval process. Following approval Crackseal will meet with the MEDC to discuss assurances required by the Bank such as the Montana Street construction schedule.

- d. Update on Mathis Business Park Montana Street project and any related matters.

This project will not move forward without the assurance that Crackseal is committed.

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

Schematics for the sidewalks for City project were presented.

We have the preliminary design work for the 100 block that will be sent to the Board for review

- f. Discussion on the Old Gin Brewing Company project, and any related matters.

The Old Gin Brewing Company is at a halt due to the COVID-19 situation.

### NEW BUSINESS

#### 6. Review and Discuss

- a. Discussion on Mathis Health Clinic Project, and any related matters.

- i. Discussion and approval of a Resolution for a loan to Mathis Health Clinic

**Action Item:** Motion to approve Resolution for a loan to the Mathis Health Clinic.

Executive Committee has approved and recommended to the board to proceed with the loan approval to the Mathis Health Clinic. Doug has created a preliminary budget with

Karen and staff. Her practice continues to increase the number of new patients. This loan will be characterized as a \$20,000 bridge loan at 4% interest. Secretary Pat Doherty motioned to approve, seconded by Vice President Char Brown. Approved (6-0).

- ii. Discussion and approval of a Resolution providing a match of up to \$78,000 for the EDA Grant in the amount of up to \$400,000.

**Action item:** Motion to approve Grant for EDA Grant.

The EDA grant requires a match of 20 percent (MEDC \$78,000). EDA will fund 80 percent (around \$400,000). The USDA loan/grant is paying for the reconstruction of the clinic. There is a \$58,000 equipment budget line item; this will cover part of the \$78,000. The MEDC will cover \$20,000. Secretary Pat Doherty motioned to approve the Resolution providing a match, seconded by Treasurer Elvira Chavez. Approved (6-0).

- b. Discussion and action on a virtual Strategic Planning and Budget weekend workshop and any related matters.

**Action Item:** motion to approve a date for a virtual weekend workshop.

Following discussion, the board approved a Strategic Planning Workshop for August 1. Motion for approval by Vice President Char Brown, seconded by Secretary Pat Doherty. Approved (6-0).

- c. Discussion and approval of Mathis EDC Health and Safety Policy.

**Action Item:** Motion to approve the Mathis EDC Health and Safety Policy.

Following discussion, the Board approved to tentatively follow the MEDC Health and Safety Policy. Motion for approval by Vice President Char Brown, seconded by Director Mitchel

Smolik. Approved. (6-0).

## 7. Executive Director's Report

### i. County Commissioner Report

Doug has been attending Commissioners Court regularly, has been speaking with them regarding activities in Mathis and with Alma Moreno on some other issues regarding Mathis.

### ii. San Patricio Co. EDC Report

The San Patricio County EDC search committee has engaged Strategic Government Resources out of Austin for the search for a County EDC Director.

### iii. Mathis and County Sales Tax Comparison

Sales Tax Report Presentation from 2015-2020, along with the San Patricio County cities Comparison.

### iv. Texas PACE Authority

Doug gave a presentation on the PACE Program which the county commissioners adopted. v.

### Global Green

Doug explained that Global Green was an international advocacy group for energy efficient building/green building. They have expressed interest in the Settlement at the Ranch development. vi. Tx DOT City of Mathis Westside Street sidewalk design

Previously discussed in item 5(e.) of the Agenda.

### vii. 605 N. Front Street remediation project.

The underground tanks have been removed, and dirt samples were taken to be analyzed. We should have preliminary results in a couple of weeks.

**8. DISCUSSION OF FUTURE AGENDA ITEMS FOR AUGUST 2020 MEDC BOARD MEETING.**

**9. Adjournment.**

Director Michelle Herrera motioned to adjourn, seconded by Vice President Char Brown. Approved (6-0). Executive Director adjourned the meeting at 8:08 p.m.

**Executive Session Reservation**

**PUBLIC NOTICE IS HEREBY GIVEN THAT THE Board of Directors may elect to go into closed session at any time during the meeting in order to discuss matters listed on the agenda concerning personnel, consultation with the Corporations Attorney, real estate acquisitions, or other purposes authorized under the "Open Meetings Act." In the event the Board of Directors elects to go into closed session regarding an agenda item; the purpose of the closed session and the section of the "Open Meetings Act" authorizing the session will be publicly announced by the presiding officer.**