

Minutes

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

MARCH 3, 2020 AT 6:30 PM

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	Frank Galvan	Present
Director	Michelle Herrera	Late-voting/Present
Director	Mitchel Smolik	Present
Executive Director	Doug Dowler	Present
Finance	Lori Trejo	Present
Office Admin.	Roxanne Breiten	Present

2. Call to order.

Vice President Char Brown called the meeting to order at 6:32 p.m.

3. Consider approval of minutes of February 2020 MEDC Board Meeting.

**Action Item:** Motion to approve February minutes.

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

4. Review, discuss, and consider approval of the February financial statements and any related items.

a. Review, discuss, and approval of financials and any related matters.

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

**Action Item:** Motion to approve February financial statements.

Following presentation of the February Financials, the February Income Statements, and Balance Sheet reports were approved. Treasurer Elvira Chavez motioned to approve February financial statements, seconded by Director Frank Galvan. Approve (6-0).

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

**Action Item:** Motion to approve February Revolving Loan Report.

Following presentation of the February Revolving Loan Report, Treasurer Elvira Chavez motioned to approve, seconded by Director Frank Galvan. Approved (6-0).

Public Forum

individuals are invited to address the Mathis Economic Development Corporation regarding their concerns. Individuals and groups are permitted (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 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.**

###### **i. Financing Update – Government Capital review, FHL-B Dallas, and 1<sup>st</sup> Community Bank.**

Although Municap has stated that the project is financially feasible Government Capital is not interested in providing residential financing. Doug met with the financial advisors who advised a Multifamily subdivision, and the heavy haul road, be completed one at a time. However, all the projects are tied together as far as building infrastructure. The evaluation of the multi-family project was not large enough to contribute value to the PID and TIRZ. A suggestion was that the MEDC seek participation from the City of Mathis and the County for the Montana Street upgrade. Doug applied to the US Department of Commerce Economic Development Administration for a \$1.2 million grant to cover 45 percent of the cost of the heavy haul road. The idea now is to build CrackSeal together with 72 multi-family units, which will generate the funds required for PID and TIRZ. The larger multi-family apartment complex would be large enough to apply for tax credits. This along with the Federal Home Loan Bank of Dallas grant/loan will put us in a 50 percent grant and 50 percent debit position.

###### **b. Update on the Mathis Health Clinic Phase II.**

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

USDA came by today. We have signed the commitment letter for the funding. We have a \$397,000 loan and a \$50,000 grant for the Health Clinic expansion. We have a list of items to complete before the MEDC can close on the project. Doug has a meeting with the builder and architect next week along with Gulf Coast Imaging. Board members must authorize a Resolution accepting the USDA commitment and authorizing a person(s) to sign the documents. Director Mitchel Smolik motioned to approve the resolution, seconded by Secretary Pat Doherty. Approved (7-0).

A certified letter will be sent to Dr. Acuna referencing the lease and Service Agreement with the MEDC, giving notice that if MEDC is not paid we will sue. The Board agreed that Doug will send the letter on behalf of the MEDC.

###### **c. Update on Old Gin Co. Project.**

We have received the deed from Linebargar. We have been instructed to execute a quick claim deed from the Mathis EDC to the Old Gin Brewery Co. LLP along with a compliance agreement.

- d. **Update on the 2019 TXCDBG Downtown Revitalization and Main Street Program Project.**  
The engineering and survey firms were at work today, and we hope that they complete their work and move on to the construction phase.
- e. **Crack Seal of Texas – Mathis Business Park**
  - i. **EDA Grant application**  
EDA met to consider the MEDC application this past Friday. When and if they approve the project the EDA will send us a letter.
  - ii. **Discussion of Participation Agreement with the San Patricio County and the City of Mathis.**  
San Patricio County has agreed to give up maintenance budget money to assist with the construction of the heavy haul road. The County had hired John Hernandez as their engineer and asked John to look at the engineering cost and provide in-kind engineering. The County also indicated they would perform in-kind work on the project.
  - iii. **Discussion of financing request from Value Bank**  
The Value Bank Board Committee should be meeting next week to discuss the loan.

#### NEW BUSINESS

6. **Review and discuss items related to or concerning on-going projects and proposed projects and any matters related thereto.**  
The Board reached consensus to move the Executive Board meetings to 4:00 pm., per request of a Board Member.

#### REPORTS

7. **Executive Director Report.**
  - a. **2020 Basic Economic Development Course**  
Director Mitchel Smolik attended the 2020 Basic Economic Development Course.
  - b. **GCGV Employee Relocation Fair**  
The MEDC attend Exxon's Relocation Fair, where we advertised Settlement at the Ranch.
  - c. **FHLB – Dallas**  
Doug is awaiting application approval.

MEDC will sponsor the C.A.S.T. for Kids - April

Table for the San Patricio EDC Luncheon

Rattle Snake Races are – March 21<sup>st</sup> & 22<sup>nd</sup>

8. **DISCUSSION OF FUTURE AGENDA ITEMS FOR APRIL BOARD MEETING.**  
Strategic Planning Session, and Dr. Acuna Update.
9. **Adjournment.**  
Treasurer Elvira Chavez motioned to adjourn, seconded by Director Michelle Herrera.

Approved (7-0) Vice-President Char Brown adjourned the meeting at 7:40 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.**

**Posting Certification**

**I hereby certify that this public meeting agenda was posted in a public place at the Mathis EDC in the City of Mathis, Texas, in compliance with the requirements of Public Law for posting an agenda on all non-emergency meetings at least 72 hours prior to the call to order of said meeting.**