

Minutes

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

May 1, 2018 at 6:30 PM

BOARD MEMBERS' BUSINESS

- | <i>Item</i> | <i>Description</i> | |
|-------------|---|--------------------------|
| 1. | Roll Call to determine presence. | |
| | President | Vicente Gonzalez Present |
| | Vice President | Char Brown Present |
| | Treasurer | Elvira Chavez Present |
| | Secretary | Pat Doherty Late |
| | Director | Michelle Herrera Present |
| | Director | Frank Galvan Present |
| | Director | Mitchel Smolik Present |
| | Director | Doug Dowler Present |
| | Finance/Bus. Tech. | Dea Brite Absent |
| | Business R&R | Roxanne Breiten Present |
| 2. | Call to order. | |
| | Call to order 6:33 p.m. | |
| 3. | Consider approval of minutes from April 2018 meeting. | |
| | Moved by Char Brown, seconded by Elvira Chavez. Approved (6-0). | |
| 4. | Review of April 2018 Financial Statements and Budget. | |
| | Finance Statements and Budget for the month of April approved. Motioned by | |
| | a. Discussion of RFQ for Accounting and Audit services. | |
| | Accounts are to be here in May. Looking at June to begin audit. | |
| | b. MEDC Financial and Loan Reports | |
| | Financial Statements and Budget for the month of April approved. Loan Report for all loans are complete, gaining interest and all are current. Motioned by Vita Chavez, seconded by Michelle Herrera. Approved (6-0). | |

PUBLIC FORUM

Citizen Presentations from the floor. **No Presentations**

PROCEDURE

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 the issue 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.

OLD BUSINESS

5. Presentation of Administrative Programs.

a. Review of Downtown Sidewalk Projects

- i. **Phase 1 - 200 Block. Of San Patricio Ave**
Notice of award on contract, should be receiving a letter to start construction as soon as this Friday. D&B construction is the contractor, have receive certification and preconstruction of labor approval form Tx Dept. of Labor. 90 days for completion, businesses on the 200 block were given notice to prepare for construction period.

- a. **Community Participation Project – Benches, Planters and Trash Cans**

- ii. **Phase II - TxDOT Alternatives Transportation Grant**
TxDot required the City to pass and implement an ethics program under TxDot rules. City had done that and was passed it at last council meeting. Next step is to market for bids/contractors.

b. Update on I37 project

- i. **Better City – Discussion of joint meeting presentation on April 12th.**
Made a good presentation at the joint meeting. Made it clear it is possible to develop our I-37 project, it's finding the right businesses. None of the big box retailers are interested, their focus is on online (internet) sales.
- ii. **MuniCap**
Almost completed with their Phase I analysis, looking favorable. There will be revenues from their tax increment financing.

c. Update on HWY 359 - 21 ac. project.

Have been in contact with contractor Jd Hedrick came up with a rural subdivision. Septic tanks, no city water, paved street without curving, gutter or storm sewer, but there will be ditches. Thinks we can bring it in at 16K a lot cost, will hit the target price of 25k for a ½ ac lot (.69ac)

6. Report on HCA Mathis Clinic

We were working with the City on a grant for a Health Clinic. When we submitted the application, we learned there was another clinic (Well med) whom had already pulled permits for a health clinic at old Christus Spohn building. Inevitably HCA resented their letter of interest for the project, leaving us to cease the grant.

- i. **2018 Community Enhancement Fund**

NEW BUSINESS

7. Discussion of Quarterly Joint meeting with MISD and City

Good participation for the City and Mathis ISD. Good presentation from Better City on their update so far on the I-37 project.

8. Annual SPCEDC Partners Breakfast – May 16th, 2018.
MEDC is hosting the SPECEDC Breakfast at 7:30 am. at the McCraw Building.
9. Discussion of upcoming El Don Time Travel Bike event.
No current updates. Held April 12 at the Mathis High School, 7 am.
10. Discussion of Tri-Athlon Event Lake Corpus Christi
There were a 130 Triathletes not including their families
 - a. Hotel water shortage
Full occupancy, however had to refund monies due to water shortage. 3 of 4 weekend experienced water shortage. Haven't been able to get a possible solution from the City.
11. Discussion of HEB Celebration
Mariachis and Cheerleaders did an awesome job. The MEDC volunteers did amazing job and well represented.
12. Discussion of Howdy Ranch co-marketing inquiry
Co- Marketing on Billboard run about 900 a month. They are willing to pay ¼ of it. A program for \$250. Ads are move to empty billboards. Great idea, however it's not in the Budget, should be a Hot-tax expense.

REPORTS

1. Executive Director

- a. Attendance of Dea Brite to TEDC Intro to Economic Development
Paul wrote an article on Dea's attendance to TEDC intro to Economic Development. Proud to be performing at the level we are, there EDC's bigger than MEDC that aren't doing what we are.
- b. Council of Development Finance Agencies - National Development Finance Summit; Dallas Texas; November 7-9.
Registration for Conference has been made along with reservations for hotel rooms. Doug will be making a presentation at the conference.
- c. Board/Staff Community Volunteer Projects
At the request of the Board to take on volunteer projects, we have participated as follows:
 - i. Keep Texas Wild Triathlon – Saturday April 21st.
 - ii. HEB Celebration - Saturday April 28th @ 10: AM to 2:00 PM
 - iii. El Don Time Travel Bike event.
 - iv. Texas Parks and Wildlife Boater Safety Course.
Using our building on May 19th
- d. Presentation at Texas Railroad Commission – San Antonio
Doug is to present at 3:30, 609 Front St.
- e. City dues to County EDC
Mathis is the only county who has not payed EDC dues, where due on January. Invoice has been forwarded to Mike (City manager), have not received a response. In the past it has come out of the EDC, however these are City Dues. MEDC will not pay City dues this year, we have our own.
- f. SPCEDC Site Selector update
San Patricio county is now a certified aero- space county. Meaning we have the workforce, training facilities, raw materials, everything an aero company would want to develop in San Pat.
- g. Ex Committee meeting May 21st.
Ex. Meeting at 2pm on the 21st.

2. Business Retention and Recruitment

a. Update of Business Retention programs

- i. Number of Business contacted**
- ii. Social Media**
- iii. Grand Openings**
- iv. Technical Assistance**

Face to face: 80 Business. Number of views and post engagement have increased reaching about 1,388 people for the month we reach 2,241 people. Grand openings: Fog on the Lake looking at the 12th, thinking of rescheduling Shoreline fishing and tackle looking to open on the 5th

b. Update of Business Recruitment programs

- i. Number of inquirers and request for information**
- ii. Real Estate Development**

Harld Ong- property manager, looking at two on Front St. Victor Betenicourt- pop- up gym. Megan Pena: interested in a café and 115 property. Juan: gym across the street. Oilfield Company: looking for office space, 100 acres. Erica: Whitman property didn't give information on the use of it.

d. Mathis Merchant Programs

- ii. Merchant Meeting**

This month is All Cross Texas Next Month is at Vans. Suggestions on bringing more business owners to the Merchants Meeting.

3. Small Business Technical Assistance Report

- a. Completed Technical Assistance projects**
- b. Upcoming Technical Assistance projects**
- c. Upcoming Technical Assistance programs**
- d. Number of participants/Revenue received/Expenses**

Currently we are doing one on one training.

10. DISCUSSION OF FUTURE AGENDA ITEMS FOR JUNE 2018 MEDC BOARD MEETING

Water problem, Better City

11. ADJOURNMENT 8:17 p.m. Motion to adjourn by Vita, seconded by Michelle
