

Minutes

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

February 2, 2021, at 6:30 pm.

ITEM

BOARD MEMBERS' BUSINESS

1. Roll call to confirm quorum.

President	Mitchel Smolik	Present
Vice President	Char Brown	Present
Secretary	Pat Doherty	Present
Treasurer	Elvira Chavez	Present
Director	Michelle Herrera	Late/virtual
Director	Israel Gonzales	Present
Director	Vicente Gonzalez	Absent

2. Call to order.

President Mitchel Smolik called the meeting to order at 6:34 pm.

3. Pledge of Allegiance.

MEDC opens the meeting with the Pledge of Allegiance.

4. Recognition of new board members.

a. Swearing in of new board members.

Swearing in of new and re-appointed members by the City Mayor Ciri Villarreal.

New member – Director Israel Gonzales

Re-appointed member- Elvira Chavez

Secretary Pat Doherty motioned to table items 5 and 6 to take public presentation, seconded by Treasurer Elvira Chavez. Motion carried 5-0.

5. Consider approval of January 5, 2021, MEDC board meeting minutes.

Action Item: Motion to approve January 5, 2021, MEDC board meeting minutes.

Secretary Pat Doherty motioned to approve January 5, 2021, MEDC board meeting minutes, seconded by Vice President Char Brown. Motion carried 5-0.

6. Review, discuss and consider approval of January financial statements, and any related matters.

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

i. Review and discussion of January Income Statement.

ii. Review and discussion of January Balance Sheet.

Action Item: motion to approve January financial statement.

Following discussion, January Financials, Income statement, and Balance sheet were approved by the board. Treasurer Elvira Chavez motioned to approve January financials, seconded by Secretary Pat Doherty. Motion carried 5-0.

iii. Discussion of MEDC's Reserve Fund.

Action Item: Motion to approve to open an MEDC 's, Reserve Fund.

Vice President Char Brown motion to empower MEDC Staff to open a reserve account with Prosperity Bank, seconded by Elvira Chavez. Motioned carried 6-0.

Action Item: Motion to appoint and approve signees for MEDC's Reserve Fund.
Vice President Char Brown motioned to appoint approve MEDC Board President, Vice President, and Treasurer assignees for MEDC's Reserve Fund. Motion carried 6-0

b. MEDC Loan Report update.

MEDC Financial Director presented the loan report followed by a board discussion.

c. 2019-2020 Audit - Update

No new updates, auditors should be ready to present by our March meeting.

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 groups 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.

PRESENTATION

Discussion on possible business development and purchase of land in the 100-acre business park. Presenters pitched their 3-phase development plan for business development in the 100-acre business park.

Old Business

7. Presentation of Administrative Programs.

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

No current updates, JD Hedrick still has an interest and is assisting in finding funding for the infrastructure and a group of builders to commit to developing the Settlement at the Ranch.

b. Update on Settlement at the Ranch Multi-Family project and any related matters.

Madhouse scored MEDC's property for tax credit funding, the property came back not competitive.

c. Update on the Mathis Health Clinic project, and any related matters.

MEDC has reached the end of the contract with Azimuth Grants. We have pending \$720,000 worth of applications (6applications) out. Responses should be coming in soon from private lenders and for government/public anywhere from 6 to 12 months.

d. Update on the Mathis Business park Montana St project and any related matters.

No current update, MEDC is currently looking for grants for street usage.

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

MEDC has received the final construction plans, and the grant has been awarded to Mako Contracting. MEDC has contributed around \$33,000 and holds a balance of around \$37,000. MEDCs total contribution will total to about \$70,000.

f. Review, and discussion of a possible acquisition of the Old Red J Buildings.

No new updates, staff will follow up with Yolanda Galvan.

(note: Action items will be discussed under new business)

NEW BUSINESS

8. Review and discuss.

a. Review and Discussion of the Mathis Health Clinic Rent and any related items.

Possible Action Item:

Staff is in the business of sorting our insurance cost and getting MEDC's total expense total. Secretary motioned to table item 8(a) until staff could provide further information, seconded by Vice President Char Brown. Motion carried 6-0.

b. Review and discussion of MEDC Properties

i. condition/ maintenance

ii. marketing/ sales

Order for sale sign for Front Street property, the staff is to look for a handyman to close the door on Front Street property.

c. Review and discussion of Agape's Loan Default and next step for the MEDC.

Possible Action Item

Following board discussion, the board gave consensus to table till next meeting.

d. Discussion of Marketing for local nonprofit.

Given MEDC policy, MEDC can distribute local non-profit information.

9. Discussion of future agenda items for the March 2021 MEDC board meeting.

100-acre workshop, more information on the 100-acre development.

10. Adjournment

Treasurer Elvira Chavez motioned to adjourn, seconded by Secretary Pat Doherty. Motioned carried 6-0 President Mitchel Smolik adjourn meeting at 8:34 pm.