

Minutes

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

March 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/Late
Secretary	Pat Doherty	Present
Treasurer	Elvira Chavez	Absent
Director	Michelle Herrera	Present
Director	Israel Gonzales	Present
Director	Vicente Gonzalez	Present
Finance	Lori Trejo	Present
Office Admin	Roxanne Breiten	Present

2. Call to order.

President Mitchel Smolik called the meeting to order at 6:33 pm.

3. Pledge of Allegiance.

MEDC opened the meeting with the Pledge of Allegiance.

Secretary Pat Doherty motioned to move agenda item 7(c) to the beginning of the meeting, seconded by Director Michelle Herrera. Motioned carried 5-0. Craig Rotter gave a presentation of the Texas Rural Leadership Program, followed by a discussion with MEDC Board members.

4. Consider approval of February 2, 2021, MEDC board meeting minutes.

**Action Item:** Motion to approve February 2, 2021, MEDC board meeting minutes.

Secretary Pat Doherty motioned to approve February 2, 2021, MEDC board meeting minutes, seconded by Director Vicente Gonzalez. Motioned carried 6-0.

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

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

i. Review and discussion of February Income Statement.

ii. Review and discussion of February Balance Sheet.

**Action Item:** motion to approve February financial statement.

Following board discussion, the February financials, income statement, and balance sheet were approved by the board. Vice President Char Brown motioned to approve February financials, seconded by Secretary Pat Doherty. Motioned carried 6-0.

b. MEDC Loan Report update.

MEDC Financial Director presented the loan report followed by a board discussion. MEDC Board gave consensus to use the \$13,000 for lending to fund the new Reserve fund.

c. **2019-2020 Audit - Update**

The audit presentation was pushed back to our next board meeting. Earnest Garza's staff was out due to COVID illnesses.

**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.

**Action item:** Call for any comments from the audience.

**Old Business**

**6. Presentation of Administrative Programs.**

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

Staff is putting a builder's packet together to use to persuade enough builders to sign a memorandum of understating to build a certain number of homes in a year. We will present the MOU to the City Council, in the hope that the council can provide the financing or issue bonds for the Settlement at the Ranch infrastructure.

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

The multi-family plan was deemed not competitive for tax credit housing. The MEDC will begin looking for in-fill housing opportunities.

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

Secretary Pat Doherty motioned to enter into an executive session concerning the Mathis Health Clinic to discuss legal matters, seconded by director Michelle Herrera. Motion carried 6-0.

Director Israel Gonzales motioned to close the executive session, seconded by Secretary Pat Doherty. Motioned carried 6-0. Vice President motioned to pursue the actions discussed in the executive session, seconded by Secretary Pat Doherty. Motioned carried 6-0.

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

No new updates

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

Construction has begun; the construction company has 60 days to complete the project. One issue that has come up is a light pole that is cracked and should be repaired or replaced. The City is trying to get AEP to fix the pole. Contractors will complete one side then the other, there as not been any issues concerning inconveniences to the businesses on the south side of the street.

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

The school district has begun the bidding process. The MEDC has decided to bid on the project. The board members agreed that the staff research the probable bidders, and their plans for the property.

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

## NEW BUSINESS

7. **Review and discuss.**
  - a. **Review and Discussion of the Mathis Health Clinic rent and any related items.**

**Possible Action Item:**  
Following further research and board discussion, the board agreed to give staff permission to approach Karen to propose the rent increase.
  - b. **Review and discussion of MEDC Properties**

The MEDC for sale sign has been received and the staff will work to up the sign.

### **Texas Rural Leadership Program – Craig Rotter**

The Business Park workshop has been scheduled for Wednesday, March 10<sup>th</sup> at 5 pm.

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

Branding and marketing, organizing volunteers.
9. **Adjournment**

Director Michelle Herrera motioned to adjourn, seconded by Secretary Pat Doherty.  
Motioned carried 6-0.  
President Mitchel Smolik adjourned the meeting at 8:43 pm.