

Minutes

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

April 6, 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	Present
Director	Israel Gonzlaes	Present
Director	Vicente Gonzalez	Present
Finance	Lori Trejo	Present
Administrator	Roxanne Breiten	Present

2. Call to order.

President called the meeting to order at 6:31 pm.

3. Pledge of Allegiance.

MEDC opened the meeting with the Pledge of Allegiance.

4. Adam Gawarecki introduction and Q&A.

Adam gave the board background of his career in economic development, the current work he's doing for the San Patricio County, in particular, the marketing campaign SPCEDC has begun for the San Patricio County region. There was a conversation on the 100-acre Business park acquisition, past efforts, the MEDC vision, and the direction MEDC should continue to move with the Business Park.

5. Consider approval of March 2, 2021, MEDC board meeting minutes.

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

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

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

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

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

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

Following discussion, the March financials, income statement, and balance sheet were approved by the board.

b. MEDC Loan Report update.

MEDC Board of Directors reviewed the Loan Report for March, followed by a discussion.

c. 2019-2020 Audit presentation

Mr. Earnest Garza presented the MEDC 2019-2020 Audit report. MEDC received an unqualified (good) report. Mr. Garza presented recommendations on bookkeeping and financial management clarifications.

## 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.

Virginia Longoria, San Patricio County Department of Public Health gave a presentation on the TXPAN Community Active Living Coalition for the City of Mathis that will begin on April 22, 2021, via zoom.

## Old Business

7. **Presentation of Administrative Programs.**
  - a. **Update on Settlement at the Ranch project and any related matters.**  
No Update
  - b. **Update on Settlement at the Ranch Multi-Family project and any related matters.**  
No Update
  - c. **Update on the Mathis Health Clinic project, and any related matters.**  
Eric Haner is still awaiting the revised letter of condition for the main USDA office. They have limited access to the main office which is causing a delay in the closing process. Karen has agreed to the increase in rent, following the Health Clinic filing taxes as it will be their first time filling. MEDC has not received any other grants. MEDC board revisited the Phase II of the Health Clinic, possibly looking at taking a different approach to Phase II.
  - d. **Update on the Mathis Business Park Montana St project and any related matters.**  
No Update
  - e. **Update on the 2019 TXCDBG Downtown Revitalization and Main Street Program Project.**  
City Manager Mike Barrera explained that there was a delay on the project due to AEP lights, which they have a plan to resolve the matter, and at the corner, on Front St. and San Patricio Avenue, the bulb out curb was changed to a regular curb to allow 18-wheeler traffic ease of turning.

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

MEDC Board President Mitchel Smolik recommended moving the executive session to the back of the Agenda, Board consensus was given.

## **Executive Session**

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 Corporation Attorney, real-estate acquisitions, or other purposes authorized under the "Open Meetings Act." In the event the Board of Directors elects to go into a 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.

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**8. Close Public Meeting**

**A. Action Item: Motion to move to Executive Session for discussion of legal matters pertaining to the Mathis EDC – Mathis Health Clinic, authorized by Section 551.071 of the Texas Government Code Open Meetings.**

**i. Action Item:** Motion to close Executive session and reconvene MEDC's Regular Board Meeting.

**Vice President Char Brown motioned to close the executive session, seconded by Secretary Pat Doherty. Motioned carried 7-0.**

**ii. Action Item:** Motion to approve actions resulting from Executive Session discussion of legal matters pertaining to the Mathis Health Clinic.

**No action was taken.**

**NEW BUSINESS**

**10. Review and discuss.**

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

**Possible Action Item:**

**Previously discussed under item 7c.**

**b. Review and discussion of MEDC Properties**

**The 605 Front Street property needs yard maintenance. Simon has offered thirty thousand for both 109 and 115 E. San Patricio Ave. properties that the MEDC is unable to sell at this time. MEDC President Mike Smolik suggested the EDC should consider selling the parsonage, as that property will require major repairs in the near future. Vice President Char Brown motioned that the MEDC should consider the sale of the parsonage as residential property, and MEDC staff should research and draft a proposal, seconded by Director Michelle Herrera. This was followed by a further discussion.**

**c. Volunteer Organizing**

**Israel Gonzales presented his background as a volunteer and discussed issues he encountered with beginning a volunteer organization for adults. It was noted that MISD students need community volunteer hours to qualify for UIL activities and organizations such as the National Honor Society. The members discussed leading a volunteer effort with specific projects that would interest volunteers.**

**11. Discussion of future agenda items for the May 2021 MEDC board meeting.**

**Staff should post business hours outside of the building.**

**Director Vicente Gonzalez motioned to enter into executive session, seconded by Michelle Herrera. Motion carried 7-0.**

**12. Adjournment**

**Treasurer Elvira Chavez motioned to adjourn the meeting seconded by Director Michelle Herrera. Motioned carried 7-0. President Mitchel Smolik adjourned the meeting at 8:45 pm.**