

Minutes

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

JANUARY 5, 2021 at 6:30 pm.

Board Members' Business

<i>Items</i>	<i>Description</i>	
1. Roll call to confirm quorum.		
President	Mitchel Smolik	Present
Vice President	Char Brown	Present (late)
Secretary	Pat Doherty	Present
Treasurer	Elvira Chavez	Present
Director	Michelle Herrera	Present (virtual)
Director	Frank Galvan	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 6:30 pm.	
3. Pledge of Allegiance		
	MEDC opens meeting the Pledge of Allegiance to the Flag.	
4. Consider approval of December 1, 2020, and December 8 th Special Called meeting minutes.		
	Action Item: Motion to approve December 1,2020 and December 8 th Special Called meeting minutes.	
	Secretary Pat Doherty motioned to amend item 4 to include the approval of October 22,2020 Special Called meeting, seconded by Director Frank Galvan. Motion carried 5-0.	
5. Review, discuss, and consider approval of December financials statements, and any related matters.		
a. Review, discussion, and approval of December financials and any related matters.		
i. Review and discussion of December Income Statement.		
ii. Review and discussion of December Balance Sheet.		
	Action Item: motion to approve December financial statements.	
	Following discussion, the December financials, Income statement, and balance sheet, were approved by the Board. Treasurer Elvira Chavez motioned to approve the December financials, seconded by Director Vicente Gonzalez. Motioned carried 5-0	
b. MEDC Loan Report update.		
	MEDC Financial Director, presented the loan report followed by board discussion.	
c. Review Cash Flow Budget & Financials.		
i. Review and Discussion of MEDC Cash Flow Budget & Financials.		
	Lori Trejo, MEDC Financial Director, presented updated cashflow budget and financials followed by board discussion.	

- ii. Discussion of the creation of MEDC's Reserve Cash Fund.
Action Item: Motion to approve Bylaw amendment and Resolution for the creation of a Reserve cash Fund.
Office Administrator presented the Bylaw revisions regarding MEDC's Reserve Fund creation; followed by board discussion. Director Vicente Gonzalez motion to approve the Bylaw amendment and Resolution for the creation of a MEDC Reserve Fund; seconded by Vice President Char Brown. Motioned carried 6-0.
- d. 2019-2020 Audit- update.
Financial Director gave update presentation, auditors should be ready to present next month.

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.

Cruz Deleon – gave a presentation on behalf of the Mathis Little League.

Old Business

- 6. **Presentation of Administrative Programs.**
 - a. **Update on Settlement at the Ranch project and any related matters.**
City Manager has indicated that he is willing to present to Council a bond to cover the infrastructure cost. As the infrastructure continues to be the recurring issue with our projects.
 - b. **Update on Settlement at the Ranch Multi-Family project and any related matters.**
NDC has verbally backed out and will give a formal withdrawal in June. Mad House Developments construction has taken an interest, he will be scoring the property against several factors the government gives for tax credits. The developers may make a bid on the property should it meet their needs.
 - c. **Update on the Mathis Health Clinic project, and any related matters.**
We have no current update regarding the USDA grant. Radiology group, Gulf Coast Imaging is still interested in pursuing the project. They were looking for an update regarding the grants for equipment with Azimuth.
 - d. **Update on CrackSeal of Texas Building Construction and any related matters.**
Crackseal has officially backed out and is working with the City to rezone their existing property.
 - e. **Update on the Mathis Business Park Montana St project and any related matters.**
MEDC will continue to discuss with the City Manager and begin looking for grants. Currently the City has a simple repair, recoat for the street in their budget.
 - f. **Update on the 2019 TXCDBG Downtown Revitalization and Main Street Program Project.**

Bids came in higher than expected, our grant would not cover the cost. The City has offered to cover the balance of it from their funds remaining from the City's street project. Contract was awarded to Mako Construction.

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

The property has been assigned to Mathis ISD for bids. The county is in the process of documenting the property. When the documentation is complete a date for bids will be set. When Mathis ISD School Board approves a bid, the City and the County will then make decisions whether to approve the bid.

(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:

The Board reached consensus to research the costs that were calculated to establish the rent amount and will email to the Board. The matter will be left on the agenda for the next meeting.

b. Review and discussion of MEDC Properties

- i. condition/ maintenance
- ii. marketing/ sales

Following board discussion, MEDC will continue using CoStar LoopNet free service to market our properties. Board gave consensus to put up a "for sale" sign on Front St. property. The 100 acres to be held for another year for business development and before placing on the market.

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

Dr. Acuna update, Next step for Agape, health clinic rent, advertising for local non-profits

9. Adjournment

Treasurer Elvira Chavez motioned to adjourn, seconded by Director Frank Galvan. Motion Carried 7-0. President Mitchel Smolik adjourned meeting at 8:25 pm.