

**MINUTES**  
**CITY OF MATHIS 4B ECONOMIC DEVELOPMENT CORPORATION**  
**REGULAR BOARD MEETING**  
**MEDC OFFICE, 111 E. SAN PATRICIO AVE.**  
**MATHIS, TX 78368**  
**January 9, 2018 at 6:30 PM**

**BOARD MEMBERS' BUSINESS**

- | <i>Item</i>  | <i>Description</i>   |         |
|--|--|---------|
| <b>1. Roll Call to determine presence.</b>                         |  |         |
| President  | Vicente Gonzalez   | Present |
| Vice President   | Char Brown   | Present |
| Secretary  | Pat Doherty  | Present |
| Treasurer  | Elvira Chavez  | Present |
| Director   | Michelle Herrera   | Present |
| Director   | Dana Espinal   | Present |
| Director   | Frank Galvan   | Present |
| Executive Director   | Doug Dowler  | Present |
| Network Admin  | Dea Brite  | Present |
| Marketing Admin  | Bobbie Bramel  | Present |
| <b>2. Call to order.</b>   |  |         |
|  | Pat determined a quorum at 6:36pm  |         |
|  | Board Member Dana Espinal formally announced she will not renew her seat at the end of her term in February. |         |
| <b>3. Consider approval of minutes from December 2017 meeting.</b> |  |         |
|  | December minutes approved.   |         |
| <b>4. Review of December 2017 Financial Statements and Budget.</b> |  |         |
| <b>a. Year End 2017 Financial Review</b>                           |  |         |
|  | Financial statements and budget 2017 year-end review approved.   |         |

**PUBLIC FORUM**

- 5. 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

### **6. Presentation of Administrative Programs.**

#### **a. Review of Downtown Sidewalk Projects**

- 1. Phase I – 100 and 200 Blocks of San Patricio Ave**
- 2. Phase II – TxDOT Alternatives Transportation Grant**  
Final engineer plans have been provided to the city.

#### **b. Review of MEDC Loan Programs**

- 1. Loan to Richard Hernandez and Melinda Forey Hernandez - \$5,000**  
Xsellence Realty office in downtown district established.

- 2. Close out report to TDA**  
Complete and current.

#### **c. Discussion/update of 605 Front Street Project** Sale pending to construction company.

#### **d. Discussion/update of 1025 Freeman Project** 42 acres possibly have \$11,769.87 in rollback taxes that purchaser will be responsible for if status changed from agricultural use. There are no tax exemptions or waivers for non-profit entities.

#### **e. Discussion/update of I37 Project** 9 acres available for lease options. MEDC is contracting with Better City Group to develop anchor stores.

## NEW BUSINESS

- 1. Discussion/Approval of project 109C E. San Patricio Ave.**  
Approved.
- 2. Discussion HCA - CC Doctor's Regional Medical Center Hospital.**  
HCA – CC representatives visited Mathis for possible new clinic site.
- 3. Discussion Of MuniCap, Inc. presentation.**  
Representatives are scheduled to meet with MEDC members and city officials on Jan 18, 2018 at 10am for an informational presentation on what MuniCap may have to offer.

## REPORTS

- 1. Executive Director**
  - a. Sales Tax Report month of November – September Sales**  
Doug presented sales tax reports.
- 2. Business Recruitment and Retention**
  - a. Business and Retention report.**  
Hot Shots Liquor store has opened. Grand opening pending. C.J's Trading Post is also open on Duval St.

3. **Small Business Technical Assistance Program**
  - a. **Start Smart Webinar with Del Mar College January 17th**  
Live Web class via Del Mar instructor Jan 17 – Mar 7 held in the MEDC conference room every Wednesday 5:30pm to 8:30pm. 10 students enrolled.
  - b. **Business Services**  
Two active clients for business services.

7. **DISCUSSION OF FUTURE AGENDA ITEMS FOR February 2017 MEDC BOARD MEETING**

- I-37 Better City update.
- Update on City Tax Abatement
- Update on administrative services contract
- HCA update
- Whitman property/EDC property for sale signs
- Grand Opening date
- Coordinate with city admin on advertising EDC board member position availability

*Limited to statements in accordance with the Texas Open Meetings Act, Chapter 551.042 of the Texas Government Code, no deliberation or discussion may take place by the City Council during this agenda item except to place a consideration item on a future agenda. The Open Meetings Act does not allow the Board to deliberate items that do not appear on the agenda.*

8. **ADJOURNMENT** Adjourned 8:01pm.

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**EXECUTIVE SESSION RESERVATION**

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

**POSTING CERTIFICATION**

I hereby certify that this public meeting agenda was posted in a public place at the Mathis EDC in the City of Mathis, Texas, in compliance with the requirements of public law for posting an agenda of all non-emergency meetings at least 72 hours prior to the call to order of said meeting.

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