

**CITY OF SANTA FE  
SPECIAL JOINT MEETING  
SANTA FE CITY COUNCIL  
BOARD OF DIRECTORS OF THE SANTA FE ECONOMIC DEVELOPMENT CORPORATION  
FEBRUARY 1, 2024 6:00 P.M.  
COUNCIL CHAMBERS  
12002 HWY. 6, SANTA FE, TEXAS**

**MINUTES**

The meeting was called to order at 6:00 p.m. by Mayor Bill Pittman and Santa Fe Economic Development Corporation (EDC) President Bob Wylie.

Council Roll Call: Present: Mayor Bill Pittman  
Councilmember Jason O'Brien  
Councilmember Ronald "Bubba" Jannett  
Councilmember John Dickerson  
Councilmember Dana Marks, arrived at 6:05 p.m.

Absent: Mayor Pro Tem Brandon Noto, excused

EDC Roll Call: Present: President Bob Wylie  
Vice-President Matt Crable  
Secretary/Treasurer Terri O'Connell  
Director Johnny Helpenstill  
Director Pam Schwertner, arrived at 6:15 p.m.  
Director Gary Summerville  
Director Ryan McCamy

Absent: None

**Business:**

**1. Consideration and possible action: Possible purchase by Santa Fe Economic Development Corporation of the building next door to Santa Fe City Hall, located at 12018 Highway 6, Santa Fe, Texas 77510**

Santa Fe Economic Development Corporation (EDC) President Bob Wylie introduced the item, noting that the City Hall is full of staff, and the EDC will need space for its soon-to-be-growing staff. Council and EDC discussed the importance of having the building inspected, given its age and potential issues that such age can bring. President Wylie said that the building is partially (approximately one-third) located within the City's 16th Street right-of-way, but that should the property be purchased for use by the EDC, the issue could potentially be resolved by the City later. The group discussed the potential value of the property and its building, and whether better value properties might exist in other parts of the city. Mayor Pittman said that at the asking price of \$215,000, the property is extremely overpriced.

EDC Executive Director Rudy Zepeda explained that the proximity of the building to City Hall makes the location appealing, as any members of staff who would work out of the facility would be more easily supervised. President Wylie added that the location of the building would allow for some services – such as internet connectivity – to be extended from City Hall to the building at 12018 Highway 6. Council and EDC agreed that any improvements that would need to be made to the building (or any other building) would have to be paid for by the EDC.

Mayor Pittman said that the City will soon need a new City Hall facility, and that that eventuality must factor into the decision to be made under this agenda item, as the new City Hall could and should include space for EDC.

Following the discussion, it was agreed that the best way to move forward would be to provide for some sort of preliminary price offer that would be subject to an inspection or feasibility study, and then either proceed with the sale, renegotiate the price, or walk away. EDC Executive Director Rudy Zepeda said that the City should pay for the inspection (subject to reimbursement by EDC), and then, if the property is to be purchased, the City should buy it and then be reimbursed for its expense by the EDC.

Motion by Councilmember Jannett, seconded by Councilmember O'Brien, to appoint a committee consisting of Mayor Pittman, EDC President Bob Wylie, and EDC Director Pam Schwertner to move forward with the above-described plan on behalf of the Council and EDC. The motion passed the roll call vote unanimously.

## **2. Discussion and direction: Updates and future goals of the Santa Fe Economic Development Corporation for Fiscal Year 2024**

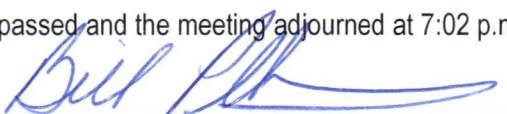
Mayor Pittman thanked the EDC for performing so well and for having the best interest of the city in mind. He encouraged the EDC to move forward with its BRE (Business Retention and Expansion) program but said that the program does not need to just be a giveaway – the benefiting businesses should provide something in return. EDC Executive Director Rudy Zepeda explained the process for moving forward with the BRE program, and Vice-President Crable said that to succeed, the program needs a champion – the champion should be the EDC Coordinator position that is soon to be filled. The consensus of the EDC board was that the high number of new members on the board has made implementation of the program more difficult, but that the forthcoming EDC Coordinator can make it a priority upon their hiring.

Next, Council and the EDC board discussed the extension of water and sewer lines in various areas of the city, especially along FM 1764 and FM 646 North. City Manager Alun Thomas suggested that the FM 1764 portion come first; tying into La Marque's water system at the eastern FM 1764 city limits would allow for the two water systems to back each other up in the case of a failure. Mayor Pittman explained the history of the EDC's founding, and his personal belief that Galveston County Water Control and Improvement District No. 8 (WCID8's) has the responsibility to help build out its own water and sewer systems. He thanked WCID8 for being more supportive in that effort as of late, and said that WCID, EDC, and Council ought to have a quarterly joint meeting to help each other stay on the same page and improve each other's knowledge of each other's activities. President Wylie agreed. EDC thanked Council for the opportunity to meet.

Motion by Councilmember Dickerson to adjourn. The motion passed and the meeting adjourned at 7:02 p.m.

ATTEST:

  
Natalie N. Arnett, City Secretary

  
BILL PITTMAN, MAYOR