

**SANTA FE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR'S SPECIAL MEETING
OCTOBER 27, 2020 6:30 P.M.
SANTA FE CITY HALL COUNCIL CHAMBERS
12002 HWY. 6 SANTA FE, TEXAS**

MINUTES

1. The meeting was called to order at 6:34 p.m. by Fidencio Leija, Jr.

2. Roll Call: Fidencio Leija, Jr.
 Matt Crable
 Ashley Carner, Absent
 Robert Bracknell
 Greg Vicknair
 Bob Wylie
 Blu Baillio
 Chris Nichols, Attorney - Absent
 Stacey Baker, Director

3. The invocation and pledge was given by Fidencio Leija, Jr.

4. Citizens Comments and recommendations:

None

5. Reports:

a. Review and approval of the minutes from September 15, 2020

A motion was made by Blu Baillio and seconded by Bob Wylie to accept the minutes. The motion passed unanimously.

6. Business

a. Discussion and presentation with John White regarding the Tres Rios development project

John White explained to the EDC board that he and his business partners are in the process of purchasing property and requesting the city to annex the property extending from Tower Road to the Dickinson Bayou for a large construction project. He explained the project would include homesites, commercial businesses, a location for a school, water/sewer station, and an area for a future police/fire department. This development will increase sales tax for the city. There will be entrances from FM 517 from Dickinson and main entrances from Highway 6 in Santa Fe. There may be roads also extending to Cemetery Road and they would enhance Cemetery Road. He advised that citizens should be able purchase different size lots and homes. He anticipates this project to take a couple years to complete. He estimated 2000 plus homes for the development.

b. Discussion with Cambiano and Cambiano regarding the budget for the new year and possible future projects.

Stacey Baker advised that John Cambiano had a prior engagement and was not able to attend. She advised she talked with him about future projects and he agreed that there was money in the budget to contribute to other future projects. Bob Wylie advised that he also spoke to Cambiano and he agrees that there is a need to plan for other projects and the EDC has the money to contribute. Matt Crable advised he would like to get comfortable to budget for special projects.

c. Discussion and possible action: Discuss the Ave P drainage project with the City Manager and the Drainage District to define roles and responsibilities of each entity involved in the project and determine an amount for EDC to possibly invest in the project.

City Manager Glen Adams and Dennis Wagner from Drainage District advised the EDC that the City of Santa Fe would take the lead on the drainage project. Dennis Wagner advised that he received new figures for the cost of the engineering portion of the project. The engineer estimates \$125,000.00. Dennis Wagner advised he will ask the Drainage District to contribute \$25,000.00 to \$30,000.00. Glen Adams advised he will request from City Council \$35,000.00. The EDC board agreed that the project was necessary to help reduce the flooding of the Highway 6 businesses and the flooding for the residents in the area and they felt this was a great project to invest in. Dennis Wagner advised the engineer will analyze the area to determine the best design plan necessary for the area. He also advised that the project can be broken down into phases so that the cost of the project can be spread out. The analysis could take up 3-4 months alone. The total project could take up to a couple years to complete. Glen Adams advised that he was trying to come up with a comprehensive plan for the city and this project would put everyone in the right direction. He advised that there are other drainage plans the city is currently working toward. Bob Wylie advised that this is the number one project for the city and he felt it was very good project and the funds are there to use. He advised that the septic systems for the businesses have been compromised. Fidencio Leija, Jr. agrees that this is a very important project for the businesses and residents. Glen Adams advised that all the water from Castle Estates, Highway 6, and the post office area will function properly and over 32 businesses will benefit. Robert Bracknell advised that this will help future businesses. Blue Baillio advised that he thought this project would fit in the mission of the EDC. Stacey Baker advised that a public hearing, newspaper notices, and permission from City Council was necessary for the EDC to move forward. Glen Adams and Fidencio Leija, Jr. proposed that the EDC contribute \$65,000.00. Matt Crable asked who is the engineer that is proposing the estimates. Dennis Wagner advised that Brown and Gaye is who the Drainage District uses for these projects. They are familiar with the drainage of this area. Glen Adams advised that state funded grants are not available for this area due to no low income in this area. Bob Wylie advised that people have been interested in the property near the fire department and post office that floods and by correcting the flooding, this may increase the chance to sell the property. Robert Bracknell advised he would like Ashley Carner's input. Stacey Baker advised she can express her opinion in the public hearing.

A motion was made by Fidencio Leija, Jr. and seconded by Bob Wylie to make a request to city council to contribute \$65,000.00 to the Avenue P drainage project and to move forward with the public hearings and newspaper advertisement as needed. The motion passed unanimously.

d. Discussion and possible action: Discuss a joint "Buy Local Project" with the Santa Fe Chamber of Commerce, collect business contact information, and discuss surveying local businesses.

Matt Crable advised he would like posters and flyers passed out and posted letting people know how sales tax dollars are collected and how they effect our community. A lot of people are not aware of the use of all the taxes collected by the city. There is a need to develop a survey to get business owners information and the needs of the businesses and why it is important to buy from local businesses. Gina Bouvier with the Chamber of Commerce advised that she felt that the chamber board would want to partner up with a buy local project, promote business in Santa Fe, and educate the community. Fidencio Leija advised he thought this was a good start to a retention program and promote for new businesses to come into Santa Fe and he would like to do a workshop with the Chamber and businesses to discuss a program or plan to help the businesses advertise, get on social media, and get on board with an education program. Gina advised there have been local workshops that people are not taking advantage of. Greg Vicknair advised he would like to create a current list of local businesses. Gina advised she would discuss this information with the Chamber board at the next regular meeting. Robert Bracknell advised he would create a poster of the trickledown effect. The board agreed that they also should be educated on the sales tax use and what items produce the tax. Stacey Baker advised she would try to retrieve the report from the Comptroller's office regarding local businesses. She also advised that if joint workshops take place an agenda will need to be posted with the date, location, and time. Gina and Stacey advised they

would have to discuss this with the Chamber board and get back with the EDC board regarding possible dates to hold a workshop. There are several events that the Chamber hosts for the holidays and not sure of a date for the workshop.

A motion was made by Matt Crable and seconded by Greg Vicknair to host a workshop with the Chamber of Commerce and invite City Council to discuss a buy local project and education session regarding sales tax. The motion passed unanimously.

e. Discussion and possible action: Approve the advertisement to be placed in the newspaper for Sander Engineering and the EDC to receive construction bids on the FM 1764 sewer project.

Stacey Baker advised that Sander Engineering provided the wording for the construction bid advertisement. The dates have not been completed but the general language is there to approve. It was decided to forward the advertisement to Chris Nichols for review.

A motion was made to forward the ad to Chris Nichols for review and approve it upon his recommendation. The motion was made Bob Wylie and seconded by Blu Baillio. The motion passed unanimously.

f. Discussion and possible action: Schedule the next meeting

The board discussed that due to the Thanksgiving holiday and anticipated vacations a meeting will not be scheduled for the month of November.


A motion was made by Matt Crable and seconded by Bob Wylie to try to schedule a meeting December 1st. The motion passed unanimously.

g. Citizen's comments regarding today's agenda.

None

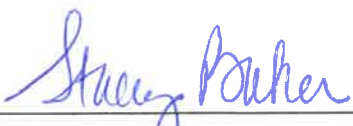
7. Adjournment

A motion was made by Greg Vicknair and seconded by Matt Crable to adjourn at 8:35 p.m. The motion passed unanimously.



Fidencio Leija, Jr., President

ATTEST:



Stacey Baker, Administrative Services Director