

SANTA FE ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR MEETING
DATE: October 26, 2021, AT 6:30PM
SANTA FE CITY HALL CONFERENCE ROOM
12002 HWY. 6, SANTA FE, TEXAS

MINUTES

1. **The meeting was called to order** at 6:30 p.m. by Fidencio Leija.

2. **Roll Call:** Fidencio Leija, Jr.
 Matt Crable
 Ashley Carner
 Robert Bracknell
 Greg Vicknair (Absent)
 Bob Wylie
 Blu Baillio,
 Rudy Zepeda, Director

Members of the public included: Mike Shelton, Kimley-Horn and Dan Seal, BAHEP

3. **The invocation and Pledge of Allegiance** was given by Bob Wylie. The pledge of allegiance was led by Fidencio Leija.

4. **Citizens comments:** No citizen comments.

5. **Reports:**

a. Presentation and approval of minutes

Mr. Zepeda said the minutes were complete and ready for review. All present members having then reviewed the minutes, Blu Baillio motioned to approve September 28th Meeting minutes as presented. Blu Baillio seconded. Voice call vote by Fidencio Leija. All present members were in favor of the motion. The motion passed.

b. Presentation and approval of the Quarterly Investment Report for quarter ending September 30, 2021.

Mr. Zepeda informed the board of that the report indicates and ending fund balance for the last quarter at \$4,002,999.56 and that the financial statements would be presented in December after receipt of last Sales Tax revenue in October and November. Ashley Carner motioned to approve the Quarterly Investment Report for quarter ending September 30, 2021, as presented. Robert Bracknell seconded. Voice call vote by Fidencio Leija. All present members were in favor of the motion. The motion passed.

c. FM1764 Project Status Report

Mr. Zepeda spoke to the summary report submitted by Bill Manning and the associated pay application no. 4. The report showed 50% completion with a use of contingency of 19%. Estimated substantial completion

of the project is January of 2022. Bob Wylie said he had contact with the contractor and confirmed the 50% completion and additionally said that they had 80% of the line work done. No action was required or taken.

[The time is 6:36PM the Santa Fe Economic Development will now close its regular session and open a public hearing in accordance with Section 505.159 of the Texas Local Government Code]

(6) a. Public Hearing and possible action: In accordance with Section 505.159 of the Texas Local Government Code, the Santa Fe EDC, a Texas non-profit 4B economic development corporation, will receive public comments related to the following proposed Santa Fe Economic Development Corporation projects as follows:

In the public hearing, Mr. Zepeda explained the planned projects for consideration: \$2,950,000 for FM1764 Sewer Improvements, \$650,000 Ave P storm sewer drainage, \$275,000 to the City of Santa Fe for the comprehensive plan, \$150,000 towards the Business Retention and Expansion Project and \$78,846 for the toward the lease purchase payment of the Gradall for drainage and street improvements. The \$650k Ave P projected, while not budgeted at this time is included in case the City Council moves to have EDC fund that 2.1M project. Mr. Leija said that the hope is that matching contribution from the county and the use of ARPA fund eliminates the need for EDC contribution. Including it merely is a worst-case measure to avoid having to return to the board to approve another publication. The same is true for the \$275k for the comprehensive plan. At the end of the day, Mr. Leija said, the board will make the decision on the publication. This is an intended project list and not necessarily budgeted. Bob Wylie asked for clarification and was correct in stating that if funding of the 650k was not needed, that money would stay in the EDC budget. The non-budgeted amounts are for contingency purposes only. The Board asked if the language was approved by counsel, and it that was affirmed by Mr. Zepeda. Ashley Carner asked why we were going out again for publication on the FM1764 project. It was her understanding that it was already done. Mr. Zepeda mentioned that if a publication was not done in the past this would help to memorialize it. No record or the hearing or publication was located at the time. Mr. Leija felt that this publication approval should go to council for approval. Ms. Carney expressed reservation as well to that end. On the counter, Mr. Zepeda was worried out the 60 days wait period before spending any money towards the Comp Plan or other planned projects. Mr. Leija said that there was still plenty of time with Kimley-Horn before they start billing us for the EDC Board and that sending their publication recommendation to council would indicate solidarity between the two groups moving forward. Ms. Carner also mentioned the need to change the \$150k "BRE" to other "EDC projects". After further discussion, the board agreed that the EDC board of directors should present to council a publication of projects which only includes the budgeted items not previously approved in prior years with consulting of the EDC attorney.

Ashley Carner motioned to approve sending revised notice to the City Council for approval. Blu Baillio seconded. Voice call vote by Fidencio Leija. All present members were in favor of the motion. The motion passed.

(6) b. Discussion and possible action regarding proposed revision and restatement of the Santa Fe EDC Bylaws as submitted by The Nichols Firm.

Mr. Zepeda began by explaining that the only changes to the revision and restatement of the Santa Fe EDC Bylaws was the following: "Odd numbered director positions shall be appointed in odd years and even numbered director positions shall be appointed in even years." and defining the term "year" to mean

“beginning Oct 1st and ending September 30th”. The changes having been explained, the board reviewed the updated revision and restatement of the Santa Fe EDC Bylaws as submitted by The Nichols Firm prior to the vote.

Blu Baillio motioned to approve the revision and restatement of the Santa Fe EDC Bylaws as submitted. Mat Crable seconded. All present members were in favor of the motion. The motion passed.

(6) c. Discussion and possible action regarding EDC Resolution #2021-05 approving the proposed First Amended and Restated Bylaws of the Santa Fe EDC

Mr. Zepeda said that this Resolution is the formal adoption of the bylaws approved in prior action item.

Ashley Carner motioned to approve EDC Resolution #2021-05 adopting the First Amended and Restated Bylaws of the Santa Fe EDC as presented. Bob Wylie seconded the motion. All present members were in favor of the motion. The motion passed.

(6) d. Brief and update of the Comprehensive Plan presented by Mike Shelton, Kimley-Horn.

Presentation by Mike, Kimley-Horn on the scope of work planned for the city in its comprehensive plan project.

No action was required or taken.

(6) e. Brief and update of Economic Development 101 presented by Dan Seal, BAHEP

Presentation by Dan Seal, BAHEP on the partnership with EDC and Kimley-Horn and their planned workshops for public engagement.

No action was required or taken.

(7) Citizen’s Comments

No Comments

(8) Adjournment

Ashley Carner motioned to adjourn. Matt Crable seconded. All present members were in favor of the motion. The motion passed.

Meeting concluded at 7:12PM



Fidencio Leija Jr., President

ATTEST:



Rudy Zepeda, Director