

SANTA FE ECONOMIC DEVELOPMENT CORPORATION
MEETING OF THE BOARD OF DIRECTORS
DATE: January 31, 2023, AT 7:00 PM
SANTA FE CITY HALL COUNCIL CHAMBERS
12002 HWY. 6, SANTA FE, TEXAS

AMENDED MINUTES

1. The meeting was called to order at 7:00 p.m. by Fidencio Leija, Jr. then recessed until 8:06 p.m.

2. Roll Call: Present: Fidencio Leija, Jr., President
Matt Crable, Vice President
Ashley Carner, Secretary/Treasurer
Rudy Zepeda, Finance Director
Robert Bracknell, Director
Gregg Vicknair, Director
Tamra Loftin, Director
Bob Wylie, Director

3. Invocation and Pledge of Allegiance

4. Citizens' Comments

There were no citizen comments.

5. Reports & Presentations:

a. Presentation of EDC Service Recognition Award to Blu Baillio

Vice President Matt Crable and Secretary/Treasurer Ashley Carner presented a service recognition award to Blu Baillio in recognition of his service to the Corporation.

b. Approval of Board Minutes from November 29, 2022

The minutes of the November 29, 2022, regular meeting were approved as presented.

c. FM1764 Project Status Report

Mr. William Manning of Sander Engineering Corporation stated there were no payment applications for the month, that Lift Stations One and Two have power established, and that the Canal Lift Station had a bypass manhole installed.

d. Current Budget Update & Financial Statements

Economic Development Director Rudy Zepeda gave a current budget and financial statement overview.

e. Quarterly Investment Reports Ending September 2022 and December 2022

Economic Development Director Rudy Zepeda gave an overview of the quarterly investment report.

f. **Sales Tax Report January 2022 for November sales collections**

Economic Development Director Rudy Zepeda gave a sales tax overview for November's sales collections.

g. **Current Economic Development Status Report**

Economic Development Director Rudy Zepeda provided a report on the City's current economic development status.

6. **Business**

a. **Introduction and welcome of Legacy Collision**

This item was postponed until a later date.

b. **Discussion and possible action on a funding request from the City of Santa Fe Community Service Department.**

City of Santa Fe Chief Building Official Ray Burgess asked for a funding request for the demolition of substandard properties within the city limits. Mr. Burgess asked for fifty thousand (\$50,000) dollars per year, for two (2) years, from the Corporation with the understanding the money will return to the Economic Development Corporation once the land upon which the demolished substandard structures once stood has been sold or the lien has been satisfied. The agenda item was postponed until a later date.

c. **Discussion and possible action on the selection of a new law firm for the Economic Development Corporation.**

Vice President Matt Crable stated he favored Olson & Olson, LLP for the Corporation's new legal counsel due to his preference that the City and Santa Fe Economic Development Corporation (EDC) having their own individual attorneys. Director Bob Wylie stated he would prefer Charles Zech as the attorney for EDC after consulting with the City's administrative staff and being familiar with Mr. Zech. Secretary/Treasurer Ashley Carner moved to appoint Olson & Olson, LLP as the new legal counsel for the EDC. Motion seconded by Vice President Matt Crable. The motion passed by a vote of six to one, with Director Bob Wylie voting against it, and President Fidencio Leija, Jr., Vice President Matt Crable, Secretary/Treasurer Ashley Carner, Directors Robert Bracknell, Gregg Vicknair, and Tamra Loftin voting in favor.

d. **Discussion and possible action on a funding request by Santa Fe Fire and Rescue for the assistance of purchasing a ladder truck**

Economic Development Director Rudy Zepeda briefly explained the process for approving such funding, should the Board wish to approve it. He informed the Board that for a motion to approve funding for a ladder truck for Santa Fe Fire and Rescue (SFFR) to be recommended for approval by council, it must specifically state that the Economic Development Corporation (EDC) has found that the funding would "Promote new or expand business development" in Santa Fe. Following that, a public hearing and a 60-day period for the solicitation and receipt of public comments are triggered. He clarified that a Memorandum of Intent must be presented by the EDC before any financial commitments may be made. The City Secretary would then create a resolution for Council's consideration that would outline the conditions tied to any funding. Acting City Manager/City Secretary Alun Thomas indicated that the Council would hear the resolution in two readings.

Mayor Bill Pittman addressed the Board and said that City Council would like to know how SFFR having a ladder truck will assist the City. For the EDC to begin saving, President Fidencio Leija, Jr. questioned whether there would need to be a line item given if the requested assistance was approved. Mr. Zepeda said yes, and that the budget line item would reflect the \$125,000 annual payment for four years. Additionally, he noted that this fiscal year, the EDC has seen a \$200,000 surplus. In order to clarify how much money is still available for spending, Vice President Matt Crable suggested making a budget adjustment to eliminate the first \$125,000 and apply it to the future line item. Secretary/Treasurer Ashley Carner motioned to recommend to City Council that the following project be funded by request of SFFR for the assistance of purchasing a ladder truck as it will promote new or expand business development with the following stipulations:

1. Obtain a new ISO certification reflecting the new level 1 rating within one year of the fire truck being delivered.
2. Last use funding; the money from the EDC will be the last used for funding.
3. Proof that the ISO rating will give commercial businesses insurance reductions.
4. Galveston County Emergency Services District No. 1 and Santa Fe Fire and Rescue shall provide financial records to the Economic Development Corporation for review.

The motion was seconded by Director Tamra Loftin and passed with six votes in favor and Director Wylie abstaining due to a possible conflict of interest since he is a lifetime member of Santa Fe Fire & Rescue.

e. Discussion and possible action on a funding request by Corey Boyer, NC4 Management LLC for an Improvement Project located at Avenue F & FM 1764 (Senior Living Facility)

Corey Boyer of NC4 Management, LLC, sought funding from the Santa Fe Economic Development Corporation in the amount of \$289,535.00 for the purpose of partially funding a lift station at the intersection of Avenue F and FM 1764. Under his request, the Economic Development Corporation would contribute 25%, NC4 Management, LLC would contribute 50%, and Galveston County Water Control and Improvement District 8 would contribute the final 25% of the total project cost.

Vice President Matt Crable motioned to postpone action until the February Economic Development Corporation meeting. Motion seconded by Secretary/Treasurer Ashley Carner. Motion passed unanimously.

7. Citizens' Comments

There were no citizen comments.

- 8.** Motion by Vice President Matt Crable to adjourn. The motion passed and the meeting adjourned at 9:42 p.m.



Fidencio Leija, Jr., President

ATTEST:



Rudy Zepeda, Executive Director