

**SANTA FE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTOR'S SPECIAL MEETING WITH ZOOM OPTION  
JUNE 30, 2020 7:00 PM  
SANTA FE CITY HALL COUNCIL CHAMBERS  
12002 HWY. 6 SANTA FE, TEXAS**

**MINUTES**

1. The meeting was called to order at 7:04 p.m. by Fidencio, Leija, Jr.

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

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

4. Citizens Comments and recommendations:

None

5. Reports:

a. Presentation of the financial statements and balance sheet

Stacey Baker advised she will provide a financial statement and balance sheet monthly per the request of Bob Wylie. Bob Wylie gave his thanks for the statement.

b. Review and approval of the joint EDC, City Council and Planning and Zoning Commission meeting minutes from May 21

A motion was made by Bob Wylie to approve the minutes as presented. The motion was seconded by Robert Bracknell and passed unanimously.

6. Business

a. Update from WCID8 and Sander Engineering regarding the FM 1764 sewer project

Bill Manning with Samuel Engineering advised Stacey Baker that prior to leaving his office he emailed a list of easements and copies of the easements that were required for the project. Bill Manning advised he provided a new set of drawings for the project. TXDOT final approval is pending due to Covid-19 and

limited staff. Centerpoint and Frontier approval was obtained. The crossing information was updated per TXDOT. The permit that allows discharge in the right of way is pending approval. They anticipate bidding the project late July. There are a few more easements pending and the list will be provided. An easement from a 2013 project is missing and may need to be refiled. The bid process takes approximately 30-45 days before you can start the contract and get it signed. The contractor will provide payment bonds or insurance. Sander Engineering will receive bids and Sander Engineering will make recommendation to the EDC on the contractor for hire to decide on or accept. Sander Engineering will check references from other jobs and compare pricing in the bids. Sander Engineering will provide all the information on the bidding contractors. They will also make sure that the contractor will be able to start and complete the job in a timely manner. They usually review the bottom 3 bidders. There will be a bid tab listing all bidders and the required documentation such as bonds, etc. The EDC will make recommendation to council regarding the contractor for approval. Glen Adams advised he is willing to visit owner's of the easements pending. Stacey Baker advised that she and James Newman visited the owners previously and got verbal agreements already pending Mrs. Martin's family situation. Stacey advised she will contact them asap and setup meetings with James Newman, Glen Adams, and Ashley Carner. Bill Manning advised that the total project amount is still on schedule and holding to the contingency. He anticipates that once the construction starts it will take 1 full year to complete the project pending Covid-19.

A motion to accept the update was made by Ashley Carner and seconded by Fidencio Liejia, Jr. The motion passed unanimously.

b. Discussion: Discussion session with Daniel Blanco regarding a PID project

Daniel Blanco introduced himself and advised that his company, Rehm, is a housing development company that specializes in public private partnerships in order to build meaningful and impactful places. They access every project and what the community needs to catalize development and growth. He would like to share tools that are used for economic development growth and rules and regulations that are put in place Mr. Abdi introduced what a public improvement district is and used for development with direct or indirect loan assistance. He advised of the differences between a MUD and a PID. He is with a consulting firm from Dallas. He will be participating through zoom. The slideshow used will be provided to everyone by email within the next couple days. The information provided took approximately 17 minutes to go through. The board thanked Daniel and Abdi for the presentation regarding the PID information. Daniel Blanco feels that a PID will incentivize the growth of the community. He encouraged the board to look at Municap's website for additional development information.

c. Discussion and Possible Action: Review, Discuss and possibly approve purchasing an excavator for the City of Santa Fe to maintain the infrastructure and improvements found by the board to promote new or expanded business development within the community and start making payments October 2020

Glen Adams advised that he, Stacey Baker, and Fidencio Leija contacted the city attorney and EDC attorney and was advised that EDC did have the capabilities to purchase an excavator to maintain the infrastructure. Fidencio advised that a 60 day project notice and approval of city council is required. Glen Adams advised that if EDC could purchase an excavator then that would free up approximately a note in the amount of \$78,000 to \$80,000 a year for the next 5 years to improve the drainage in the community. Billy Crepon advised he provided information on the excavator and some of the projects

pending. He also advised that he has a very small budget for the drainage and cannot make the necessary improvements to the infrastructure that is seriously needed. Some of the projects directly impact several businesses along Hwy 6. Fidencio Leija advised the board that EDC was also provided the current budget of the street department. Bob Wylie requested what the average amount that the EDC receives through sales tax. Fidencio Leija advised on average it is \$600,000 a year. He advised he is always being asked about drainage improvements. Glen Adams advised that increasing the capacity of the drainage was an important necessity for the community. Fidencio Leija advised that he personally saw flooding of Hwy 6. Several board members advised they would like to see some of the projects themselves. Ashley Carner asked if the excavator was already planned for. Billy Creppon advised it was going in his 2020-2021 budget. She advised she would like to see what improvements could be made and to review the information she was given regarding the excavator before any decisions were made. Glen Adams advised he would like to show the board some of the locations. Stacey Baker advised she would setup an onsite special meeting. Glen Adams advised he would like to visit unopened portion of Avenue P east of the post office next week. Glen also advised he was working on a comprehensive plan for the city. Billy Creppon advised that he and Glen have been visiting several locations within the last few weeks just to address drainage matters. Bob Wylie also agreed that the drainage is an issue. Robert Bracknell advised that he thought that if EDC decided not to purchase the excavator that EDC would provide help to the drainage projects to the businesses. Matt Crable advised that the EDC's main goal is to focus toward the business needs. Glen Adams advised he is available for questions regarding this matter at any time.

A motion was made by Ashley Carner to table this matter until further info is obtained. The motion was seconded by Bob Wylie and approved unanimously.

d. Discussion and Possible Action: Review the applications received for the City of Santa Fe, Texas, Emergency Small Business Financial Assistance Grant and make recommendations to City Council

Stacey Baker advised she received 12 applications of which most were incomplete. She advised she made calls to get additional supporting documentation. Stacey advised that we will use the same process to review the applications and make recommendation to city council. She will do a spreadsheet with the grant information.

The grant applications awarded are:

Santa Fe Youth Soccer: \$0.00 – non profit – does not qualify

Nails 4 You: \$4260.61

Honey Bee Boutique: \$4080.77

Santa Fe Donuts: \$5867.68

Lonestar Pharmacy: \$10,000

Blazin Tangles: \$3626.08

Doreck's Meat Market: \$10,000 (Ashley Carner did not vote)

Grace Boutique: \$3187.78

Wagner Tree Farm: \$8283.75 (Ashley Carner did not vote)

Alternative Solutions Window Tint: \$1796.44

Hidden Palms: \$9209.21

Chop Shop: \$1938.19

A motion was made by Fidencio Leija, Jr. and seconded by Matt Crable to award the businesses above and funds. The motion was unanimous. (Ashley Carner abstained from voting for Doreck's Meat Market and Wagner Tree Farm)

7. Citizen's comments regarding today's agenda

Fidencio Leija, Jr., recapped tonight's meeting – No citizens comments

8. Adjournment

A motion was made by Matt Crable and seconded by Ashley Carner to adjourn at 9:57 p.m. The motion passed unanimously.



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Fidencio Leija, Jr., President

ATTEST:



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Stacey Baker, Administrative Services Director