

# NOTICE OF PUBLIC MEETING

Greg Stubbs, President  
Richard Duncan, Vice President  
Carolyn Anderson, Secretary-Treasurer  
Jeff Gipson, Director  
Alan Savage, Director  
Kim Story, Director  
James Wiley, Director



Susan Cates, Executive Director  
Shelly Wells, Administrative Assistant

MEXIA, TEXAS

## ECONOMIC DEVELOPMENT CORPORATION BOARD MEETING

MEETING SESSION AT 5:30 P.M.

Monday, February 8, 2016

Mexia EDC Building

Board Room

214 North Sherman Street

Mexia, Texas 76667

### AGENDA

CALL TO ORDER

ROLL CALL

CITIZENS COMMENTS *(for matters not on the agenda)*

*This provides an opportunity for citizens to comment on non-agenda items in advance of the regular business of the Economic Development Corporation. Comments shall be limited to three (3) minutes per person. By state law, comments by board members on any item not on the agenda shall be limited to:*

*1 ) Statements of specific factual information given in response to any inquiry.*

*2 ) A recitation of existing policy in response to an inquiry.*

*3 ) A proposal to place the subject on the agenda for a future meeting.*

#### 1. MINUTES

A. Consider, and if deemed appropriate, approve the minutes of the board meeting held December 7, 2015.

B. Consider, and if deemed appropriate, approve the minutes of the board meeting held December 14, 2015.

#### 2. FINANCIAL REPORT

A. Consider, and if deemed appropriate, approve Bills for Payment.

B. Consider, and if deemed appropriate, approve Financials for December, 2015.

C. Consider, and if deemed appropriate, approve Financials for January, 2016.

D. Discussion and possible action regarding revised format for MEDC Budget.

#### 3. BANK ACCOUNTS—Discussion and possible action regarding existing banking accounts.

4. LEASE OF COPIER/PRINTER—Consider, and if deemed appropriate, approve the lease of a color copier/printer from CTWP.
5. PUBLIC HEARING – The Mexia Economic Development Corporation Board pursuant to Texas Local Government Code Section 505.159 intends to participate in the following five types of “projects” as defined in the Development Corporation Act, as amended, Texas Local Government Code Chapters 501 et seq., including: 1) Providing grants to businesses to assist with exterior improvements to commercial property, 2) Purchase of land for infrastructure projects, 3) Infrastructure improvements for economic development, 4) Providing incentives to attract new business and industry, and 5) Marketing initiatives in commercial zones.
  - A. Open Public Hearing
  - B. Citizen Comments
  - C. Close Public Hearing
6. ECONOMIC DEVELOPMENT INCENTIVES
  - A. Consider and if deemed appropriate, approve an Economic Development Performance Agreement with Armando Montes, dba Montes Mexican Restaurant for construction of improvements at 506 West Milam Street, Mexia Texas in the total amount not to exceed \$37,000 payable over four years.
  - B. Discussion and possible action regarding repayment of \$62,000 in incentive funds paid to Larry Guess, dba JDLG Ventures, LLC (Bush’s Chicken) pursuant to Section IV. A. of the Economic Development Performance Agreement dated on or about March 18, 2013.
  - C. Discussion and possible action regarding forgiveness of a portion of grant funds pursuant to the Performance Agreement with The Mexia News executed in 2013.
  - D. Discussion and possible action regarding an Economic Development Performance Agreement with B&B Subs, LLC, dba Little Caesar’s Pizza.
  - E. Discussion and possible action regarding an Economic Development Performance Agreement with Floyd & Blackmon, LLC dba Kreative Ideas & More and The Soda Shop.
7. EDUCATION AND TRAINING
  - A. Discussion and possible action regarding compliance of MEDC with the requirements of the Open Meetings Act and the Public Information Act. In accordance with Texas Local Government Code Annotated §501.072, MEDC and its Board of Directors is subject to the Open Meetings Act and the Public Information Act. Training regarding these Acts is available online from the Texas Attorney General’s office.
  - B. Discussion and possible action regarding attendance of Administrative Assistant and/or members of the Board of Directors at the Economic Development Sales Tax Seminar on May 9, 2016 in Waco.
8. WEBSITE—Consider, and if deemed appropriate issue a Request for Proposals to select a website developer for redesign of the Mexia EDC website at <https://mexiaedc.com>.
9. ATTORNEY – Consider, and if deemed appropriate issue a Request for Qualifications to select an attorney for the Mexia EDC.
10. 214 NORTH MILAM STREET EXTERIOR SIGNAGE—Discussion and possible action regarding the signage on the exterior of the Mexia EDC Building.

11. TECHNOLOGY

- A. Consider, and if deemed appropriate approve the purchase of a laptop computer and an additional computer monitor in an amount not to exceed \$2000.
- B. Consider, and if deemed appropriate request bids from qualified technology services companies to provide information technology support for at the 214 N. Milam Street. Costs to be shared with Mexia Chamber of Commerce.

12. ECONOMIC DEVELOPMENT PROGRAMS

- C. Discussion and possible action regarding creation of a program through MEDC to provide matching grants to existing Mexia businesses for the reimbursement of qualified exterior improvements to commercial property.
- D. Discussion and possible action regarding creation of a Downtown Business District as a precursor to developing a program of assistance to encourage redevelopment in Mexia’s historic downtown.

13. PHOTOGRAPHY

- E. Consider, and if deemed appropriate request bids from qualified vendors for aerial photos of Mexia to be used on our website and in our office for marketing and promotion purposes.
- F. Discussion and possible action regarding replacement of current artwork in the Mexia EDC Building with photography from local residents reflecting “Quality of Life” in and around Mexia as well as available commercial properties.

14. LEASE OF MEDC PROPERTY—Discussion and possible action regarding lease of MEDC property for agricultural uses.

15. RODEO GROUNDS—Discussion and possible action regarding designation of an EDC sub-committee to research options for participating with the City of Mexia in relocation of the rodeo facilities.

16. US OPEN SPONSORSHIP—Discussion and possible action regarding an advertising sponsorship at the US Open Target Shooting Championship to be held at Caney Creek Lodge & Shooting Sports May 30-June 5, 2016.

17. EXECUTIVE DIRECTOR REPORT

- A. Projects Update
- B. New Business Report
- C. Director Activity Report
- D. Calendar of Events
- E. Board requests for future agenda items

ADJOURN

<p>I, the undersigned authority, do hereby certify that this notice of meeting was posted in the front window of the Mexia EDC Building at 214 N. Sherman St., Mexia, TX 76667, a place convenient and readily accessible to the general public at all times, and said notice was posted on the following date and time: Friday, February 5, 2016 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.</p> <p>_____</p> <p>Shelly Wells, MEDC Administrative Assistant</p> <p>Notice also given to The Mexia News.</p>	<p style="text-align: center;">NOTICE OF ASSISTANCE AT THE PUBLIC MEETING</p> <p>Mexia EDC Building and Board Room are wheelchair accessible. Access to the building and special parking are available at the primary west entrance facing Sherman Street. Persons with disabilities who plan to attend this meeting are requested to contact Shelly Wells at 254-562-7900 or by fax 254-562-7905, or by email at <a href="mailto:shelly@mexiaedc.com">shelly@mexiaedc.com</a>, 48 hours prior to this meeting if additional accommodation of disability is necessary.</p>
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