

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, April 11, 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 – Consider, and if deemed appropriate, approve the minutes of the board meeting held March 10, 2016.
2. FINANCIAL REPORT
 - A. Consider, and if deemed appropriate, approve Bills for Payment.
 - B. Consider, and if deemed appropriate, approve Financials for March, 2016.
3. RETAIL COACH—Consider and if deemed appropriate, approve a contract with Retail Coach in the amount of \$2500 to update retail trade area analysis, demographic analysis, and retail gap report.
4. COMMERCIAL REVITALIZATION GRANT—Consider and if deemed appropriate, approve a Commercial Revitalization Grant to Floyd and Blackmon, LLC (dba Kreative Ideas and More and The Soda Shoppe) in the amount of \$4,533 for exterior improvements, landscaping, and signage at 101 North Sherman St.

5. JDLG VENTURES, LLC—Discussion and possible action regarding the request from JDLG Ventures, LLC (Bush’s Chicken) for an extension on the Performance Agreement dated on or about March 18, 2013.
6. ECONOMIC DEVELOPMENT INCENTIVES—Discussion and possible action regarding the request from Mexia Peer Support Center for a \$1,000 grant in support of their efforts to provide job placement, counseling, and other services to Mexia-area veterans.
7. MEXIA EDC PROPERTY IDENTIFICATION AND MAPPING—Consider and if deemed appropriate, approve a contract with KSA Engineers in an amount not to exceed \$3,500 to identify through deed records all property owned by MEDC and map the property in both print and pdf formats.
8. EXECUTIVE SESSION – The MEDC Board may adjourn into Executive Session as authorized by Chapter 551 of the Local Government Code for the following Purpose:
 - A. § 551.072. Deliberation regarding the purchase, exchange, lease, or value of real property
 - B. Discussion and possible action resulting from the Executive Session.
9. PROPERTY MAINTENANCE SUBCOMMITTEE REPORT
 - A. Property Maintenance Subcommittee Report
 - B. Discussion and possible action regarding the lease on property known as the “Day Tract.”
10. DELINQUENT TAXES—Discussion and possible action regarding delinquent taxes owed on two tracts of land MEDC acquired in December, 2011.
11. NAVARRO COLLEGE SPONSORSHIP—Discussion and possible action regarding sponsorship of Navarro College South Campus scholarship fundraiser event.
12. INCENTIVE APPLICATION—Discussion and possible action regarding Economic Development Incentives Application. (Item requested by Vice President Richard Duncan.)
13. HWY 14 ATHLETIC COMPLEX SUBCOMMITTEE REPORT
 - A. Report on the Hwy 14 Athletic Complex Committee meeting held March 29, 2016
 - B. Discussion and possible action regarding issuance of a Request for Proposals for planning of Phase One of the Hwy. 14 Athletic Complex.
14. BUDGET SUBCOMMITTEE REPORT
 - A. Report from the Budget Subcommittee
 - B. Discussion and possible action resulting from the report from the Budget Subcommittee on the Mexia EDC Fiscal Year 2016 Budget.
15. MEXIA EDC LEGAL COUNSEL
 - A. Review and discussion of the qualifications submitted in response to the advertised “Request for Qualifications” for Mexia EDC Attorney
 - B. Consider and if deemed appropriate authorize Executive Director Susan Cates to negotiate a contract with the selected attorney.

16. INVESTMENT POLICY—Consider and if deemed appropriate, approve the Mexia Economic Development Corporation Investment Policy.

17. BOARD OF DIRECTORS MEETINGS

- A. Discussion and possible action regarding changing the MEDC By-laws to move the regular meeting date from the second Monday of each month to the second Tuesday of each month.
- B. Discussion and possible action regarding setting a date for a MEDC Board of Directors retreat.

18. EXECUTIVE DIRECTOR REPORT

- A. New Business Report
- B. Director Activity Report
- C. Calendar of Events
- D. 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, April 8, 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>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 shelly@mexiaedc.com, 48 hours prior to this meeting if additional accommodation of disability is necessary.</p>
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