

CITY OF TAFT ECONOMIC DEVELOPEMENT CORPORATION  
MINUTES OF THE REGULAR MEETING  
May 3, 2016

Regular meeting of the City of Taft Economic Development Corporation, May 3, 2016, at 5:30 p.m. in the Council Chambers, 501 Green Avenue, Taft, Texas.

Present: David Smith, Denise Hitt, Shawn Cass, Noel Snedeker, Judy Fonville

Absent: Pattie Martinez, Leonard Vasquez

Visitors: Rudy Mirabal, Martin Salcido

This meeting has been posted in accordance with Article 551.001, Texas Open Meetings Act, with a quorum present.

Agenda Item #2 – Approve the Minutes of the Regular Meeting of April 5, 2016

Noel Snedeker moved and Denise Hitt seconded the motion to approve the minutes of the regular meeting of April 5, 2016 . Motion passed unanimously.

Agenda Item #3 – Discuss, Consider and Act on the Treasurer’s Report

- a. Wells Fargo Checking Account  
Balance in the checking account is \$80,812.60 as of April 30, 2016. Prosperity Bank Account balance \$8,773.84
  - b. Security Service Certificates of Deposit  
There are two Certificates of Deposits in the amount of \$26,890.00 and \$52,666.43
  - c. Savings Account  
There is \$3,392.09 in the savings account
  - d. Accounts Payable  
SMMP Invoice #4021, Check #1176 in the amount of \$3,000.00  
Taft EDC to Prosperity Bank Account, Check #1177 in the amount of \$3,000.00
- Sales Tax Pending:  
April, 2016 in the amount of \$6,724.05
- e. Prosperity Bank Loan Balance - \$359,245.21

Noel Snedeker moved and Denise Hitt seconded the motion to approve the Treasurer’s Report. Motion passed unanimously.

Agenda Item #4 – Public Comments

Mr. Rudy Mirabal asked the Board about the demolition of the Green Ave. building in reference to the contract that the City of Taft Economic Development Corporation has with the demolition company. Are they supposed to haul off everything or is there a separate contract for the cleanup. President Smith stated that the contract with Coastal Bend Demolition Company is being handled by our attorney at this time. The contractor was to come in and remove the complete building after the asbestos was removed and there were several parts to the contract. Basically they have not finished the job.

Mr. Mirabal then asked if the City was removing the slab for Coastal Bend Demolition. President Smith replied that the City has the go head and finish the job. The City has cut down all the trees and they are using a backhoe to beat up some of the concrete. The problem is with the removal of the concrete. Vice-President Hitt stated that the City of Taft is being paid by the City of Taft Economic Development Corporation.

Mr. Mirabal asked if the City of Taft Economic Development Corporation has a contract with the City of Taft and President Smith replied that the City of Taft Economic Development Corporation does have a contract with the City of Taft among other things; as the maintenance on all of the City of Taft Economic Development Corporation property i.e. Toland property with the exception of the business park. The City handles the mowing on that particular doctor's office also.

Mr. Mirabal then asked where is the concrete going. President Smith stated the he talked to the City and at the present time they do not know where the concrete with be disposed of.

Mr. Salcido asked about the wear and tear on the backhoe being used to break up the concrete, as for as maintenance. If something brakes down later because of the use on the concrete. President Smith told Mr. Salcido that the City of Taft Economic Development Corporation is paying the City of Taft a flat rate per hour which will cover any and all wear and tear on that backhoe.

#### Agenda Item #5– Presentation by Brito-Rodriguez for Architectural Services for City of Taft Economic Development Corporation

President Smith gave to the Board information on Brito-Rodriguez Architectural Services. Mr. Gilberto Rodriguez is a former resident of Taft and now is a partner in the Brito-Rodriguez Architectural Service located in Lisbon, Portugal. The firm has been nationally recognized for their designs. They are very interested in Taft and want to help with revitalizing downtown. They have done some preliminaries on Taft and they have actually taken pictures of the different buildings on Main Street while he (Gilberto Rodriguez) was in Taft. He also states how we would like to approach the renovation of the downtown if the City of Taft Economic Development Corporation was interested. President Smith stated that we are still waiting on a list of the rates and how they would charge to do various things in the downtown area. Noe Snedeker would like to have a master plan on renovations. Stating that we have lost a lot of the Taft history.

#### Agenda Item #6 – Performance of Grounds Maintenance and Mowing for the Taft Business Park

Noel Snedeker moved and Denise Hitt seconded the motion to approve the authorization of expenditure in the amount of \$1,500.00 of the City of Taft Economic Development Corporation funds for mowing of the Taft Business Park

#### Agenda Item #7 – Green Avenue Medical Building

Coastal Bend Demolition submitted a bill for \$22,500.00 which the Board decided to withhold 10% retainage to have the City of Taft Economic Development Corporation attorney write a letter to Coastal Bend Demolition requesting that they finish the job. The problem is when we entered into the contract we understood that the demolition included basically heaven to hell (that is out of the Texas property code) and that meant removing everything from the top of the structure all the way down including removing the foundation.

Coastal Bend Demolition wanted additional money to remove the slab. We only allocated the \$22,500.00 to do the project excluding supervision of the asbestos and the removal of the asbestos. There has been some contact with Coast Bend Demolition through Mr. De La Santos. With Mr. De La Santos not here, President Smith didn't

know the status. Basically at this point, Coastal Bend Demolition has been paid \$20,000.00 out of the \$22,500.00 contract. The supervisory of the asbestos and the removal of the asbestos invoice has been paid.

Denise Hitt moved and Noel Snedeker seconded the motion to table this item for additional information. Motion passed unanimously.

**Agenda Item #8 – Update on City of Taft Economic Development Corporation Logo & Brand**

The Brand was present to the City Council and approved.

**Agenda Item #9 - Closed Session**

President Smith declared that the City of Taft Economic Development Corporation on May 3, 2016 at 5:57 p.m. to be in closed session in accordance with the Texas Open Meetings Act, Texas Government Code Section 551.00 et. Seq.

Agenda item #10 – Reconvened from Closed Session -- The Board will take appropriate action on items, if necessary, as discussed in Closed Session.

President Smith declared the meeting open to the public at 6:18 p.m. on May 3, 2016.

Shawn Cass moved and Denise Hitt seconded the motion to have an attorney send a notice of performance and letter of Release of Lien to Coastal Bend Demolition concerning the Green Avenue property. Motion passed unanimously.

**Agenda Item #11 – Agenda Items for the Next Regular meeting June 7, 2016**

- a. Brito-Rodriguez Architectural Services
- b. Grounds Maintenance and Mowing for the Taft Business Park
- c. Green Ave. Building
- d. Board Member Election
- e. SSMP Contract

**Agenda Item #12 – Adjourn**

Shawn Cass moved and Judy Fonville seconded the motion to adjourn. Motion passed unanimously.

ATTEST:

  
Secretary