

**CITY OF EDCOUCH
ECONOMIC DEVELOPMENT
CORPORATION**

**AGENDA
BOARD OF DIRECTORS MEETING
Thursday, May 21, 2020
Commencing at 6:00 p.m.
Edcouch City Hall
211 W. Southern Ave., Edcouch, Texas 78538**

If during the course of the meeting, the Board of Directors should determine that a closed or executive session or meeting is authorized by Sections 551.071 to 551.084 of the Government Code, Vernon's Texas Codes, Annotated, Notice of Closed or Executive Session will be given after the commencement of the meeting covered by this notice pursuant to Section 551.101 of the Local Government Code.

Should any final action, decision, or final vote be required in the opinion of the Board with regard to any item during the meeting, then such final action, decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of this public meeting.

1. Call Meeting To Order
2. Roll Call/Establishment Quorum
3. Discussion and possible action Tax Deferral based on reduction of sale price of Economic Development and creation of food establishment, property being Edcouch Original Townsite Blk 14 Lt 17

ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
THURSDAY, May 21, 2020
Page 1 f 2

4. Call to Adjourn.

I, the undersigned authority, do hereby certify that the above Notice of Said Meeting was posted on the main entrance of the Edcouch City Hall, a place convenient and readily accessible to the general public at all times; that said Notice was posted at 5:00 pm on the 18th day of May 2020; and that said Notice will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated, (Open Meetings Act).

WITNESS MY HAND, THIS THE 18th DAY OF MAY 2020.

Victor H. De La Cruz
Edcouch City Manager

MINUTES
**EDCOUCH ECONOMIC
DEVELOPMENT CORPORATION**

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BOARD OF DIRECTORS MEETING
Thursday May 21,2020
6:00 p.m. @ Edcouch City Hall
211 W. Southern Ave., Edcouch, Texas 78538

5. **Call Meeting To Order** Meeting was called to order by Mayor Gonzalez at 6:23 pm
6. **Roll Call/Establishment Quorum** Roll call was called by Manny Hernandez .

EDC Board Members

Member: V. Gonzalez	<u> X </u>	<u> </u>
Member: Rene Flores	<u> X </u>	<u> </u>
Member: Joel Segura	<u> X </u>	<u> </u>
Member: Lorenzo Cabrera	<u> X </u>	<u> </u>
Member: John Chapa	<u> X </u>	<u> </u>
Attorney: Orlando Jimenez		

Staff

Victor H. De La Cruz, City Manager
Manuel Hernandez, Deputy City Mgr.

Mr. Manny Hernandez , Mayor, we have a quorum.

7. **Discussion and possible action Tax Defferal based on reduction of sale price of Economic Development and creation of food establishment, property being Edcouch Original Townsite BLK 14 Lt 17**

Hugo: Mayor, this item here is one that we have been discussing that deals with the property that is on the side of the Community Center parking lot is going to be and basically what we are trying to do here requested by council is for us to start moving on this item and I'd like Mr OJ to elaborate on this item.

OJ: Yes, Chairman and members of the board, I know the last time we spoke regarding this particular item we wanted to go ahead and see if we could go ahead do a tax deferment on one of the residence. That is totally legal and is advisable so we can start getting economic mobility in the City of Edcouch. The only thing that I know were going to have to include is going to be the offset and the credits in lieu of the tax deferment and the agreed purchase price. I know on this particular item I dint get anything regarding what procedures the city's going to have, or excuse me what procedure EDC is going to have so that way we can get the purchase price reduced in comensory with the tax deferment. In addition to that not only is the city also going to get the property but in addition to that it is also going to be a board economic development because of the food vending that is going to be taking place there. So the only thing that I have not received, and I don't know if the members have received, is actually the offset and credits, which is what we really need, so that way we can see what were going to defer because there has to be a specific amount that th e city is going to defer in correlation with that deferment what is the city's benefit going to be in regards to that deferment.

Manny: Ok, OJ, I know that it was a last-minute notice but I did send you some tax statements. Those tax statements there it tells you the properties that Leroy Guerra owns and he's basing off the taxes that he owes he wants us to defer the taxes that are owed to the City of Edcouch. Basically that is all the information I have and there was only about six properties.

Hugo: There is a total of about \$7,000.00. What I am going to request at this time and I don't know if the procedure and I guess that's what were looking for OJ, is the procedure as far as me negotiating with Leroy Guerra. As far as how much time because I think the taxes came out to about \$7000.00 so you know

we can defer one, two, three years and then pay the difference or you know that's what I need to know whether I can negotiate that or what's the procedure.

OJ: Yes, absolutely, you can negotiate that. The way the item is written in the EDC is actually for approval. I believe you can take action on it and so if you want to table it and then come back and present the board and say ok look, were going to defer for three years at \$7,000 each that's \$21,000 so the purchase price is 70 minus 21 so now in three years the city is going to owe me \$49,000 spaced out in the term of a month or a year. That's what we need to put so that way the EDC can check it once it goes before the city council. So those numbers have to match up. That's what I mean about the offsets and credits, or maybe another analogy is the balancing. There has to be a balancing statement with what the city is going to defer, for how long, and then what benefit the city is going to get in terms of the property and the food establishments.

Hugo: Ok. All right, I'm going to recommend that we table this item and and once we get accurate numbers and the result of what the benefit to the city is going to be then Ill bring this item back and we can vote on it. On the specific amounts.

A motion to **table Item 3** . was made by **Member: Segura**, 2nd by **Member: Chapa**. All Voted Aye. Motion Carried.

8. Call to Adjourn

At **pm** a motion to **Adjourn** was made by **Alderman Segura**, 2nd by **Alderman: Flores** . All Voted Aye. Motion Carried.

Take Notice that this are the true and correct minutes taken of the Economic Development Corporation Meeting held on Thursday May 21, 2020.

Passed and Approved by the Board of Aldermen on this 21st day of May 2020.

ATTEST

Victor H. De La Cruz
Edcouch City Manager