

AGENDA
SINTON 4A DEVELOPMENT CORPORATION
MEETING OF THE BOARD OF DIRECTORS
DATE: OCTOBER 22, 2024 TIME: 5:30 P.M.

CITY HALL

Notice is hereby given that a Special Meeting of the Board of Directors of the Sinton 4A Development Corporation will be held on the 22nd day of October, 2024 at 5:30 p.m. in the Council Chambers, City Hall, 301 East Market Street, Sinton, Texas. The items below are placed on the agenda for discussion and/or action.

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meeting.

- A. CALL TO ORDER
- B. ROLL CALL

- ☐ PRESIDENT MARY M. SPEIDEL
- ☐ VICE PRESIDENT GREG YBARRA
- ☐ DIRECTOR NATHAN LINDEMAN
- ☐ DIRECTOR EDWARD ADAMS
- ☐ DIRECTOR DANNY DAVILA

- ☐ CITY MANAGER JOHN HOBSON
- ☐ CITY ATTORNEY DESIREE VOTH
- ☐ CITY SECRETARY CATHY DUHART
- ☐ UTILITY CLERK ANGELA MONTEMAYOR

C. NEW BUSINESS

- 1. Discussion and action on the minutes from the Sinton Economic Development 4A Corporation meeting held on June 19, 2018.
- 2. Discussion and action on the minutes from the Sinton Economic Development 4A Corporation meeting held on June 21, 2022.
- 3. Discussion and action on the minutes from the Sinton Economic Development 4A Corporation meeting held on December 19, 2023.

D. Executive Session

- 1. Pursuant to Sections 551.072 (Deliberation Regarding Real Property), Texas Gov't Code, the Sinton Economic Development 4A Board of Directors will conduct a closed session to discuss or deliberate whether to pursue negotiations related to selling real

property, to wit: 60 feet (0.6 acres) of land at the Community Center, ODEM SUBD UNIT 5 LOT 1, and related matters.

OPEN SESSION: DISCUSS AND CONSIDER ACTION REGARDING THE SALE, PURCHASE AND LEASE OF REAL PROPERTY.

1. Consideration and possible action on closed session deliberation whether to pursue negotiations related to a real property transaction, pursuant to Section 551.072, Deliberation Regarding Real Property, Texas Gov't Code.

E. ADJOURNMENT

Executive Session: The Sinton Economic (4A) Development City of Sinton reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development).

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Sinton's official website, www.sintontexas.org, and on the official bulletin board, places convenient and readily accessible to the general public at all times. The Notice was posted and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting, in compliance with Chapter 551, Texas Government Code.

Cathy Duhart Posted: 10/18/24 6:5 am/pm Taken Down: _____ am/pm

Cathy Duhart, City Secretary

Notice of Assistance at the Public Meetings: The City Council Chamber is wheelchair accessible. Persons with special needs who plan to attend this meeting and may need assistance should contact City Hall at 361-364-2381 two (2) days before the meetings so that appropriate arrangements can be made.

CITY OF SINTON
SINTON 4A ECONOMIC DEVELOPMENT CORPORATION
June 19, 2018
6:00 p.m. City Hall

Members Present: Edward Adams
Patricia Garcia Vargas
Danny Davila
Nathan Lindeman
Cheryl Rigotti

Staff Present	John Hobson	City Manager
	City Attorney	Desiree' Voth
	Cathy Duhart	City Secretary

Citizens Present: Kelly Rigotti, Eileen Troup

The Sinton Economic Development Corporation 4A Meeting was called to order at 6:00 pm by Edward Adams. Mr. Adams took Roll Call. Members present: Edward Adams, Patricia Garcia Vargas, Danny Davila, Nathan Lindeman and Cheryl Rigotti; City Staff: John Hobson, Desiree' Voth, and Cathy Duhart.

Members Absent:

Action Items to be Considered:

1. **Approval of minutes from Sinton Economic Development Corporation (4A) Meeting held on September 6, 2016.**

The motion to approve the minutes from the Sinton Economic Development Corporation (4A) Meeting held on September 6, 2016, was made by Nathan Lindeman. The second was made by Patricia Garcia Vargas. The motion passed 5-0.

2. **Action on approving the renewal of the Existing Commercial Lease Agreement between the City of Sinton and the San Patricio County Appraisal District. The renewal date for this agreement is July 1, 2018.**

Mr. Hobson advised: This amendment is intended to document the Tenant's exercise of the first of two, seven (7) year options to extend the lease under the terms of the existing commercial lease agreement between the City of Sinton 4-A Development Corporation and the San Patricio County Appraisal District contract. The existing agreement includes: Contract, pages 1-14; Amendment A, pages 1 of 1; Commercial Property Condition Statement, pages 1-4; and Commercial Lease Proposed Amendments, pages 1-3. The existing agreement was executed by the Chairman of the San Patricio County Appraisal District on June 14, 2011.

This amendment to the existing commercial lease agreement also clarifies and modifies the existing lease as follows:

The San Patricio County Appraisal District ("SPCAD") will execute the first of two (2) renewal options to extend the existing lease agreement for seven (7) years. The new rental rate shall be \$4.00 per square foot annually for a leased area of 10,248 square feet. Total rent shall be Forty Thousand Nine Hundred Ninety-Two dollars (\$40,992.00) annually paid, on a monthly basis of Three Thousand Four Hundred Sixteen dollars (\$3,416.00). The renewal date for this agreement is July 1, 2018.

The motion to approve the renewal of the Existing Commercial Lease Agreement between the City of Sinton and the San Patricio County Appraisal District was made by Nathan Lindeman. The second was made by Patricia Garcia Vargas. The motion carried 5-0.

3. Action on awarding a bid for roof repairs at the Community Center.

Mr. Hobson advised that three bids were received for the Community Center roof from:

- Colonial Roofing \$122,000
- Cobar Roofing \$230,369
- D&G Quality Roofing \$175,500

Mr. Hobson is recommending awarding the bid to Colonial Roofing for \$122,000.

The motion to award the bid for roof repairs at the Community Center to Colonial Roofing for \$122,000, was made by Nathan Lindeman. The second was made by Danny Davila. The motion carried 5-0.

The motion to adjourn was made by Nathan Lindeman. The second was made by Danny Davila. Meeting adjourned.

Chairperson

Attest: _____
City Secretary Cathy Duhart

MINUTES
CITY OF SINTON
SINTON 4A ECONOMIC DEVELOPMENT CORPORATION MEETING

DATE: June 21, 2022

TIME: 5:55 P.M.

CITY HALL

The Sinton 4A Economic Development Corporation Meeting was called to order at 5:55 p.m. on June 21, 2022, by Patricia Garcia Vargas.

ROLL CALL

Sinton 4A Economic Development Board Members

_____ Edward Adams—Not Present
___x___ Patricia Garcia Vargas
___x___ Nathan Lindeman
___x___ Danny Davila
___x___ Mary Speidel

City Staff

___x___ John Hobson, City Manager
___x___ Desiree Voth, City Attorney
___x___ Cathy Duhart, City Secretary

Citizens Present: None

Members absent: Edward Adams

ACTION ITEMS TO BE CONSIDERED

1. Action on the minutes from the Sinton Economic Development Corporation 4A Meeting held on March 15, 2022.

Mary Speidel moved to approve the minutes from the Sinton Economic Development Corporation 4A Meeting held on March 15, 2022. The second was made by Nathan Lindeman. The motion carried 4-0.

Edward Adams announced at 5:48 p.m. that the Sinton Economic Development 4A Board was going into Executive Session.

2. Action on amending the Commercial Lease Agreement at 1300 East Sinton St., Suite C, Sinton, Texas 78387 between the Sinton 4A Corporation and San Patricio County.

Mr. Hobson advised that the Commercial Lease Agreement at 1300 East Sinton St., Suite C, Sinton, Texas will show the following amendments:

- Leased area will change from 15,840 Square Feet to 16,680 Square Feet
- Rent will change from \$63,360 annually at \$4.00 per square foot (\$5280 per month) to \$66,720 annually at \$4.00 per square foot. (\$5,560 per month)

Mary Speidel made the motion to approve amending the Commercial Lease Agreement at 1300 East Sinton St., Suite C, Sinton, Texas 78387 between the Sinton 4A Corporation and San Patricio County. The second was made by Nathan Lindeman. The motion carried 4-0.

ADJOURNMENT

Danny Davila made the to adjourn the 4A meeting. The second was made by Mary Speidel. The motion carried 4-0. Meeting adjourned.

Chairperson

Secretary

MINUTES
SINTON 4A DEVELOPMENT CORPORATION
MEETING OF THE BOARD OF DIRECTORS

DATE: December 19, 2023 TIME: 5:30 P.M.

CITY HALL

The Sinton 4A Economic Development Corporation Meeting was called to order at 5:30 p.m. on December 19, 2023, by President Edward Adams.

- A. CALL TO ORDER
- B. ROLL CALL

☒ PRESIDENT EDWARD ADAMS
☒ VICE PRESIDENT MARY M. SPEIDEL
____ DIRECTOR NATHAN LINDEMAN—Not Present
☒ DIRECTOR DANNY DAVILA
☒ DIRECTOR GREG YBARRA

☒ CITY MANAGER JOHN HOBSON
☒ CITY ATTORNEY DESIREE VOTH
☒ CITY SECRETARY CATHY DUHART
☒ UTILITY CLERK ANGELA MONTEMAYOR

- C. NEW BUSINESS

- 1. Action on approving A BuyBoard contract bid to Daybreak Lighting, in the amount of \$67,164.00, to replace Sinton Community Center parking lot lighting.

Mr. Hobson advised that the parking lot is not very well lit and has old LED lighting. The Sinton Development 4A Corporation has a balance of \$1,101,081.57. The proposal is from Daybreak Lighting for \$67,164.00 and he is asking for approval from Sinton Development 4A Corporation to award the bid to Daybreak Lighting.

Director Greg Ybarra made the motion to approve a BuyBoard contract bid to Daybreak Lighting, in the amount of \$67,164.00, to replace Sinton Community Center parking lot lighting. The second was made by Director Danny Davila. The motion carried 4-0.

- D. ADJOURNMENT

The motion to adjourn was made by Director Danny Davila. The second was made by Vice President Mary Speidel. The motion carried 4-0. Meeting adjourned.

Chairperson

Secretary