1. 5:45 P.M.  Sinton Economic Development 4B Board Meeting

Documents:

SINTON 4B AGENDA.PDF
MINUTES.PDF
BUSINESS IMPROVEMENT GRANT.PDF
AGENDA
CITY OF SINTON
SINTON 4B ECONOMIC DEVELOPMENT CORPORATION MEETING
DATE: February 15, 2022 TIME: 5:45 P.M.
CITY HALL

Notice is hereby given that the Sinton 4B Economic Development Corporation Meeting will be held on the 15th day of February 2022, at 5:45 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

Sinton 4B Economic Development Board Members

___ Tim Rogers, Chairperson
___ Anna Franklin
___ Mary Speidel
___ Edward Adams
___ Gwen Duhart
___ Luther Salas
___ John Hobson, City Manager
___ Desiiree Voth, City Attorney
___ Cathy Duhart, City Secretary

C. ACTION ITEMS TO BE CONSIDERED


2. Discussion and action on the minutes from the Sinton Economic Development Corporation 4B meeting held on August 2, 2021.

3. Discussion and action on the minutes from the Sinton Economic Development Corporation 4A & 4B Joint Meeting held on November 17, 2020.

4. Discussion and Action on Business Improvement Grant application filed by Oscar M. Israel III for the property located at 117 S. Rachal, Sinton, Texas.

D. ADJOURNMENT

Executive Session: The Sinton Economic (4B) 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 official website, and official bulletin board, places convenient and readily accessible to the general public at all times and said 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.

[Signature]
Cathy Duhart, City Secretary

Posted: [Date] am/pm Taken Down: [Date] am/pm

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 who may need assistance should contact City Hall at 361-364-2381 two (2) days prior to the meetings so that appropriate arrangements can be made.
CITY OF SINTON
SINTON 4B ECONOMIC DEVELOPMENT CORPORATION
August 2, 2021
6:00 p.m. City Hall

Members Present:

Tim Rogers
Anna Franklin
Mary Speidel
Gwen Duhart

Chairperson

Staff Present

John Hobson
Desiree Voth
Cathy Duhart

City Manager
City Attorney
City Secretary

Citizens Present:

The Sinton Economic Development Corporation 4B Meeting was called to order at 6:00 p.m. by Tim Rogers, Chairperson. Mr. Rogers took Roll Call. Members present: Tim Rogers, Anna Franklin, Mary Speidel, and Gwen Duhart. City Staff: John Hobson, Cathy Duhart, Desiree Voth.

Members Absent: Edward Adams, Luther Salas

Action Items to be considered:


   Mr. Rogers advised that the beginning balance on the Sinton Development 4B Revenue Financial Statement as of 10/1/2020 was $1,758,873.35 and the ending balance as of 8/02/21 was $1,983,059.28. $1,000,000 of those funds have been committed to the Wastewater Project.

   The motion to approve the Sinton Economic Development Corporation 4B Financial Statement was made by Mary Speidel. The second was made by Anna Franklin. The motion carried 4-0.

2. Action on a Building Improvement Grant Application filed by Chris Maurer for the property located at 106 E Borden Street, Sinton, Texas, Backstreet Café.

   Mr. Hobson advised that this application has two grants, one for a façade grant which will be reimbursed up to $5,000; it is a 50% grant and her total is $3200, so the reimbursement will be $1600. The other grant is a property grant for landscaping and parking lots and it was for $2467.50; match on that grant is $1000, so the reimbursement will be $1000. The total match will be $2600.00.

   The motion to approve the Building Improvement Grant Application filed by Chris Maurer for the property located at 106 E Borden Street, Sinton, Texas, Backstreet Café in the amount of $2600.00, was made by Anna Franklin. The second was made by Mary Speidel. The motion carried 4-0.

The motion to adjourn was made by Mary Speidel. The second was made by Anna Franklin. The motion carried 4-0. Meeting adjourned.

Attest: __________________________
City Secretary Cathy Duhart

__________________________
Chairperson
MINUTES
CITY OF SINTON

SINTON 4A & 4B ECONOMIC DEVELOPMENT CORPORATION JOINT MEETING

DATE: November 17, 2020  TIME: 5:30 P.M.

CITY HALL

The Sinton 4A & 4B Economic Development Corporation Joint Meeting was called to order at 5:30 p.m. on November 17, 2020, by Edward Adams. The meeting was chaired by Edward Adams for the Sinton 4A Board and Tim Rogers for the Sinton 4B Board.

ROLL CALL

Sinton 4A Economic Development Board Members
__x__ Edward Adams
____ Patricia Garcia Vargas
__x__ Nathan Lindeman
__x__ Danny Davila
__x__ Mary Speidel

Sinton 4B Economic Development Board Members
__x__ Tim Rogers, Chairperson
__x__ Anna Franklin
__x__ Mary Speidel
__x__ Edward Adams
__x__ Gwen Duhart
____ Luther Salas

City Staff
__x__ John Hobson, City Manager
__x__ Desiree Voth, City Attorney
__x__ Cathy Duhart, City Secretary

Citizens Present: Mrs. Shannon Adams, Christie Prine

ACTION ITEMS TO BE CONSIDERED

   No questions from 4A and 4B Boards. Mary Speidel moved to approve the Financial Statement for 4B. Edward Adams gave the second. The motion carried 5-0.
   Nathan Lindeman made the motion to approve the Financial Statement for 4A. Danny gave the second. The motion carried 4-0.

2. Discussion and Action on funding from the Sinton 4A ($100,000) and Sinton 4B ($1,000,000) for the Wastewater System Improvements Project.
Mr. Hobson advised that the city has been looking at ways to get the wastewater into the treatment plant. Upgrades are needed at the WWTP intake and pumps to take advantage of the capacity of the WWTP.

The City of Sinton and LNV Engineering have evaluated different alternatives to help alleviate parts of overloading our wastewater system during storm events. Regardless of what we do, we will continue to have an inflow/infiltration issue without replacement of all existing sewer lines. We considered rerouting the Colonia lift station (as proposed in the 2009 Planning and Capacity Study) directly to the WWTP to take some load off the Pirate St. lift station. We looked to upgrade the Chiltipin Lift Station and pipe improvements along W Fulton and W Welder. Finally, we considered the proposed improvement to the headworks at the WWTP. The proposal taken before City Council is to add an additional bar screen (filters out trash in the waste stream) and concrete basin at the headworks.
Upgrade the existing bar screen to handle additional flow. Upgrade the influent structures and piping to accommodate additional flow. As a result of additional flows, we will need to upgrade the chlorine chamber.

Financial impact will be:
- 4A-$100,000 (current balance--$492,526)
- 4B-$1,000,000 (current balance $1,453,027)
- W/WW Capital Improvement Fund--$400,000 (current balance $1,105,761)

Nathan Lindeman made the motion made the motion for 4A to approve the funding for $100,000. The second was made by Danny Davila. The motion carried 4-0.

Anna Franklin made the motion made the motion for 4B to approve the funding for $1,000,000. The second was made by Mary Speidel. The motion carried 5-0.

ADJOURNMENT

Edward Adams made the to adjourn the 4A meeting. The second was made by Mary Speidel. The motion carried 4-0.

Mary Speidel made the motion to adjourn the 4B meeting. The second was made by Anna Franklin. The motion carried 5-0.

Chairperson Sinton 4A Economic Development Board

Chairperson Sinton Economic Development 4B Board
ACKNOWLEDGMENT OF RECEIPT OF GUIDELINES AND CRITERIA FOR BUSINESS IMPROVEMENT GRANT PROGRAM BY THE SINTON ECONOMIC DEVELOPMENT CORPORATION

Applicant: Oscar M. Turner III (Marty)
Address: P.O. Box 753 Sinton, TX 78387
Phone Number: 361-319-5Y34
Signature: 

Property Owner/Landlord: L.I. Investments - Oscar Turner
Address: 117 S. Ramin
Phone Number: 361-319-5Y34
Signature: 

**The acknowledgement page must be signed and returned to the Chairman. Please include photographs. Please retain the guidelines and criteria for your records.**

Board

++/ project $8,4\$0
Grant Award - $4,500
APPLICATION FOR BUSINESS IMPROVEMENT GRANT PROGRAM

I (We), hereinafter referred to as “APPLICANT”, on behalf of the identified entity, submit to the Sinton Economic Development Corporation, hereinafter referred to as “SEDC”, this application for consideration of a Business Improvement Grant under the provisions of the SEDC’s Business Improvement Grant Program.

As part of this application, APPLICANT represents to SEDC the following:

APPLICANT has received a copy of the SEDC’s Guidelines and Criteria for the Business Improvement Grant Program. APPLICANT acknowledges to SEDC that in making this application APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of SEDC prior to the submission of this application.

APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set out. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of SEDC, its servants, agents, employees, and/or elected or appointed officers.

By signing this document, “Application for Business Improvement Grant” either in an individual capacity, jointly, or in a representative capacity, APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set out are true, correct and accurate, and that SEDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT’S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.

If APPLICANT is a corporate entity, APPLICANT swears and affirms that all applicable franchise taxes or other taxes paid for the privilege of conducting business have been fully paid, and that the APPLICANT is fully authorized to transact business in the State of Texas, and in the state of incorporation if different from the State of Texas. In addition, APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have paid when due and payable, and that no delinquencies exist at this time.

BUSINESS APPLICATION INFORMATION:

Business Entity Name: Mossback Outdoors/Camp Boss Serson Inc.

Mailing address: P.O. Box 753 Sinton, TX 78387

Location in the City of Sinton for which the improvement is being requested.

Street Address: 117 S. Ranch Rd. Sinton, TX 78387
Other companies and locations owned and/or operated by the APPLICANT

Company Name: [Illegible]

Street Address: [Illegible]

City: [Illegible]

1. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as Exhibit A.

2. New or existing business: __ New ____ Existing

If new business, please provide approximate opening date: [Illegible]

If existing, please provide how long you have been in operation: N/A

New jobs: Full-time: 3 Part-time: __

Existing # of jobs: _______ (if applicable) Full-time _____ Part-time _____

3. If leased facility, provide the following information (attach copy of current lease):

Current Landlord: N/A

Address: ________________________________

Phone Number: ________________________

4. What other cities and/or buildings is the Applicant considering to establish a new business if this application is not approved: N/A

5. Proposed Improvements: (Include description, total estimated cost, start and completion date)

A. Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for proposed improvements and cost estimates as Exhibit B.
6. Additional Information:

Please provide any additional information regarding applicants funding request:

________________________________________________________________________

7. Project Financing:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc. (if applicable).

No Financing

Has financing been secured?

Yes / No (Attach documentation)    No

Pending With whom?

8. Please provide a copy of the State sales tax reporting form for the most current three (3) month period (if applicable).

9. Prior to applicants execution of this application, APPLICANT had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the business improvement grant program shall not be construed in favor of one party over the other based on the drafting of this application.

10. APPLICANT and owner/landlord indemnify, defend and hold SEDC and the City of Sinton harmless from any liability, injury, claim, expenses and attorney’s fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.

11. SEDC has delivered a copy of the guidelines and criteria for a business improvement grant program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.

12. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the application for business improvement grant program. If any provision of this application for business improvement grant program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.
VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished to the SEDC has been furnished freely by the APPLICANTS (S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Sinton Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to the Sinton Economic Development Corporation on this, the ___ day of January, 2022.

Applicant Oscar M. Irion IV Signature

Address

Property Owner Signature

Address P.O. Box 753

The State of Texas
County of San Patricio

Before me, the undersigned authority, on this day personally appeared Oscar M. Irion IV known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

Notary Public in and for the State of Texas My Commission

Expires: 1.18.2025

The State of Texas
County of San Patricio

Before me, the undersigned authority, on this day personally appeared ______________________________ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

Notary Public in and for the State of Texas My Commission

Expires: _______________________________
DOCUMENTATION CHECKLIST FOR
BUSINESS IMPROVEMENT GRANT PROGRAM

As a part of this application, the following documentation is being provided by the applicant, if applicable:

✓ Establishment of business entity name
   (copy of Articles of Incorporation, dba, etc.)

N/A Copy of lease agreement (if applicable)

✓ Legal description of subject property (Exhibit A)

✓ Estimates of proposed improvements (Exhibit B)

N/A Documentation of approved financing (if applicable)

N/A State sales tax reporting form for most current three month period
   (if applicable)

✓ W-9; Request for Taxpayer Identification Number and Certification

✓ Signed Acknowledgement of Receipt of Guidelines

✓ Signed Verification Statement

✓ Signed Addendum
Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1. Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Oscar Israel

2. Business name/disregarded entity name, if different from above

Mossback Outdoors

3. Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC
☐ C Corporation
☐ S Corporation
☐ Partnership
☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

4. Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) ▶

Exemption from FATCA reporting code (if any) ▶

(Appplies to accounts maintained outside the U.S.)

5. Address (number, street, and apt. or suite no.) See instructions.

117 S. Rachal

Sinton, Texas 78387

6. City, state, and ZIP code

Requestor’s name and address (optional)

7. List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Date ▶ January 16, 2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.
DOWNTOWN BUSINESS IMPROVEMENT GRANT PROGRAM ADDENDUM

If Applicant is a Tenant:

If I, as Applicant, am a tenant leasing the property described in the Grant Application to which this Addendum is attached, then as further consideration for the award of any such grant for Sign Improvements, or Building Façade Improvements, of this property, I hereby transfer, sell and convey to my landlord any and all of my interest in the equipment or materials purchased and installed with all, or any portion, of such grant. I agree that any and all of said equipment or materials purchased in part or in whole with such grant funds shall become attached and affixed to the property (in accordance with the approved installation specifications) so as to become a fixture and may not be removed by me upon the termination of my tenancy. I agree not to remove any such equipment or materials and the removal of same may be a criminal act for which I may be prosecuted.

If Applicant is the Property Owner:

If I, as Applicant, am the owner of the property described in the Grant Application to which this Addendum is attached, then as further consideration for the award of any such grant for Sign or Building Façade Improvements of this property, I agree that such equipment or materials, upon attachment to the property (in accordance with the approved installation specifications), becomes a fixture and all of such equipment and materials shall remain attached to the property upon the conveyance of the real property to a Third Party.

[Signatures and dates]

Applicant’s Signature

Name Printed

Date

Applicant’s Signature

Name Printed

Date