

**City of Natalia, Texas**  
**Joint Workshop**  
**Natalia City Council & Municipal Development District**  
**May 15, 2017 at 6:30 pm**  
**Minutes**

- 1) **Call Meeting to Order:** Mayor Pro-Tem Sam Smith called the joint workshop to order at 6:30 pm.  
Members present: Alderman Mike Fernandez, Alderman Tommy Ortiz, Alderman Sam Bluemel, Alderman Ruben Juarez, MDD Chair Ruby Vera, MDD Vice-Chair Mark Marcum, MDD Secretary Laura Gallagher, MDD Treasurer Delia Loza, and MDD Directors Maria Sanchez, Brenda Fernandez, Pat Bourcier
- 2) **Presentation:** Discussion of Economic Development Services and Programs; a Rural Business Program at the Institute for Economic Development (UTSA) written into a HUD Grant with NALCAB. The HUD Grant Economic Development Program was introduced by Andrew Denzer, Project Manager for UTSA Rural Business Program, and Christopher W. Sanchez, Director of Asset Management of National Association of Latino Community Asset Builders (NALCAB). NALCAB received grant funds to provide technical assistance and resources for rural communities; this is a free program provided through a contract for the purpose of building economic and housing developments and activities in rural areas with a population less than 50,000 to essentially create and sustain businesses, jobs and households in the area. The grant services provided by NALCAB will formulate an economic plan and provide the technical assistance and access tools of how to procure funding for the projects identified in the plan. The City or the District will be responsible for all legal and implementation costs; though NALCAB provides this program, it only focuses on establishing a plan, and does not create or implement the project or construction management developed from the plan. However, NALCAB has a revolving loan program to fund the capital projected through the plan for up to \$400k for a 24-month repayment plan with 0% interest. City Administrator Hernandez questioned how this grant program differentiates from that recently awarded to the City through TDA TxCBDG Master Plan Grant, which will also cover the planning for economic development and housing? Mr. Sanchez explained that TxCBDG funding programs is completely separate, but can formulate joint sessions to meet the overall objection. Mayor Pro-Tem Smith indicated that the city cannot afford a revolving loan with a 24-month max term, and that having two different plans that provide the same effort doesn't seem necessary. Mr. Sanchez explained that NALCAB will be able to provide technical assistance and access tools in finding other funds and resource materials to achieve the city or districts growth plans; and should the city or district meet the all the application requirements, it is recommended to focus on one area rather than having a broad range of development; either focusing on developing economic business growth or developing housing growth, but not both. No further discussions or considerations were taken by council.
- 3) **Adjournment.** The Joint Session Meeting adjourned at meeting at 6:55pm.

**Passed and Approved this 19<sup>th</sup> day of June, 2017.**

Approval:

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Sam Smith, Mayor Pro-Tem

Attest:

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Lisa S. Hernandez,  
City Administrator/Secretary