

**Floresville Economic Development Corporation
Regular Meeting Agenda
Floresville, Texas 78114
May 14, 2018
6:30 PM
Event Center; Ste. 137
600 Hwy. 97W
Floresville, Texas 78114**

Open Meeting:

- 1. Call meeting to Order and Establish a Quorum**
- 2. Invocation**
- 3. U.S. Pledge of Allegiance & Texas Pledge**
- 4. Citizen Comments:**

Public Hearings:

1. A hearing shall be conducted to receive testimony and comments from members of the public regarding proposed project for of Economic Development Corporation related to the lease agreement and other incentives for the Children’s Bereavement of South Texas.

1. Open Public Hearing
2. Staff Comments
3. Public Comments – Receive public comments on the proposed project.
4. Close Public Hearing Item #1

2. A hearing shall be conducted to receive testimony and comments from members of the public regarding sale of property and other incentives for a proposed new commercial development project for the Atascosa Health Center, Inc.

1. Open Public Hearing
2. Staff Comments
3. Public Comments – Receive public comments on the proposed project.
Close Public Hearing Item #2

Old Business:

5. Approval of Minutes of the April 9, 2018 Regular Board meeting.

6. Treasurer's Report and Review: April 2018 Financial Report

7. Committee Reports:

Personnel:

Budget/Finance/Audit:

8. Executive Officer's Report:

- **Activities for the Month are listed below. To minimize the meeting time, the ED will not verbally review the list but will answer specific questions from the Board:**

- ❖ **ED is working with a San Antonio engraving company to add engraved Veteran bricks to the Veteran Memorial, next to City Hall. I am working with the City to have blank brick orders at the Utility payment office where the orders will be received and money collected. The brick orders will be sent to the engraving company along with a check. There is no expense to the FEDC. Individuals will pre-pay at a cost per brick of \$50/\$40/\$30 depending on total order size. ED has called individuals on a waiting to notify them of the brick order process. Once the orders and money are received, the engraving company will come to the Veteran Memorial where blank bricks on the Monument will be individually etched. On May 8th, the City, etching company and ED met to finalize the process.**
- ❖ **ED called a meeting with the Chamber President and City Manager (as the Christmas Decorating Committee) to discuss options for Christmas Decorating in downtown. ED suggested that the downtown owners/merchants enter a store front decorating contest with monetary prizes of (\$500/\$350/\$200/\$100) to gain support for the contest. The committee is getting bids from 3rd party Christmas Decorating**

Companies for a professional, attractive main decoration to be placed next to the Peanut on the corner of the Court House Square. In addition, the merchants decorating contest will be headed by the Chamber along downtown streets. On November 30, the downtown merchants plan to stay open later that evening for holiday shopping. The Board will be updated as further details come forward. It is proposed that Danny Tejada be one of the contest judges and he can choose another judge, of his choice.

- ❖ ED met with the potential buyer of the shopping center containing Anytime Fitness, State Farm Insurance, CATO and Dollar Tree. ED supplied him with our Retail Gap Analysis, Traffic Count study, Retail Trade Area and demographics. I reminded the buyer of the need for a variety of food vendors in Floresville. The buyer called later and said he was considering creating pads for a variety of Food Trucks and a children's play area in the vacant, grass area between Dollar Tree and the Car Wash, next door.
- ❖ Attended a meeting with the City Manager and a 3rd party municipal consultant/lobbyist to review their services for the City and FEDC.
- ❖ Attended a lunch meeting with Monty Small, Wilson Community Health Center to discuss building plans covering lots in the Veterans Business Park. The clinic wants to locate on Lots 4 and 5 and the remainder of Lot 2 will be used for staff parking.
- ❖ ED supplied board treasurer with a 1st draft of 2018-19 budget with written assumptions by the ED.
- ❖ ED met with City Manager, Ray Lamberth and Ben Reed to discuss punch list items for Sports Complex, Phase I.
- ❖ ED, City Manager, Ray Lamberth and Ben Reed met with Linda Zidek, WCN, and discussed Linda's presentation to the board in the May 14th meeting. The WCN service is a Go Wilson app, for \$300/month, that could feature FEDC promotions.

New Business

9. Discussion and Possible Action Item:

Linda Zidek with the Wilson County News is here to present to the board a new “Go Wilson” app as your-go-to for all things Wilson County. Linda is advocating a “Community Block” GoWilson app for FEDC promotions.

10. Discussion and Possible Action Item:

Discussion and possible action regarding the funding for Chez Perez, Facility Event Supervisor, funding for the Freedom Fest '18 fireworks show, Saturday, June 30th, at the Event Center.

11. Discussion and Possible Action Item:

Discussion and possible action to approve a Resolution approving a Performance Agreement by the FEDC for a lease agreement and other incentives for a proposed new commercial development project for the Children’s Bereavement of South Texas, Inc.

Also, discussion and possible action to approve the Bereavement Center’s application for a Signage Grant in the amount of \$17,002.83 (Exhibit Item 11).

12. Discussion and Possible Action Item:

Discussion and possible action to approve a Resolution approving a Performance Agreement by the FEDC for the sale of property and other incentives for a proposed new commercial development project for the Atascosa Health Center, Inc.

13. Discussion and Possible Action Item:

Discussion and possible action regarding the update from the Downtown Christmas Decorating Committee (Donna Dickeson, Chamber President, City Manager and ED) about several ideas and cost estimates for Downtown Christmas Decorating 2018.

14. Update by City Manager:

- Bid results for paving materials for two downtown parking lots.
- Sports Complex, Phase I, punch list

- Possible Joint Project between the City and FEDC known as “Home Housing Fund”, with a \$40,000 “match” required.

15. Adjournment

The Floresville Economic Development Corporation (FEDC) reserves the right to convene in closed session in accordance with Chapter 551 of the Government Code of Texas on any subjects permitted by the code and identified above and any other provision under Texas law that permits a governmental body to discuss a matter in closed executive session. This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 24 hours prior to the meeting. Please contact Tommy Baker, Executive Director, (830) 581-9998.

I certify that the above notice of the meeting will be posted on the “City Bulletin Board”, adjacent to the Veterans Memorial at City Hall and on the City and FEDC websites by 5:00 PM on 05/11/2018.

TWB

05/11/2018

Tommy W. Baker, Executive Director, FEDC

Date