

**Floresville Economic Development Corporation
Regular Meeting Agenda
Floresville, Texas 78114
July 16, 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:**

Old Business:

5. Approval of Minutes of the June 11, 2018 Regular Board meeting.

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

7. Committee Reports:

A. Personnel:

Executive Session: The Board will meet in Executive Session pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) to Deliberate the Evaluation of a Public Officer- FEDC Executive Director's 2018 Interim Performance Evaluation.

B. Reconvene into Open Session:

Item 7A, above. Discussion and possible action, if necessary shall be taken on item in Open Session.

C. Budget/Finance/Audit Committee:

Budget Committee and ED met on July 16, 5:00 PM to discuss 2018-19 budget assumptions, new accounts and possible funding levels for all line item budget accounts.

8. Executive Officer's Report: Because of the lengthy agenda, this report is excluded this month.

New Business:

9. Discussion and Possible Action Item:

Discussion and possible action to approve and ratify the revisions to the Veteran's Business Park Deed Restrictions for the Performance Agreement and Sale Agreement as requested by the CEO of Atascosa Health Center.

In the June 11th FEDC board meeting, the board approved the following revisions:

- 18-month period between close of transaction and building construction completed (instead of 12 months),
- Following closing, a 60 day or until August 15th time period to complete design plans to be presented to the Board (instead of 30 days),
- Instead of a \$200 per day fee for delays beyond the 18-month construction period; the board wants the CEO of the Atascosa Health Center to address the board, prior to the 18-month construction deadline and explain the causes for the delay and request a construction deadline extension.

10. Discussion Item and Possible Action Item:

A. Brandi Hufstutler to present her offer to purchase Lot 6, Veterans Business Park. The lot will be used to build a facility for USDA, as a tenant.

B. Executive Session § 551.072. Deliberation Regarding Real Property; Closed Meeting

The Board will convene in Executive Session pursuant to Government Code §551.072 to deliberate the purchase, exchange, lease, or value of real property.

C. Reconvene into Open Session:

Item 14B, above. Discussion and possible action, if necessary shall be taken on item in Open Session.

11. Discussion and Possible Action Item:

Aaron Farmer, SVP, The Retail Coach is here to offer his firm's Proposal for Comprehensive Retail Recruitment & Development Plan-Year 2.

12. Discussion and Possible Action Item:

Local businessman, James Freasier, Jr., owner of F&W Electric Inc., to present his plan for a Community Solar Project for Floresville.

13. Discussion and Possible Action Item:

Downtown property owner, John Talamantez, to explain his Facade Grant Application and Grant Request to repair the front of his two-story property at 1311 3rd St., Floresville, TX. Façade repair bid is \$16,500 (handout).

14. Discussion Item and Possible Action Items for Budget:

A. Review all line item budget accounts and funding amounts.

B. Discuss new accounts for special projects and funding amounts.

C. Approve and agree on a date/time during the week of July 23 (Mon.) - July 27 (Friday) for a FEDC/Council Budget Workshop.

D. Approve and agree on a date/time for Special Board meeting, on July 30 or 31, to approve the final budget to send to City Comptroller by the first week in August.

15. Discussion Item:

City Manager updates:

1. Results of July 12th Council, 4A, 4B Workshop on startup of Phase II, Sports Complex.
2. City Grant progress for downtown sidewalks and ADA compliance.
3. Status of downtown, behind-the-shops, parking lots (2) paving.

16. 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, Bulletin Board at the Event Center and on the City and FEDC websites by 5:00 PM on 07/13/2018.

TWB

07/12/2018

Tommy W. Baker, Executive Director, FEDC

Date

