

SPECIAL MEETING MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
JULY 15, 2019 6:00PM
FLORESVILLE CITY HALL CONFERENCE ROOM
1120 D STREET, FLORESVILLE, TEXAS 78114

Call meeting to order at 6:01 pm by President Daniel Tejada

Invocation given by: Vice-President Fred Gonzales

Recite U.S. Pledge of Allegiance & Texas Pledge: Recited by all in attendance

Establish Quorum: Daniel Tejada, Fred Gonzales, Sherry Castillo, Roy Idrach, Ben Reed, Executive Director, Charlotte Ximenez-Nelson, EDC Assistant Henrietta Turner, City Manager, Sylvia Rodriguez, City Attorney

Absent: Jacob Gaona, Randy Bruett

Guests: Greg Ripps of the Wilson County News, Alan Carvajal

Citizen Comments: None

1. Old Business Consideration & Action (C&A)

- a. Review and approve minutes from July 8th Regular Meeting

Fred Gonzales made a motion to approve with one minor change under Section 4 (a) reference to the Texas Government Code Section be changed to 551.071 from 551.074. City Attorney Rodriguez agreed.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona				X
Roy Idrach	X			
Randy Bruett				X

- b. Status update regarding IRS response to payment request for overpayment to former EDC Director Tommy Baker.

City Manager Turner advised they were contacted by a Representative from H&R Block on behalf of Tommy Baker to set up a meeting. City Manager and Comptroller Connie Moreno met with H&R Block and Mr. Baker. The documentation of the tax overpayment was provided to them. As such, Mr. Baker is filing a new Income Tax Return. The City Manager advised we are submitting a corrected 1099 to the IRS. H&R Block advised they would inform us when Mr. Baker has officially filed his corrected return. The FEDC expectation is to receive a Refund Check from the IRS.

2. New Business Consideration & Action (C&A)

- a. Review and approve Façade Grant Application from Fluff's White House Café. Mr. Reed explained there was confusion on how the Façade Grant was explained to him in the prior year. Mr. Chris Trevino completed updating his business sign and filed his application requesting 50% reimbursement for the expense. Mr. Trevino did provide before and after photos and a detailed invoice in the amount of \$1,066.83. Mr. Trevino also asked if he did more façade updating could he submit additional items toward the Façade Grant for his business. Mr. Reed advised him the total grant that may be awarded to a business is not to exceed 50% match by the FEDC up to \$7,500.00 per project. The façade grant in the amount of \$533.41 was approved.

MOTION BY: Fred Gonzales, **SECONDED BY:** Sherry Castillo

Vote: For: 4 Against: 0 Abstaining: None _____

<u>B.O.D.</u>	<u>Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
	Daniel Tejada	X			
	Fred Gonzales	X			
	Sherry Castillo	X			
	Jacob Gaona				X
	Roy Idrach	X			
	Randy Bruett				X

- b. Review and approve Façade Grant Application from Edward Jones Investments. Ben Reed explained Edward Jones Investments is going through rebranding and they submitted an application for updating their signage. The amount of the current estimate provided is \$2,239.92. Motion made to pay 50% in the amount of \$1,119.96 *upon completion of the façade and after photos have been presented.*

MOTION BY: Fred Gonzales, **SECONDED BY:** Roy Idrach

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona				X
Roy Idrach	X			
Randy Bruett				X

c. Approve Budget Committee members

Recommendation by City Manager we have a Committee of a whole, Board of Directors, due to the upcoming goals and objectives. The Board has to accept the projects and fund them for fiscal year 2019-2020. Meeting notices will be posted and a quorum will need to be present.

Sherry Castillo made a motion as recommended by the President to incorporate the Board of Directors as a whole as the Budget Committee.

MOTION BY: Sherry Castillo, SECONDED BY: Fred Gonzales

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona				X
Roy Idrach	X			
Randy Bruett				X

d. Approve workshop date(s) for our proposed budget for fiscal year 2019-2020

President Tejada suggested a Saturday morning due to the upcoming Board and Council Budget Meetings. The City must have the approved FEDC Budget by August 30, 2019. Our goal is to get the Budget completed and have a co-workshop to obtain input from the City; possibly 5:00 pm prior to a current scheduled City Council Meeting on August 22nd and to present to the City Council that evening. Board of Directors agreed to have the Budget Meeting on Saturday, July 27th at 9:00 am and post the notice on Wednesday July 25th before 9:00 am.

MOTION BY: Sherry Castillo, SECONDED BY: Fred Gonzales

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona				X
Roy Idrach	X			
Randy Bruett				X

- e. Approve workshop and dates to establish EDC Policies and Procedures to include Goals and Expectations

Recommended by Executive Director Ben Reed to table this item until after the Budget for Fiscal Year 2019 -2020 has been approved by the Board of Directors.

MOTION BY: Fred Gonzales , SECONDED BY: Sherry Castillo

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona				X
Roy Idrach	X			
Randy Bruett				X

3. Budget and Expenses overview

- a. June 2019 month-end Financials review - Presented by Treasurer, Roy Idrach
Tax Revenue has been going up and the YTD Revenue is approximately 60% of the Budget and collected \$75,000 in Tax Revenue compared to 2018 of \$61,000. All indications that the tax collection is increasing monthly. Annexation will be completed and effective October 1, 2019. The new sales taxes will be effective immediately thereafter.

4. Executive Session

Motion made to take item 4. a. to Executive Session.

MOTION BY: Fred Gonzales, SECONDED BY: Sherry Castillo at 6:42 pm.

Vote: For 4 Against 0 Abstaining: None

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Fred Gonzales	X			
Sherry Castillo	X			
Jacob Gaona				X
Roy Idrach	X			
Randy Bruett				X

The Floresville Economic Development Corporation may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys; Section 551.072 deliberating about real property; section 551.073, deliberating about gifts, and donations; section 551.074 deliberating about personnel matters; Section 551.076 deliberating about security devices; Section 551.084 regarding exclusion of witness in connection with an investigation; Section 551.086 deliberating, voting, and taking action as a power utility on a competitive matter; Section 551.087 deliberating about economic development negotiations; and Section 551.088 deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the Floresville Economic Development Corporation may deliberate in executive session, vote on the matter in open session, and announce it for the minutes.

- (a) The Board will meet in Executive Session pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) to deliberate the employment, evaluation, reassignment, duties, discipline or dismissal of a public employee: Discuss personnel title and wages for current Secretary/Clerk Charlotte Ximenez-Nelson.
- (b) The Board will reconvene to Open Session: The Board will discuss, as necessary, and act on the results of the above deliberations on item (a).

The Board returned from Executive Session at 8:08 pm.

ACTION: Motion made by Board Member Sherry Castillo to approve EDC Assistant position for employment and compensate said position \$43,000.00 annually. The said position it to be posted internally and direct the Executive Director Benjamin T. Reed, to finalize the job description and to process the personnel action to completion.

MOTION BY: Sherry Castillo, **SECONDED BY:** Fred Gonzales at 8:13 pm

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D.</u>	<u>Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
	Daniel Tejada	X			
	Fred Gonzales	X			
	Sherry Castillo	X			
	Jacob Gaona				X
	Roy Idrach	X			
	Randy Bruett				X

5. Executive Session

Motion made to take item 5. c. to Executive Session.

MOTION BY: Fred Gonzales, SECONDED BY: Sherry Castillo at 8:15 pm

Vote: For: 4 Against: 0 Abstaining: None

<u>B.O.D.</u>	<u>Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
	Daniel Tejada	X			
	Fred Gonzales	X			
	Sherry Castillo	X			
	Jacob Gaona				X
	Roy Idrach	X			
	Randy Bruett				X

The Floresville Economic Development Corporation may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys; Section 551.072 deliberating about real property; section 551.073, deliberating about gifts, and donations; section 551.074 deliberating about personnel matters; Section 551.076 deliberating about security devices; Section 551.084 regarding exclusion of witness in connection with an investigation; Section 551.086 deliberating, voting, and taking action as a power utility on a competitive matter; Section 551.087 deliberating about economic development negotiations; and Section 551.088 deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the Floresville Economic Development Corporation may deliberate in executive session, vote on the matter in open session, and announce it for the minutes.

- (c) The Board will meet in Executive Session pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) to deliberate the employment, evaluation, reassignment, duties, discipline or dismissal of a public employee: We will discuss any

potential Conflict of Interest of Ben Reeds' investments in Floresville with City Attorney, Sylvia Rodriguez.

- (d) The Board will reconvene to Open Session: The Board will discuss, as necessary, and act on the results of the above deliberations on item (a).

The Board returned from Executive Session at 8:36 pm

The Board of Directors agreed to *no action necessary* since Executive Director Benjamin T. Reed's business ventures commenced prior to his role acceptance as Executive Director. As such, he is complying with current policy.

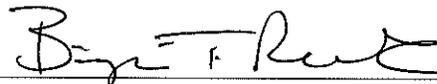
6. Executive Directors Forum

Discussion of concerns or issues that the Board may need to address at future meetings and the scheduling of the meeting or workshop.

Executive Director Ben Reed has visited with the following regarding the Façade Grant:

- a) Trujillo's Shoe Repair Shop
- b) Alan Carvajal from Carvajal Coffee Shop on Third
- c) Sylvia's Hair Salon
- d) Doug Shoemaker at Woolsey Bell; neon insurance letters to draw attention
- e) Potential Developer interested in upgrading the current pylon sign for a major strip center on the 181 Corridor and possibly its' tenants also needing facades

7. Adjournment: Having no further business to discuss the meeting was adjourned at 8:49pm.



Benjamin T. Reed, Executive Director of FEDC

Date: 8.16.19