

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING October 21st, 2019 6:00 PM
FLORESVILLE CITY HALL CONFERENCE ROOM
1120 D STREET, FLORESVILLE, TEXAS 78114

Call meeting to order at 6:05 pm, by Daniel Tejada, President

Establish Quorum: Daniel Tejada, Ben Reed, Fred Gonzales, Roy Idrach, Jacob Gaona, Randy Bruett, Ray Lamberth, Charlotte Ximenez-Nelson, Henrietta Turner, City Manager, Sylvia Rodriguez, Attorney

Absent: Sherry Castillo

Guests: Greg Ripps of Wilson County News, Chief of Police Lorenzo Herrera, Assistant Chief Perry Hyden, Detective George Lopez, Sgt. Devin Keen, Officers Brian Zuniga and Ruben Garcia.

Invocation by: Vice President Fred Gonzales

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

Citizen Comments: None

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on September 9th, 2019. Fred Gonzales made a motion that we approve the minutes as presented.

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

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

2. PRESENTATION/DISCUSSION

- a. Presentation of Appreciation Award to the Police Dept. Exec. Dir.: Ben Reed
 Ben Reed and the Board of Directors presented an appreciation gift to the Chief, Assistant Chief and several of the City Police in attendance as an appreciation for their hard work and protection

of the Floresville residents. Their hard work does not go unnoticed and is appreciated. We have scheduled NNO for the upcoming 2 years to continue our appreciation for the First Responders and Police Departments.

b. IRS Refund Status
No update from the IRS was provided.

City Mgr.: Henrietta Turner

c. Parking Lot Project Completion

City Mgr.: Henrietta Turner

The parking lot behind Fluffs is now complete except for the painting of reserved parking stalls. They are waiting for the concrete to cure.

The 2nd lot behind Movie theatre, is 85% complete but they are currently working on a second driveway near Frontier. They will then meet with Republic to determine where the dumpster pad is to be located for their trucks to pick up from the dumpsters. The budget for this project was not to exceed \$227,000.00. The YTD expenses total is \$216,507.00 there is an encumbrance in the amount of \$10,250.00, which leaves a reserve of \$10,413.00 likely to be used for the dumpster pads. Improving the parking lots for the businesses drives business retention.

Another project we partnered with the City is the Event Center Parking Lot. Intrepid will provide final costs and the design for the parking lot and it will soon be ready for bids.

The city received a grant from the San Antonio River Authority in the amount of \$100,000.00. With the final design that comes in we can then begin the bidding and come back to the Board with some numbers as done with the parking lot project.

d. Financial Overview of September 2019

Treasurer: Roy Idrach

We have finalized the fiscal year fairly well with an 114% increase of revenue from last year. The 24% increase compared to October 2018; this is an increase of \$63,000.00.

2020 may be slow nationwide but we may not be affected.

3. NEW BUSINESS

a. C&A to change the November Board meeting from Monday the 11th to Monday the 18th

Citizens Comments: None

Exec. Director: Ben Reed

City Hall is closed on the 11th of November in observance of Veterans Day.

Fred Gonzales made a motion to approve the date change.

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

Vote: For: 6 Against: 0 Abstaining: _____

<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
Ray Lamberth X

- b. C&A to appoint Ben Reed to the River Bend Community Development Corporation (RBCDC); Board of Directors Exec. Director: Ben Reed
 Citizens Comments: None

Paul Sack resigned effective October 1, 2019 as Chairman and we are not in charge of the TIFF money but historically we have had FEDC members on that board. Tommy Baker, former FEDC Executive Director serves as Treasurer of the Board. City will also assign someone to the Board. The City does not pay that money back but it is a separate entity of the City and in need of getting their financing in order. During the latest audit, it was questioned since they receive their own tax money and have to repay their Bond but it was behind in payment. It is not the City's responsibility but the responsibility of said Board. We need to get involved to get a handle on the finances and the interest rate is currently 7.5% which is high. It would benefit refinancing. The Hospital Board would need a member on that board as State Representative has a representative on that board. The current Board member list provided by Paul Sack is not accurate. There is no clarity and we need to revisit. The bank is South Trust from inception in 2004 to present. We need to ask the crucial questions. Taxes are coming in and homes are selling. We need to keep them accountable.

Motion by Ray Lamberth to appoint Benjamin Reed.

MOTION BY: Ray Lamberth, **SECONDED BY:** Jacob Gaona

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

- c. C&A to proceed with a Future Project; by asking of land availability within the City limits for a future Floresville Business Park Exec. Director: Ben Reed
 Citizens Comments: None
 Without detail we currently cannot disclosure information since we are in the discovery phase. We have a possible location to purchase land and we want to create a Business Park within the City Limits. We would like to talk pricing and look at lands inside the city for possible USDA Grant funding. Meetings with USDA have advised that the EDC can apply for grant funding on such a project. We want to be open to continue talks and proceed with bringing projects back. Looking for land availability within the city limits. We are asking to bring a project to discovery at this time.

Fred Gonzales moves that we proceed with the future project with the understanding that no commitments can be made until we have had a good session on it by the Board.

MOTION BY: Fred Gonzales, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

- d. C&A to approve splitting the cost with the City for the National League of Cities. Exec. Director: Ben Reed
 Citizens Comments: None
 National League of Cities will be hosting in November a City Summit in San Antonio. The membership cost is \$1,200.00 annually for an unlimited number of members. We want to partner with the City and our share of the membership will be \$600.00.

Fred Gonzales made a motion to approve the membership jointly with the City.

MOTION BY: Fred Gonzales, **SECONDED BY:** Ray Lamberth

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

- e. C&A to approve a façade grant request for Rey Del Taco Owner: Ricardo Hernandez
 Citizens Comments: None

Mr. Hernandez would like to add signage across the front top of his building. First phase is to replace the Chevron signs. He will update both signs on the sides and add lighting. Recommendation to assist with 50% of \$4,912.00, Fred Gonzales made a motion to approve \$2,456.00 as presented by our Executive Director, Ben Reed.

MOTION BY: Fred Gonzales, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

- f. C&A to approve a façade grant request for Shalom Soup House Owner: Teresa Benton
Citizens Comments: None

Shalom Soup House, new ownership as of June 1st 2019. Business is open Wednesday through Saturday, for lunch, sandwiches and soups. Her request includes creating 2 signs, one is a 5x5 sign for the top of the roof and a banner type sign will go across the front of the porch. The signage will also have electricity for lighting and its total cost will be \$,1470.00; 50% of the total is \$735.00 for the grant.

Motion made by Ray Lambert to approve the grant amount of \$735.00.

MOTION BY: Ray Lamberth, **SECONDED BY:** Jacob Gaona

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

- g. C&A to approve a façade grant request for a Business Project Owner: Marcelo Laijas Jr.
Citizens Comments: None

Marcelo Laijas project is located at 1705 10th Street; next to Dairy Queen. Currently the home is now zoned Commercial and in the process of being remodeled. The space will be commercial office space, 4 offices with a breakroom, 2 large conference rooms and ADA compliant restrooms. Initially was to be rented out but will be sold. The building is approximately 2700 sf. The building will be transformed. The exterior will be white hardi-siding with a black metal roof and cedar front siding. It will be landscaped and appear very

nice, modern and updated for sale. An asset as we rework the 181 South Corridor of the City. The façade total thus far is \$ 11,035.00 and 50% will be \$5,517.50 for the grant.

MOTION BY: Fred Gonzales, **SECONDED BY:** Ray Lamberth

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

4. EXECUTIVE DIRECTORS FORUM

a. Stantec recommendation for the sewer line on Bus. Loop 181 – The best option is for less business disruption. The cost is estimated at 1.4 million. We have to have 2 lift stations. We can use Riverbend lift station. Preliminary costs, impact fees will be needed.

b. Christmas Downtown Lighting update – Ben has 2 bids for the higher end lighting. The wiring is there on the buildings per FELPS but we need to get the labor bids done by December 6th.

c. Lodi Park update – trees are being trimmed up and we are working with city to provide the homeowners an access point to her property. Our Attorney is preparing a document and it will be recorded. Property to be leveled and later this week it will be formed for concrete. Two weeks anticipated completion. Knights of Columbus will assist. Pastor Gill would like to adopt a park and would like to adopt Lodi Park to clean up or kids’ activities.

d. Upcoming ribbon cuttings for Grand Openings:

1. Car Wash - Owner is Marshall Lane and the carwash is usable but working on the awning. It is the first credit card pay to prevent machine break-ins.
2. Natural Market - Shalom re-Grand Opening, date to be determined
3. Barbershop – Issac Castillo bringing in 2 barbers, ribbon cutting date to be determined.
4. Auto Dealership - potentially Wednesday Nov 6th around 10am, has to be confirmed.
5. Bealls is closing and being reopened by Gordmans Department Store.

e. Update on new businesses

Grant has been awarded to the City of Floresville and EDC for \$30,000 for to build a Sport Court

We would like to build at Pecan Park and partner with the Hospital on the ongoing development. The Schools can also get involved.

5. FUTURE ITEMS FOR CONSIDERATION OR ACTION

- a. C&A to create a future Workshop for FEDC 2020 Goals and Objectives
- b. C&A to select a date and time for our Workshop

Motion made by Roy Idrach to meet on Monday November 18th at 5:00pm, prior to our Regular Meeting.

MOTION BY: Roy Idrach, **SECONDED BY:** Randy Bruett

Vote: For: 6 Against: 0 Abstaining: _____

<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			
Ray Lamberth	X			

6. **ADJOURNMENT:** Having no further business to discuss the meeting was adjourned at 7:39 pm.



Benjamin T. Reed, FEDC Executive Director