

**MINUTES**  
**FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION**  
**REGULAR MEETING JANUARY 27TH, 2020 6:00 PM**  
**FLORESVILLE CITY HALL CONFERENCE ROOM**  
**1120 D STREET, FLORESVILLE, TEXAS 78114**

**Meeting called to order at 6:05 pm, by Daniel Tejada, President.**

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

**Absent:** Sherry Castillo

**Guests:** Greg Ripps of Wilson County News, Chez Perez, Facilities Manager of Event Center, Councilwoman Gloria Martinez, Margaret Tejada, HR Director, Robertina Rodriguez, Jesus Mancera, John Anthony Hinojosa, Sylvia Madero

**Invocation by: Henrietta Turner**  
**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 December 16th, 2019. Ray Lamberth made a motion to approve as presented.

COMMENTS: None

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Randy Bruett

**Vote: For: 5 Against: 0 Abstaining: 0 Absent: 1**

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

**2. PRESENTATION/DISCUSSION**

- a. National Night Out Award

Exec. Dir.: Ben Reed

Executive Director Ben Reed presented the National Night plaque to the Board we were awarded for our participation. The National Night out celebration is held on the 1<sup>st</sup> Tuesday of October. Group photo taken with the Board of Directors.

b. IRS Refund Status City Mgr.: Henrietta Turner  
 City Manager advised we have a new Finance Director, Helen Martinez. At our next regular meeting Finance Director Martinez to present and provide an update.

c. Financial Overview of December 2019 Treasurer: Roy Idrach  
 The Board reviewed the financial report without further questions.  
 Finance Director can present at our next regular meeting in February and present in more detail.

**3. NEW BUSINESS**

a. C&A to approve sponsoring the Lions Club Car Show Vendor Booth fees; amount to be determined. Presenter: Sylvia Madero, President  
 Citizens Comments: None

Sylvia Madero presented and spoke of the success from the 2019 event. She is requesting sponsorship for advertising and marketing of FEDC in the amount of \$1500. Ray Lamberth made a motion to approve the \$1,500. The event date is May 2, 2020. If construction of the sidewalks hinders this event downtown, they will have a plan B to host at the event center; time is 8:00 am until 3:00 pm.  
 Motion by Ray Lambert to approve the request of \$1500.

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Roy Idrach

**Vote: For: 5 Against: 0 Abstaining: 0 Absent: 1**

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
<b>Daniel Tejada</b>	X			
<b>Sherry Castillo</b>				X
<b>Jacob Gaona</b>	X			
<b>Roy Idrach</b>	X			
<b>Randy Bruett</b>	X			
<b>Ray Lamberth</b>	X			

b. C&A to approve Façade and Signage Grant for new business, Cerrito Grill.  
 Citizens Comments: None Owner: Robertina Rodriguez  
 The owner, Robertina Rodriguez presented their costs incurred for signage and drive thru sign is \$9201.25 spent. This is phase I and will present phase II at a later date.

Ben Reed made a recommendation to pay 50%; \$4600.63.

Motion by Roy Idrach to approve.

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

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

c. C&A to approve Façade and Signage Grant for TEN/28 Auto Collison Repair.

Citizens Comments: None

Owner: John Anthony Hinojosa

Body shop renovation to Ten/28 has incurred a total of \$19,743. The request is for the grant max of \$7,500. Motion by Roy Idrach to approve the grant max of \$7,500.

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

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

d. C&A to approve Freedom Fest Sponsorship with a possible name chg. in the amount of \$15,000.

Presenter: Exec. Dir.: Ben Reed

Citizens Comments: None

Chez Perez presented the sponsorship request in the amount of \$15,000. This year the celebration is looking to change the dynamic of the celebration and include the diversity of our community. We have budgeted for this expense as a marketing and advertising event.

**MOTION BY:** Roy Idrach, **SECONDED BY:** Ray Lamberth

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

e. C&A to discuss Event Center Parking Lot.

Presenter: Exec. Dir: Ben Reed

Citizens Comments: None

City Manager Henrietta Turner discussed the history of the parking lot project that was tabled by the council in the past. The SARA has now awarded the City \$100,000 grant. Intrepid has estimated \$355,000 to construct the Event Center parking lot. Then City Council has to approve this project for bidding. The bid is all inclusive. Ray Lamberth made a motion to approve an amount not to exceed \$255,000.

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Roy Idrach

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

f. C&A to set requirements regarding Sports Complex Maintenance.

Presenter: President, Daniel Tejada

Citizens Comments: Councilman Gloria Martinez recommends that FEDC make the selection since FEDC pays for the project.

Executive Director Ben Reed presented the request that the EDC be more involved in this project to work with the City on this maintenance project. Recommend that EDC be more involved; Co-partnership to work with City. President Daniel Tejada advised we need to maintain the fields at a professional level and avoid hiring subpar companies to maintain.

Ray Lamberth made a motion to table this item until the meeting with the current Contractor has transpired and Sylvia Rodriguez has reviewed the current contract regarding renewal terms.

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

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

g. C&A to request our Attorney Sylvia Rodriguez, to create a written Memo of Understanding, (MOU), between the FEDC to partner with the City of Floresville and the 4A.  
Citizens Comments: None Presenter: Exec. Dir.: Ben Reed

City Manager Henrietta Turner explained the MOU would be a partnership understanding with the 4A, 4B and the City. This will include a new organizational chart to show the collaboration with the Floresville Event Center. The funding the FEDC has provided to the center historically has been a great amount and we should solidify our partnership and cost sharing of events. Rebranding of the Event Center to grow the Center. FEDC has invested a lot of money into the Center. This is the partnership. We want to get signage for downtown and improving the event center. We are applying for grants together, it's a beneficial commitment; currently there is no documentation at this time. This way it will be documented. It is a commitment to move forward as a partnership with our mutual goals; Downtown and the Event Center. City Manager is also asking to include an Organizational Chart. We will be obtaining direction from our Attorney Sylvia Rodriguez.

Motion made by Ray Lamberth to proceed and have Sylvia Rodriguez draw up the Memo of Understanding.

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

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

**4. EXECUTIVE SESSION**

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 evaluation of Executive Director, Benjamin T. Reed.

Executive Director Ben Reed explained that this month is his 6<sup>th</sup> month on the job and he is requesting to get an evaluation completed by our Attorney, Sylvia Rodriguez and be evaluated at our regular meeting scheduled for February 10<sup>th</sup>, 2020.

- (b) The Board will meet in Executive Session pursuant to Section 551.072 of the Texas Government Code to deliberate about real property; **Business Park Project** and **Lodi Park Project**.

**Motion by Ray Lamberth to go into closed session.**

**MOTION BY:** Ray Lamberth, **SECONDED BY:** Roy Idrach

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

The board went into closed session at 7:46 pm to begin with a break and closed session to begin at 7:51pm.

**The board reconvened at 8:25pm from Executive Session.**

- (c) 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) and (b).

The Board of Directors authorize Executive Director Ben Reed to negotiate the bidding for FISD property (1) and the Lodi park properties (2). Motion made by Roy Idrach for approval.

Citizens Comments: None

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

**Vote: For: 5 Against: 0 Abstaining: 0 Absent: 1**

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

**5. DIRECTORS FORUM**

- a. Go Wilson / Floresville cellphone application

City has paid Wilson County News to work on the GoWilson App. This is a cellphone app that can be downloaded to both iPhone and Android phones. Anyone can access the City of Floresville website withing the GoWilson app. WCN maintains and we have the capability to load additional information as needed.

- b. Langford & Associates grant writers

We will apply for the DUNS and SAMS number to proceed with the RBDG process. The deadline to turn in the application for the Grant is February 14<sup>th</sup>, 2020. The City will be applying for a utility grant to fund the sewer system on business 181. FEDC will apply for a grant to fund an incubator building.

**6. FUTURE ITEMS FOR CONSIDERATION OR ACTION**

- a. C&A for a future Workshop date and time for FEDC 2020 Goals and Objectives. We set a workshop date on February 10<sup>th</sup> at 5:00 pm prior to our Regular meeting. The Workshop will be to discuss, what is an acceptable project, to be presented by Sylvia Rodriguez.

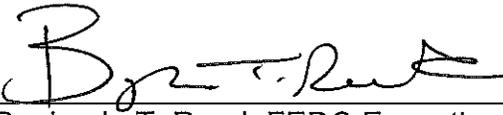
Motion made by Roy Idrach to approve the workshop on February 10<sup>th</sup> at 5:00pm.

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

**Vote:** For: 5 Against: 0 Abstaining: 0 Absent: 1

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

7. **ADJOURNMENT:** Having no further business to discuss the meeting was adjourned at 8:37 pm.

  
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Benjamin T. Reed, FEDC Executive Director