

**AGENDA**  
**FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION**  
**MINUTES REGULAR MEETING FEBRUARY 11, 2019 6:30PM**  
**FLORESVILLE CITY HALL CONFERENCE ROOM**  
**1120 D STREET, FLORESVILLE, TEXAS 78114**

Call meeting to order

FEDC President Daniel Tejada called meeting to order at 6:30 pm

A Quorum of FEDC Board Members were recorded present: Mr. Alfred Gonzales, Ms. Sherry Castillo, Mr. David Strozier, Mr. Ben Reed and Mr. Roy Idrach, and Mr. Daniel Tejada.

Staff: Mr. Johnny Rodriguez, FEDC Executive Director Present.

Ms. Clarissa Rodriguez, Denton, Navarro, Rocha, Bernal, Zech, FEDC Attorney Present.

Invocation

Recite U.S. Pledge of Allegiance & Texas Pledge

Establish Quorum

Citizen Comments:

**1. OLD BUSINESS**

- a. C&A to approve meeting minutes for the Regular Board Meeting for January 22, 2019.  
Mr. Alfred Gonzales moved to approve, Mr. David Strozier 2<sup>nd</sup> Motion, Ms. Sherry Castillo Abstained, Mr. Ben Reed, Yea, Mr. Roy Idrach, Yea, Mr. Danny Tejada, Yea.  
Motion carried 4-0-1 Abstained

**2. PRESENTATION/DISCUSSION**

- a. Lions Club Ms. Sylvia Madero
- b. Floresville Chamber of Commerce Christmas Tree Expense Update President/Ashley Lehman
- c. January 2018 Financial Report FEDC Treasurer/Ben Reed
- d. City of Floresville Project Updates Ms. Henrietta Turner, Floresville City Manager
  - Sports Complex
  - Downtown Parking Lots
  - Event Center Parking Lots
  - ADA Downtown Side Walk Grant

**\*Note on agenda number sequence is missing #3 and followed at #4 see above and below minutes will reflect same to maintain continuity. The agenda only had 7 items not 8.**

**4. NEW BUSINESS- CONSIDERATION & ACTION ITEMS (C&A)**

- a. C&A Review and Evaluate Wells Fargo Bank Account and Money Market Banking  
Mr. Fred Gonzales moved to postponed Item 4.c, Ms. Sherry Castillo 2<sup>nd</sup> Motion, Mr. Ben Reed, Yea, Mr. Roy Idrach, Yea, Mr. David Strozier, Yea, Mr. Daniel Tejada, Yea, Motion carried 6-0
- b. C&A Review and Analyze FEDC Budget/Finance/Checking/Pooled Accounts/General Ledger  
Mr. Ben Reed moved to resolve payment of balance on City of Floresville/FEDC pooled Account to be paid by FEDC upon being provided with supporting receipts and documentation from City Manager and Finance Department for amount owed, Audit to be conducted by Abip CPA's within 60 days, Mr. Alfred Gonzales 2<sup>nd</sup> Motion, Mr. Roy Idrach, Yea, Mr. David Strozier, Yea, Ms. Sherry Castillo, Yea, Mr. Daniel Tejada, Yea, Motion carried 6-0

- c. C&A Presentation/Update/ Regarding Performance Agreement Amendment Request from Monty Small, CEO Atascosa Health Center.  
**Mr. Ben Reed Motioned to table item, Mr. Alfred Gonzales 2<sup>nd</sup> motion, Mr. Roy Idrach, Yea, Mr. David Strozier, Yea, Ms. Sherry Castillo, Yea, Mr. Daniel Tejada, Yea, Motion carried 6-0**
  
- d. Discuss contractual and payment issues with Amendment to Agreement for Provision of Accounting Services Between the City of Floresville and The Floresville Economic Development Corporation for Interim Executive Director Services from September 10, 2018 minutes.  
**Mr. Roy Idrach motioned to approve interim executive director payment in the amount of \$5,000 for the month of December 2018 to Ms. Henrietta Turner. Mr. Daniel Tejada 2<sup>nd</sup> Motion, Mr. David Strozier Abstained, Mr. Ben Reed, Yea, Ms. Sherry Castillo, Yea, Mr. Alfred Gonzales motion Nay, stated that he will approve only \$1,500, Motion carried 4 -1Nay-1 abstained**
  
- e. Discuss contractual and payment issues with the July 1, 2013 Inter-Local Agreement for Accounting Services Between the City of Floresville and The Floresville Economic Development Corporation.  
**Mr. Alfred Gonzales motioned to table item and discuss at later date after FEDC Executive Director and Floresville City Manager meet to review, discuss and determine what specified accounting services are needed and cost estimate for board review. Mr. Ben Reed 2<sup>nd</sup> Motion, Mr. Roy Idrach, Yea, Mr. David Strozier, Yea, Mr. Alfred Gonzales, Yea, Ms. Sherry Castillo, Yea, Motion Carried 6-0**
  
- f. Downtown Tenant and business owner Mr. Alan Carvajal of Casa Carvajal Coffee Shop to explain cost sharing façade grant application.  
**Mr. Fred Gonzales Motion to Approve Façade Grant upon submittal of estimates and receipts from contractor and other stipulations of façade grant application, Mr. Ben Reed 2<sup>nd</sup> Motion, Mr. Daniel Tejada, Yea, Ms. Sherry Castillo, Yea, Mr. Ben Reed, Yea, Mr. Roy Idrach, Yea, Motion Carried 6-0.**  
**Mr. Daniel Tejada called a break from open session at 8:05 pm**  
**Mr. Daniel Tejada called the meeting back into open session 8:10 pm**

## **5. EXECUTIVE SESSION**

- a. The FEDC Board will convene in Executive Session pursuant to Government Code §551.072 to deliberate issues to the purchase, exchange, lease, or value of real property – *Brandi Hufstutler Veterans Business Park Lot #6 Purchase Update*
  
- b. The FEDC Board will convene in Executive Session pursuant to Government Code §551.072 to deliberate the purchase, exchange, lease, or value of real property.
  
- c. The FEDC Board will convene in Executive Session pursuant to Government Code §551.071, Consultation with Attorney and Government Code §551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties of a public officer or employee and review and evaluate legal services of FEDC Attorney.

**Mr. Daniel Tejada called and convened the Board into Executive Session at 8:11 pm to discuss Item 5.c only.**

Return from Executive Session and take possible action following Executive Session for items 5(a)-(d) as necessary.

**The board reconvened from Executive Session on Item 5.c to OPEN Session at 8:55 pm. In open session the Board acted on 5.c, Mr. Alfred Gonzales Motion to discontinue utilizing legal services of Denton, Navarro, Rocha, Bernal & Zech, P.C. Effective and not earlier than March 1, 2019 and authorize FEDC**

Executive Director to send formal letter from FEDC to Denton, Navarro communicating board action taken on this date and for E.D to seek out alternative legal law firms for board to review as potential

providers to FEDC for legal services. Ms. Sherry Castillo 2<sup>nd</sup> Motion, Mr. David Strozier, abstained, Mr. Roy Idrach, Abstained, Mr. Ben Reed, Aye, Mr. Daniel Tejada, Nay.  
Motion carried 3-1nay-2 abstained

Mr. Daniel Tejada convened the open meeting into Executive Session at 8:58 to discuss Item 5.a and 5.b

**Note: On Item 5.b, Mr. Ben Reed and Mr. David Strozier recused themselves from this Executive Session and left the room due to stated involvement and potential conflict of interest. Board members Roy Idrach, Alfred Gonzales, Ms. Sherry Castillo, and Daniel Tejada remained.**

Mr. Daniel Tejada reconvened the meeting from Executive Session to Open Session at 9:40 pm

In open session Mr. Alfred Gonzales moved to take no action and table item 5.a only. Ms. Sherry Castillo, 2<sup>nd</sup> motion, Mr. Roy Idrach, Yea, Mr. David Strozier, Yea, Mr. Ben Reed, Yea, Mr. Daniel Tejada Yea.  
Motion carried 6-0

In open Session Mr. Alfred Gonzales moved to take no action and table item 5.b until further research on this item, Ms. Sherry Castillo 2<sup>nd</sup> motion, Mr. Ben Reed Abstained, Mr. David Strozier, Abstained, Mr. Idrach, Yea, Mr. Daniel Tejada, Yea. Motion Carried, 4-0-2 Abstained

#### 6. Directors Forum:

- a. Façade Updates FEDC Exec. Director
- b. FEDC Website Update- "Retail 360 Dashboard", Yolo TX Video Site, and numerous available new real estate listings.
- c. Executive Director Grant Writing Class
- d. Update on Economic Development future business retention strategies for the City of Floresville, Texas  
FEDC Exec. Director.

Mr. Daniel Tejada recommended that Item 6 a,b,c,d, be postponed for another meeting due to time constraints.

#### 7. Future Items for Discussion or Action:

#### 8. ADJOURNMENT

Mr. Daniel Tejada Adjourned the meeting at 9:44 pm

  
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Johnny A. Rodriguez Jr  
FEDC Executive Director

# CITY OF FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

## ECONOMIC DEVELOPMENT CORPORATION CERTIFIED AGENDA – EXECUTIVE SESSION

I, Daniel Tejada, FEDC Vice President of Floresville, Texas, do hereby certify that on February 11, 2019 the Economic Development Corporation convened into the following Executive Sessions. **Executive Session 1 convened at 8:11 PM and Executive Session 2 Convened at 8:59 PM respectively.**

### **Economic Development Corporation Members**

Daniel Tejada, President  
Alfred Q. Gonzales, Vice President  
David Strozier, Secretary  
Ben Reed, Treasurer  
Roy Idrach  
Sherry Castillo

### **EDC Staff**

Johnny A. Rodriguez, Jr. Executive Director  
Clarissa Rodriguez, FEDC Attorney

### **EXECUTIVE SESSION 1**

1. The Economic Development Corporation's Board of Directors shall meet in Executive Session pursuant to Government Code 551.071 Consultation with Attorney, Section 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties of a public officer or employee and review evaluate legal services of FEDC Attorney

The FEDC completed its Executive Session at 8:55 p.m.

### **EXECUTIVE SESSION 2**


2. The Economic Development Corporation's Board of Directors shall meet in Executive Session pursuant to Government Code 551.072. to deliberate issues to the purchase, exchange, lease or value of real property, Brandi Hufstutler and Prospective New Developers and Land Agreements.

The FEDC completed its Executive Session at 9:40 p.m.

### **CERTIFICATION:**

I hereby certify that this Agenda of the Executive Session of the Economic Development Corporation of the City of Floresville, Texas, is a true and correct record of the proceedings pursuant to Chapter 551, Government Code, Vernon's Texas Codes Annotated.

WITNESS my hand this 25<sup>th</sup> day of March 2019.

  
Daniel Tejada, FEDC President