

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

Call meeting to order: **6:30 pm**

Invocation

Recite U.S. Pledge of Allegiance & Texas Pledge

Establish Quorum: **Danny Tejada, David Strozier Sherry Castillo Ben Reed Roy Idrach and Alfred Gonzales and FEDC E.D. Johnny Rodriguez Present**

Citizen Comments: **No Citizen Input, FEDC President presented an undated email from Denton, Navarro, Bernal & Zech, P.C. which questioned board votes previously taken to terminate and discontinue use of legal services at the February 11, 2019 Regular Board Meeting. The board after briefly addressing this item and stating that this item needed to be discussed at Item 3. A, discussion was discontinued at this time the Board proceeded to Item 1.a Approve minutes.**

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Board Meeting held on February 11, 2019. **Alfred Gonzales motioned to approve minutes Sherry Castillo, 2nd, Ben Reed, Yea, Roy Idrach, yea, David Strozier, yea, Daniel Tejada, Nay, Motion carried 5-1 nay.**

2. PRESENTATION/DISCUSSION

- a. February 28, 2019 Financial Report FEDC Treasurer/Ben Reed
Ben Reed reported a 4K increase in FEDC revenues.
- b. City of Floresville Project Updates Ms. Henrietta Turner, Floresville City Manager
Downtown Parking Lots

Ms. Turner commented on wanting to get started on the downtown parking lot asap and is requesting FEDC transfer \$227 K to city account so that she can begin purchasing materials, Board requested that Mr. Turner establish a separate account and provide receipts for purchases made with spend down process not to exceed 227-K.

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

- a. C&A ABIP Engagement Letter to conduct FEDC Financial Audit for 2019
Alfred Gonzales motioned to approve, Sherry Castillo 2nd motion, David Strozier, Yea, Ben Reed, Yea, Roy Idrach, Yea, Danny Tejada, Yea. Motion carried 6-0
- b. C&A Presentation and proposal request from Ms. Sylvia Madero seeking a financial donation from FEDC Funds to promote a 2019 Floresville Lions Club Car Show to be held in Floresville, Texas. **Daniel Tejada, President FEDC**

Ms. Sylvia Madero, was not present, Ben Reed stated that he thinks Madero is asking for \$500, Ben Reed motioned to Table for future Board Meeting, Alfred Gonzales, 2nd motion, Roy Idrach, Yea, Danny Tejada, Yea, David Strozier, Yea, Sherry Castillo stepped out of the meeting room and did not vote. Motion carried 5-0

- c. C&A Presentation and Request from Mr. Monty Small, CEO and executive staff of the Atascosa Health Center Inc. with a request to modify and extend Performance Obligations of Company to commence within the time frame as previously agreed to by Parties and as authorized by the FEDC as a variance to the Deed Restrictions, and construction within 540 days, or eighteen (18) months from the effective date for a requested facility construction **new timeline** of August 2020

Power Point Presentation made by Monty Small and Executive Staff, Ben Reed motioned to approve new timeline of August 2020, Sherry Castillo 2nd motion, David Strozier, Yea, Roy Idrach, Yea, Alfred Gonzales, Yea, Danny Tejada, Yea. Motioned passed 6-0

- d. C&A Executive Director to provide follow-up (as directed by the Board on February 11, 2019) on action taken by the Board to discontinue use of services from Denton, Navarro, Rocha, Bernal & Zech. P.C. Board to take action, as appropriate at this time, to fill legal needs with suitable replacement. **Alfred Gonzales, Vice President. FEDC**

Discussion on validity of February 11, 2019 Board vote to discontinue use of Denton, Navarro, Bernal & Zech, P.C. Board decision to place item on FEDC Regular Board Meeting to be held on April 8, 2019 for vote. Board discussed three applicants interested in providing legal services to FEDC, being Tom Caldwell Law, P.L.L.C. Bojorquez Law firm, P.C. and The Law Office of Sylvia Rodriguez, Danny Tejada voiced concerns on candidate selection process, Sherry Castillo after discussion and review of the three attorney candidates motioned to approve Law Office of Sylvia Rodriguez as a provider of legal services for the FEDC, Alfred Gonzales 2nd motion with one provision for Rodriguez legal services not to exceed \$195.00 per hour, Ben Reed voiced concern about conflict of interest with Ms. Sylvia Rodriguez representing the City of Floresville and FEDC, Texas, Ms. Rodriguez stated that she will have a substitute in her stead if a conflict issue would ever arise. Ben Reed, voted Yea, Roy Idrach, Yea, David Strozier, Yea, Danny Tejada, Yea. Motion carried to approve Sylvia Rodriguez. Motion carried 6-0.

- e. C&A Discuss Rancho Grande Industrial Park to determine continuation of FEDC payment of FELPS Service Cost to provide electricity for Security Lights at park.

Ben Reed stated that it is a permanent responsibility of the FEDC to maintain the security lights at the Rancho Grande Industrial Park, Ben Reed motioned to continue payments, Alfred Gonzales, 2nd, David Strozier, Yea, Roy Idrach, Yea, Sherry Castillo, Yea, Danny Tejada, Yea. Motion carried 6-0

- f. C&A Executive Director notice to FEDC of Life Change and Hardship condition pertaining to Section 11. Relocation Assistance and Residency Clause of Employment Agreement

for Employment as Executive Director for the Floresville Economic Development Corporation.

After discussion on reason for this notice to Board and questions on how to proceed Alfred Gonzales motioned to table item until April 8, 2019 and requested that Attorney Sylvia Rodriguez review Johnny Rodriguez Employment Contract on Relocation Hardship request and provide a legal opinion and direction on addressing amendment request, Sherry Gonzales, 2nd motion, Danny Tejada, Yea, Roy Idrach, Yea, David Strozier, Yea. Motioned carried 6-0

4. Executive Directors Forum:

- a. Update Rancho Grande Industrial Park Sale Du-Mar, LTD Sale
- b. Discuss proposed projects and creative funding strategies to stimulate Economic Development for Downtown Revitalization and Highway 181 Corridor for the City of Floresville, Texas
- c. Participation in the Texas Governor's Film Workshop
- d. Participation in Texas Grant Writing Class
- e. USDA Rural Business Development Grant
- f. Update F&W Electric Industrial Park Release of Lien

5. Future Items for Discussion or Action: None

6. ADJOURNMENT

Board Adjourned at 8:43 pm



Johnny A. Rodriguez Jr.
FEDC Executive Director