

**MINUTES FOR THE FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING OF APRIL 12, 2021 6:00 p.m. FLORESVILLE CITY HALL COUNCIL CHAMBERS 1120 D STREET, FLORESVILLE, TEXAS 78114**

Call meeting to order at 6:06 by President Daniel Tejada

Establish Quorum - Board of Director President Daniel Tejada, Board of Director Vice President Ray Lambert, Board of Director Randy Bruett, Board of Director David Del Bosque, Board of Director Jacob Gaona, Board of Director Roy Idrach, and Board of Director Liana Martinez were all present.

Guests-Andy Joslin, City Manager

Invocation -FEDC Attorney Sylvia Rodriguez

Recite U.S. Pledge of Allegiance & Texas Pledge

**Citizen Comments: None**

**1. OLD BUSINESS**

a. C&A to approve meeting minutes for the Regular Meeting held on March 8th 2021.

*Motion to Approve the Regular Board Meeting Minutes of March 8, 2021 was made by 1) Ray Lambert and 2) Second by Randy Bruett.*

**Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

**2. PRESENTATION/DISCUSSION**

a. Financial Overview of March 2021 Treasurer: Roy Idrach  
*Roy Idrach indicated that there has been an increase of \$46,000.*

b. IRS reimbursement for Tommy Baker Exec. Dir.: Ben Reed  
*Exec. Dir. Ben Reed indicated that there has not been any new develops on this issue.*

3. NEW BUSINESS

- a. C&A to approve the Lions Club funds transfer from previous sponsorship of the Car Show that was cancelled due to Covid-19 and used toward the Lions Club Golf tournament on June 25th, 2021. *Citizens Comments:* NONE Presenter: Exec. Dir.: Ben Reed

*Motion to get check back and re-write the Lions Club a new check for sponsorship made by 1) David Del Bosque and 2) second by Randy Bruett.*

**Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

- b. C&A to approve Pecan Park improvements Resolution 2021-003 and proceed as discussed and approved by the City Council. Presenter: Exec. Dir.: Ben Reed  
*Citizens Comments:* None

*Motion to approve Pecan Improvements and not to exceed \$30,500 made by Board of Director 1) Liana Martinez and 2) second by Board of Director David Del Bosque.*

**Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

- c. C&A to approve the Northcrest Park project improvements. Presenter: Exec. Dir.: Ben Reed  
*Citizens Comments:* None

*Motion to Table to speak to City Council and obtain direction from Council and City Manager Joslin made by 1) Board of Director David Del Bosque and 2)second by Randy Bruett.*

Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

d. C&A to approve further discussions and negotiations for the FELPS building located at 1400 4<sup>th</sup> Street, Floresville, Texas.

*Citizens Comments: None*

Presenter: Exec. Dir.: Ben Reed

*Motion to continue negotiations and obtain financial advise to purchase at item and make it a taxable entity made by Board of Director 1)Randy Bruett and 2) second by Ray Lambert.*

Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

#### 4. EXECUTIVE SESSION

*Motion to go into Executive Session at 7:23 p.m. made by 1) Board of Director Ray Lambert 2) second by Board of Director Randy Bruett.*

Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

**Executive Session in accordance with Texas Government Code Chapter 551**

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 551.072 of the Texas Government Code to deliberate about real property located at 108 Lone Oak Drive, Floresville, Texas.
- (b). The Board will meet in Executive Session pursuant to Section 551.074 of the Texas Government Code to deliberate about personnel matters.
- (c). The Board will reconvene to Open Session: The Board will discuss, as necessary, and act on the results of the above deliberation on item (a) and (b).

*Motion to return from Executive Session at 9:21 p.m. made by 1) Board of Director Liana Martinez and 2) second by Board of Director Jacob Gaona.*

**Vote: For 7 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			
Ray Lambert	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

Regarding item (a) no action was taken.

Regarding item (b) the Board of Directors shared comments with Executive Director Ben Reed indicating the following:

- 1) maintain focus and differentiate between the roles and responsibilities of FEDC and the City of Floresville; and 2) procure Board approval prior to commencing projects and do not make any verbal agreements.

Board of Directors outlined the following goals to Executive Director Ben Reed:

- 1) Look at properties that will bring tax revenue to the City.
- 2) Promoting downtown design concept.
- 3) Showcase historical value.
- 4) Highway entry way - beautification and arch to be inviting into the City of Floresville.
- 5) Work on finalizing sewer line to 181 and to determine cost associated with same.
- 6) Work on a Logo or brand to be associated with the City of Floresville.

Motion to Approve a four (4) <sup>APPROX 2%</sup> percent raise in salary which would result in increase in salary from \$77,125 to \$80,000 and said new salary to be reflected on contract to be \$80,000, and maintain contract until 2024; and all other terms of contract to remain the same made by Board of Director  
 1) Ray Lambert and 2) second by Board of Director Randy Bruett.

Vote: For 7 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			
Ray Lambert.	X			
Randy Bruett	X			
David Del Bosque	X			
Jacob Gaona	X			
Roy Idrach	X			
Liana Martinez.	X			

4. EXECUTIVE DIRECTOR UPDATE:

- 1. Industrial Park's new facility; Shannon Galvanizing, LLC groundbreaking
- 2. Burger King update
- 3. Trucking Company update at Rancho Grande
- 4. Train Depot

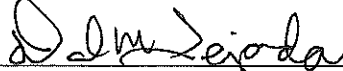
President Tejada requested that Executive Director Ben Reed look at the following: Beautifying the highway entrance to the City of Floresville; how to fix up downtown and to utilize college interns to obtain ideas about how they envision downtown.

5. ADJOURN. Having no further business to discuss, the meeting was adjourned at 9:25 p.m.

***CERTIFICATION OF PRESIDENT AND BOARD SECRETARY***

I, DANIEL TEJADA, JR., President of the Floresville Economic Development Corporation ("FEDC") And I, RANDY BRUETT, FEDC Board Secretary, do certify that these minutes of the Regular Meeting of the Floresville Economic Development Corporation of the City of Floresville, Texas are a true and correct record of the proceedings with Chapter 551, Govt. Code, V.T.C.S., Open Meetings Law.

*ATTEST:*

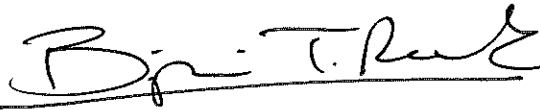


\_\_\_\_\_  
Daniel Tejada, Jr., President  
Floresville Economic Development Corporation

*ATTEST:*



\_\_\_\_\_  
Randy Bruett FEDC Board Secretary



\_\_\_\_\_  
BENJAMIN T. REED FEDC EXECUTIVE DIRECTOR