

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING NOVEMBER 8TH, 2021 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBERS
1120 D STREET, Floresville, Texas 78114

Call meeting to order: at 6:00 pm by Board President Daniel Tejada
Establish Quorum: Daniel Tejada, David Del Bosque, Steve Jackson, Ray Lamberth, Randy Bruett, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez FEDC Attorney, Andy Joslin City Manager

Absent: Liana Martinez, Jacob Gaona

Guests: Roy Idrach, Paul Duran, Clayton Hancock, Devon Sutton of WCN, John Hoelscher

Invocation by: Guest Roy Idrach

Recite U.S. Pledge of Allegiance & Texas Pledge: recited by all

Citizen Comments: None

1. OLD BUSINESS

a. C&A to approve meeting minutes for the Regular Meeting held on October 11th, 2021.

Tabled since lack of majority quorum was present at this meeting.

MOTION BY: David Del Bosque, **SECONDED BY:** Danial Tejada

Citizens Comments: None

Vote: For: 4 Against: 0 Abstaining: 1 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X
David Del Bosque	X			
Steve Jackson			X	

2. **PRESENTATION/DISCUSSION**

- a. Introduce newly selected FEDC board member Exec. Dir.: Ben Reed
Steve Jackson was appointed to the FEDC Board of Directors by City Council on October 28, 2021.
- b. Financial Overview of October 2021 Treasurer: Jacob Gaona
Tabled for December
- c. FEDC accounting practices Exec. Dir.: Ben Reed
Tabled for December

3. **NEW BUSINESS**

- a. C & A to approve the façade and signage grant for Hoelschers Furniture & Appliance.
Presenter: John Hoelscher

Director Del Bosque made a motion to approve the grant max of \$7500.

MOTION BY: David Del Bosque, **SECONDED BY:** Randy Bruett
Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X
David Del Bosque	X			
Steve Jackson	X			

- b. C & A to approve Resolution 2021-017 for the FEDC to apply for financial assistance with the United States Economic Development Administration for the Historical Power Plant Station Project. (FELPS Downtown Bldg.)
EMC Strategy Group: Ernie Gonzalez

Motion by: David Del Bosque, **Second by:** Randy Bruett
Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			

Ray Lamberth	X	
Liana Martinez		X
David Del Bosque	X	
Steve Jackson	X	

- c. C & A to approve supporting the Chamber of Commerce and sponsoring the window decorating contest for Christmas 2021 in the amount of \$500.
 Presenter: Exec. Dir. Ben Reed

Motion by: Randy Bruett, **Second by:** Ray Lamberth
Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X
David Del Bosque	X			
Steve Jackson	X			

- d. C & A to approve adding a line item to our current FY Budget to cover the FELP's project renovations not covered by the Bond series 2021.
 Presenter: Exec. Dir. Ben Reed

Randy Bruett made a *motion to table this item until December*, after which we have identified and validated the need of the financing line item to create.

Motion by: Randy Bruett, **Second by:** Ray Lamberth
Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X
David Del Bosque	X			
Steve Jackson	X			

4. EXECUTIVE SESSION

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.

The Board went into closed session at 6:07 pm.

Motion by: David Del Bosque, **Second by:** Randy Bruett

Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X
David Del Bosque	X			
Steve Jackson	X			

(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 the Industrial Park, approximately 24 acres on Cardinal West, Floresville, Texas.

The Board reconvened at 7:08 pm.

Motion by: Ray Lamberth, **Second by:** Randy Bruett

Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X

David Del Bosque X
Steve Jackson X

(b). 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).

Randy Bruett made a motion to instruct our Attorney to proceed with the enforcement of the Performance Agreement entrust, regarding the approximate 24 acres on Cardinal West, Floresville, Texas.

Motion by: Randy Bruett, **Second by:** David Del Bosque
Citizens Comments: None

Vote: For: 5 Against: 0 Abstaining: 0 Absent: 2

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Tejada	X			
Jacob Gaona				X
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez				X
David Del Bosque	X			
Steve Jackson	X			

5. **EXECUTIVE DIRECTOR UPDATE:**

1. FELPS project – Purchase closed on October 29th & Bond Closed November 4th
2. EMC Strategy Group - EDA Grant via American Rescue Plan
3. Grand Opening & Ribbon Cutting; Stash House Fabrics & Quilting Nov. 9th 10 am
4. Ground breaking for Burger King on Friday Nov. 12th at 10 am
5. Ribbon Cutting – Wild Bill's Beverage Barn, Nov. 19th 10 am
6. Commissioners Court for Christmas Tree Lighting approval for Dec 3rd
7. Northcrest property usage update

6. **EXECUTIVE DIRECTORS GOALS UPDATE:**

1. Properties to increase tax revenue
2. Promote downtown design
3. Showcase historical value
4. Highway 181 City entry way
5. Sewer line on 181 finalizations to determine cost associated with same
6. Logo/Brand for City of Floresville

7. **ADJOURNMENT:** Having no further business to discuss the meeting adjourned at 8:00 pm.



Benjamin T. Reed, FEDC Executive Director