

MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

RESCHEDULED REGULAR MEETING February 22nd, 2022 6:00 PM

FLORESVILLE CITY HALL COUNCIL CHAMBERS

1120 D STREET, Floresville, Texas 78114

Call meeting to order: at 6:02 pm by President Daniel Tejada

Establish Quorum: Daniel Tejada, David Del Bosque, Ray Lamberth, Randy Bruett, Jacob Gaona, Liana Martinez, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez

Absent: Steve Jackson

Guests: Andy Joslin City Manager, Ed Villarreal Councilman, Gloria Cantu Mayor Pro-Tem, Monty Small CEO Atascosa Health Center, Maria Garcia AHC, Sheri Sill AHC, John Ulbricht AHC, Maria Tenorio AHC, Roy Idrach, Greg Ripps WCN, Bazil Moore of Jemco, Anthony Delgado Trail De Flores, Tambria Read El Camino Trail, Donna Skloss El Camino Trail, Derek and Lauren Gaudlitz

Invocation led by: Attorney Sylvia Rodriguez

Recite U.S. Pledge of Allegiance & Texas Pledge: led by President Daniel Tejada

Citizen Comments: None

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the rescheduled Regular Meeting held on January 19th 2022.

MOTION BY: David Del Bosque, **SECONDED BY:** Ray Lamberth

Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

2. PRESENTATION/DISCUSSION

- a. Financial Overview of January 2022

Treasurer: Jacob Gaona

3. NEW BUSINESS

- a. C&A to approve the Façade and Signage grant for Wilson Community Health Center.

Presenter: John Ulbricht

Motion by Director Martinez to allow the maximum amount for the façade grant in the amount of \$7,500.

MOTION BY: Liana Martinez, **SECONDED BY:** Randy Bruett
Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

- b. C&A to discuss the Floresville Community Market and our FELPS property located at 1400 4th Street.

Presenter: Ben Reed

The Board of Directors agreed to bring the Community Market to the FELPS location at 1400 4th Street and the terms and dates are to be determined at a future date.

MOTION BY: Randy Bruett, **SECONDED BY:** Jacob Gaona
Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

- c. C&A to discuss future meeting dates.

Presenter: Ben Reed

Next meeting is March 14th- Spring Break - President indicates no action taken.

- d. C&A to discuss marketing and sponsorship for the El Camino Tejas Trails Annual Conference on April 22nd & 23rd 2022.

Presenter: Tambria Read

Motion by Director Del Bosque to Title Sponsor the Event not to exceed \$3500.

MOTION BY: David Del Bosque, **SECONDED BY:** Jacob Gaona
Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

- e. C&A to discuss marketing and sponsorship for the Floresville Little League.
Presenter: Thomas Landrum

Thomas Landrum did not show up to the meeting. Motion by Director Bruett to table item E.

MOTION BY: Randy Bruett, **SECONDED BY:** Ray Lamberth
Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

- f. Discussion on future agenda items. Presenter: Ben Reed

Treasurer Gaona requested more information regarding summary of expenditures.

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.

Motion by Director Del Bosque to go into closed session at 7:01 pm.

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

Vote: For: 6 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			
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 551.087 deliberating about economic development negotiations at location 1301 Hospital Boulevard; and
- (b). The Board will meet in Executive Session pursuant to Section 551.087 deliberating about economic development negotiations at location U.S. Hwy 181, 18-acre tract for Jemco Holdings, LLC.
- (c). The Board will reconvene to Open Session: The Board will discuss, as necessary, and act on the results of the above items in (a) and (b).

Motion by Vice-President Lamberth to open session at 8:34 pm.

MOTION BY: Ray Lamberth, **SECONDED BY:** Randy Bruett
Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			

Liana Martinez X
 David Del Bosque X
 Steve Jackson X

In regard to **item (a.)** motion by Director Bruett to take no action.

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

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

In regard to **item (b.)** motion by Director Martinez to direct the Executive Director to Communicate with Andy Joslin City Manager regarding the FEDC's desire to facilitate the infrastructure necessary to ensure the future growth of the 18 acre tract for Jemco Holdings, LLC.

MOTION BY: Liana Martinez, **SECONDED BY:** Randy Bruett
Citizens Comments: None

Vote: For: 6 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			
Jacob Gaona	X			
Randy Bruett	X			
Ray Lamberth	X			
Liana Martinez	X			
David Del Bosque	X			
Steve Jackson				X

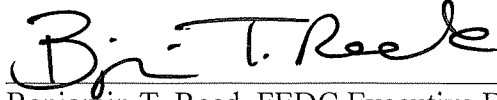
5. **EXECUTIVE DIRECTOR UPDATE:**

1. FELPS project
2. Sale of 2 acres at 108 Lone Oak Drive
3. Pecan Park improvements
4. City Partnerships' update
5. South Texas Home & Garden Show

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 8:56 pm.

A handwritten signature in black ink that reads "Ben T. Reed". The signature is written in a cursive style with a horizontal line underneath the name.

Benjamin T. Reed, FEDC Executive Director