

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
SPECIAL MEETING MAY 31th, 2023 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBERS
1120 D STREET, Floresville, Texas 78114

Call meeting to order at 6:00 pm by Executive Director Ben Reed.

Establish Quorum: Mary Helen Tieken, David Del Bosque, Sam Carter, Nick Nissen, Joel Arroyo, Jacob Silva, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez, Attorney, Andy Joslin City Manager

Guests: Angela Turner, Gregg Ripps, Derek Gaudlitz, Fred Gonzales, Angela Scee, Councilman Don Scee, Council woman Bea Marroquin, Roy Idrach and Councilman Edward Villarreal at 6:50 pm

Invocation led by Fred Gonzales.

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

Citizen Comments: Derek Gaudlitz introduced himself and updated the Board regarding the Floresville Community Market and the 3-year commitment with the FEDC.

1. PRESENTATION/DISCUSSION

- a. Introduction of new FEDC board members.
 - Board Director - **Jacob Silva** former Councilman
 - Board Director - **Nick Nissen** former Councilman
 - Andy Joslin - City Manager gave brief on duties
 - Ben Reed Executive Director as of July 15th 2019
 - Charlotte Ximenez-Nelson Assistant as of May 20th, 2019
 - Sylvia Rodriguez FEDC Attorney
 - Board Director - **David Del Bosque**, former FEDEC Board Director
 - Board Director - **Joel Arroyo**, Army Veteran, Peace Officer, jailer
 - Board Director - **Mary Helen Tieken**, former FEDC Board Director
 - Board Director - **Sam Carter**, lifelong resident, 31 years in EMS

2. NEW BUSINESS

- a. C&A to elect the officers of the FEDC Board of Directors.

Executive Director: Ben Reed

Attorney Rodriguez read the FEDC By-Laws Article IV Officers, 4.05 President's role and responsibilities.

Motion by Mary Helen Tieken to nominate Joel Arroyo for **President**,
Seconded by Nick Nissen.

Joel Arroyo respectfully declined and motioned for David Del Bosque for **President**.

Motion: Joel Arroyo, **Seconded:** Jacob Silva
David Del Bosque accepted.

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque			X	
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			

Attorney Rodriguez read the FEDC By-Laws Article IV Officers, 4.06 Vice-President's role and responsibilities.

Sam Carter nominated Mary Helen Tieken for **Vice-President**.

Motion: Sam Carter, **Seconded:** Joel Arroyo
Mary Helen Tieken accepted.

Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken			X	

Attorney Rodriguez read the FEDC By-Laws Article IV Officers, 4.07 Secretary's role and responsibilities.

Assistant Charlotte Ximenez-Nelson added, she will continue to take meeting minutes and record as required, maintain corporate records and documents and if a certification is needed, she will have the Secretary to certify and attest to the item, with the condition if the Secretary wants to perform any of these duties they may.

Joel Arroyo nominated Jacob Silva for **Secretary**.

Motion: Joel Arroyo, **Seconded:** David Del Bosque
Jacob Silva accepted.

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque	X			
Nick Nissen	X			
Jacob Silva			X	
Mary Helen Tieken	X			

Attorney Rodriguez read the FEDC By-Laws Article IV Officers, 4.08 Treasurer's role and responsibilities.

Executive Director Ben Reed added that we have a memorandum of understanding with the City of Floresville and they are the bookkeeper of all finances that come in and out of the Corporation with the coordination of the City Finance Director, Cindy Sturm. We coordinate account receivables and payables with the Accounting Department who process our checks, reconciles credit card statements and bank statements.

President Del Bosque nominated Nick Nissen for *Treasurer*.

Motion: David Del Bosque, **Seconded:** Jacob Silva
Nick Nissen accepted.

Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen			X	
Jacob Silva	X			
Mary Helen Tieken	X			

- b. C&A to amend the FEDC By-Laws; change of principal office address.

Executive Director: Ben Reed

Attorney Rodriguez explained the FEDC had a lease agreement with the City of Floresville which expired November 2022. The FEDC By-Laws, under Article II, Offices, 2.01 Principal Office is currently identified as 1120 D Street. The Board of Directors may provide for additional offices or change the location of any office. The ***new Principal Office will be located at 1210 C Street Unit A***, the proposed Business Incubator site.

The City Council voted to have the City Manager and Executive Director coordinate the move date.

We will work with City Manager to continue having meetings in the Council Chambers when available. There is a smaller conference room at 1210 C Street we can utilize. Vice-President Tieken asked what prompted this change. Executive Director Ben Reed explained, early last year the Board of Directors were aware of this deadline. Mr. Reed read the August 11th 2014, a proposed trade agreement with the City of Floresville and the FEDC to explain the history, calls for the FEDC surplus properties, to include flood plain properties; **1.)** .56 acres 800 Plum Street, **2.)** .19 acres Peach Street near Goliad Street, **3.)** 12.49 acres at North Crest Community Park, **4.)** the Depot, **5.)** the Beer Warehouse, **6.)** the Skate Park, **7.)** Canta Rana Park to be deeded to the City of Floresville in exchange or 8 years, 4 months no charge rent in the current FEDC Office at City Hall. Executive Director presented to the FEDC Board, we looked at the Labus Property and made an offer for an office. The Board voted not to proceed with that location. We talked about moving the Leland Building (14'x42) which sits inside the Business Incubator at 1210 C Street but we did not have a location to put it

and stay near City Hall. We had a change over of Boards and with other requests and issues we did not pursue aggressively.

The City is growing and they need the space we are currently in, 2 offices. They have more staff and the Council felt it was time to address. With the upcoming renovation of the FELPS building at 1400 4th Street we will be on premises to oversee the project closer. Attorney Rodriguez recommended a walk through with the current board of the property that is owned by the FEDC.

Sam Carter made a motion to change the address to **1210 C Street Unit A** in reference to By-Law Article II, Section 2.01.

Motion: Sam Carter, **Seconded:** Mary Helen Tieken

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			

- c. C&A to discuss future agenda items.

Executive Director: Ben Reed

Executive Director Ben Reed explained we would need to address the required training and our Attorney can provide the training which is the Public Information Act and Open Meetings Act or it can be taken individually online. Assistant Charlotte Ximenez-Nelson will forward the link for said trainings. By law, the timeline to complete the training is 90 days from assuming your role, but as a Board we agreed to complete by July 10th's meeting date.

Attorney Rodriguez suggested to discuss placement of agenda items and how that occurs. Agenda items are given to the Executive Director and/or President then given to Charlotte to add to the meeting agenda.

Sam Carter and President Del Bosque explained processes and procedures are very relevant to conducting business and a workshop can be held to set those in place. *Ben Reed* will have Assistant send out times and dates for a workshop to see what works best with everyone's schedules. *President Del Bosque* suggested providing the process and procedures we may have now so they can be amended prior to the workshop.

Executive Director Ben Reed suggested for our June meeting to have EMC Strategy Group who does our grant writing and Retail Coach provide an update on the current projects they are working on to promote Floresville.

The Board would also like to go over all projects we are currently working on.

Jacob Silva would like be updated on the FELPS project, to include a walk through. We can invite LPA to present the project process and the scheduled timeline with Board approval.

We will not host a meeting at 1210 C Street until the city has approved. Regarding the parking lot at 1210 C Street will need to be addressed for safety concerns, car stops fixed or replaced and striped for parking.

City Manager will have the city employees address the safety concerns at the parking lot immediately and the City Council would need to approve any work that will need to be done to that parking lot.

Mary Helen Tieken requested signage be added. We can get some quotes for signage.

Jacob Silva moved that we discuss items that we addressed.

Motion: Jacob Silva, **Seconded:** Sam Carter

Citizens Comments: *Roy Idrach* commented in form of a question and asked, if any part of the Downtown FELPS property the FEDC owns is owned by the city, mainly the parking lot behind the incubator building at 1210 C Street.

Attorney Rodriguez advised this is not an agenda item that can be discussed at this time. The Board can take into consideration but we must stay within our agenda items.

Councilman Villarreal congratulated the Board on their appointments. He expressed that allot of things have been done by the FEDC without Council approval; anything that deals with the budget must have Council approval and he has not heard anything from the Board in the past few months. He felt the FEDC is getting too comfortable with money being spent that has not been approved.

Attorney Rodriguez advised this would have to be a future agenda item.

Vote: For: 5 Against: 0 Abstain: 0 Absent: 0
B.O.D. Names For Against Abstain Absent
Joel Arroyo X
Sam Carter X
David Del Bosque
Nick Nissen X
Jacob Silva X
Mary Helen Tieken X


3. **ADJOURNMENT:** Motion to adjourn at 7:21 pm.

Motion: Sam Carter, **Seconded:** Jacob Silva

Citizens Comments: None

Vote: For: 5 Against: 0 Abstain: 0 Absent: 0
B.O.D. Names For Against Abstain Absent

Joel Arroyo X
Sam Carter X
David Del Bosque
Nick Nissen X
Jacob Silva X
Mary Helen Tieken X



Benjamin T. Reed, FEDC Executive Director