

MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING JUNE 12th, 2023 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBERS
1120 D STREET, Floresville, Texas 78114

Call meeting to order at 6:00 pm by President David Del Bosque.

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

Guests: City Manager Andy Joslin, Finance Director Cindy Sturm, Mayor Cissy Dippel, Fred Gonzales former board member, Sherry Castillo former board member, Viola Henke, Derek Gaudlitz. Rusty Duncan, Steffinie Blankenship

Invocation led by: Fred Gonzales.

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

Citizen Comments: Fred Gonzales and Sherry Castillo indicated that the FEDC is doing a great job.

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on May 15th, 2023.

Motion to table.

Motion: Sam Carter, **Seconded:** Joel Arroyo

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			

- b. C&A to approve meeting minutes for the Special Meeting held on May 31st, 2023.

Motion: Secretary Silva, **Seconded:** Treasurer Nissen

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			

2. PRESENTATION/DISCUSSION

- | | |
|---|-----------------------------------|
| a. Financial Overview of May 2023 | Treasurer: Nick Nissen |
| b. Overview of Budget Adjustment Report FY 2022/202 | Finance Dir.: Cindy Sturm |
| c. EMC Strategy Group update | President: Ernest Gonzalez |
| d. LPA update of the FELPS project at 1400 4 th Street | Project Architect: Michelyn Smith |
| e. Retail Coach update | Exec. Dir.: Ben Reed |
| f. Current FEDC projects | Exec. Dir.: Ben Reed |

3. NEW BUSINESS

- a. C&A to approve marketing and advertising as a Premiere Sponsor in the amount of \$1,500 of the 4th Annual Children's Business Fair to be held on June 24th, 2023 at the Wilson County Courthouse Lawn.

Coordinators: Derek & Lauren Gaudlitz

Motion made to approve the amount of \$1500.

Motion: Joel Arroyo, **Seconded:** Secretary Silva

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			

- b. C&A to approve marketing and advertising of the Western Shindig hosted by the WCHS in the amount of \$1,500 to be held at the Floresville Event Center on July 15th 2023.

Presenter: Viola Henke

Motion made to approve the amount of \$1500.

Motion: Sam Carter, **Seconded:** Vice-President Tieken

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			

- c. C&A to approve marketing and advertising of the National Tae Kwan Do Tournament hosted by Duncan Martial Arts in the amount of \$500 to be held at the Floresville Event Center on July 21st and 22nd 2023.

Presenter: Rusty Duncan

Motion to amended the amount from \$500 to \$1000.

Motion: Joel Arroyo, **Seconded:** Secretary 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			

- d. C&A to approve the Wilson County Association Texas project at the Floresville River Park in the amount of \$313 from our park's maintenance fund.

Coordinator: Steffinie Blankenship

Motion made to approve the amount of \$313 to come from the City Parks Maintenance and Development Fund.

Treasurer Nick Nissen excused himself at 8:13 pm during this agenda item and vote and returned at 8:15 pm.

Motion: Sam Carter, **Seconded:** Joel Arroyo

Citizens Comments: None

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

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			

- e. C&A to approve the cabling bid from Documation/Binger Telcom in the amount of \$2,072.99 to tone out tag and certify the voice and data cables, with a floor plan, at our FEDC Business Incubator at 1210 C Street.

Citizens Comments:

Exec. Dir.: Ben Reed

Motion made to approve the amount of \$2072.99 as billed by Binger Telcom.

Motion: Treasurer Nissen, **Seconded:** Sam Carter

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			

- f. C&A to approve FEDC's Business Park Restrictions at the Veterans Park regarding the variance in item 3.f. for the Wilson Community Health Clinic who would like to add a storage building.

Exec. Dir.: Ben Reed

Motion to approve the placement of the storage building at the Wilson Community Health Clinic.

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

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			

Motion to approve the variance in material of the proposed storage building and to utilize concealment of the new storage building.

Motion: Joel Arroyo, **Seconded:** Secretary 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			

- g. C&A to approve office supplies for binding TML EDC Handbooks for the Board or hire the UPS Store.

Exec. Dir.: Ben Reed

Motion to table.

Motion: Secretary Silva, **Seconded:** Vice-President Tieken

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			

- h. C&A to approve the FEDC Workshop date and time to of June 20th 2023 at 6:00 pm, to discuss our Policies and Procedures.

Exec. Dir.: Ben Reed

Motion to approve as written.

Motion: Sam Carter, **Seconded:** Joel Arroyo

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			

- i. C&A to approve the FEDC FY 2023/2024 Budget and Goals Workshop date and time of June 27th at 5:30 pm.

Exec. Dir.: Ben Reed

Motion to approve as written.

Motion: Treasurer Nissen, **Seconded:** Secretary Silva

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			

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

Exec. Dir.: Ben Reed

Discussion regarding obtaining an Agreement for meeting space with the City of Floresville; City Manager, and an Agreement with the Accounting Department, Finance Director, Cindy Sturm.

We will also obtain copies of the cities policies and procedures for our workshop.

No motion and no vote.

4. EXECUTIVE SESSION:

Motion to go into closed session.

Motion: Treasurer Nissen, **Seconded:** Joel Arroyo, **Time:** 9:02 pm

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			

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.) Pursuant to Section 551.074 of the Texas Government Code – Deliberate about personnel matters; FEDC Executive Director, Ben Reed.
- (b.) Pursuant to Section 551.074 of the Texas Government Code – Deliberate about personnel matter; FEDC Assistant Director, Charlotte Ximenez-Nelson.
- (c.) Return to Open Session and take possible action following executive session on the above item 4. (a) and 4. (b).

Motion to open session.

Motion: Sam Carter, **Seconded:** Joel Arroyo, Time: 10:48 pm

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			

REGARDING (a).

Motion for no action.

Motion: Treasurer Nissen, **Seconded:** Joel Arroyo

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			

REGARDING (b).

Motion to table.

Motion: Sam Carter, **Seconded:** Treasurer Nissen

Citizens Comments: None

Vote: For: <u>5</u> Against: <u>0</u> Abstain: <u>0</u> Absent: <u>0</u>				
<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			

5. EXECUTIVE DIRECTOR UPDATE

Motion to table.

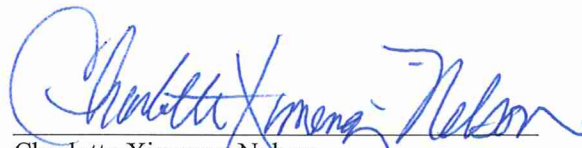
Motion: Sam Carter, **Seconded:** Vice-President Tieken

Citizens Comments: None

Vote: For: <u>5</u> Against: <u>0</u> Abstain: <u>0</u> Absent: <u>0</u>				
<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			

1. We have received board certificates from 3 board members; need to complete by July 10th, 2023
2. Meeting with Realty Companies with interested Developers

6. ADJOURNMENT: With no further business to discuss the meeting adjourned at 10:53 PM.


 Charlotte Ximenez-Nelson,
 FEDC Assistant Executive Director