

MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

REGULAR MEETING SEPTEMBER 11th, 2023 6:00 PM

FLORESVILLE CITY HALL COUNCIL CHAMBERS

1120 D STREET, Floresville, Texas 78114

Call meeting to order at: President Del Bosque called the meeting to order at 6:00 pm.

Establish Quorum: David Del Bosque, Mary Helen Tieken, Joel Arroyo, Sam Carter, Wayne Alexander, Charlotte Ximenez-Nelson, Daniel Santee Attorney

Jacob Silva arrived at 6:06 pm

Absent: Nick Nissen

Guests: Andy Joslin, Cindy Sturm, Fred Gonzales, Eric Castrejon, Sherri Sill, John Ulbright, Dr. Aybar, Councilman Scee, Angela Scee, Derek Gaudlitz, Juan Mancias, William Gibbs of WCN, Austin Cain via Zoom.

Invocation: Fred Gonzales

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

Citizen Comments: Vice-President Mary Helen Tieken

1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on August 14th, 2023.

Motion: Joel Arroyo, **Seconded:** Wayne Alexander

Citizens Comments: None

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

<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			
Wayne Alexander	X			

2. PRESENTATION/DISCUSSION

- a. Welcome to Dr. Aybar
b. EDOiQ demonstration
c. Financial Overview of August 2023

Presenter: John Ulbright, WCHC Director
Presenter: Austin Cain
Treasurer: Nick Nissen

3. NEW BUSINESS

- a. C&A to approve the façade and signage grant for Jack's Café.

Owner: Eric CastreJon

David Del Bosque recused himself from any action.

Motion to approve the grant amount of \$6,147, as presented.

Motion: Sam Carter, **Seconded:** Jacob Silva
Citizens Comments: None

Vote: For: 5 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
Wayne Alexander X

- b. C&A to approve marketing the Floresville Emergency Management Team to park their emergency vehicles at the entrance of the Business Plaza on 4TH Street and C Street during the Floresville Peanut Festival, October 13th and 14th.
Emergency Management Coordinator: Cindy Stafford

Motion to approve use of the Business Plaza parking lot and not C Street.

Motion: Wayne Alexander, **Seconded:** Sam Carter
Citizens Comments: None

Vote: For: 5 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
Wayne Alexander X

- c. C&A to approve funding the Third Annual "Future Generations Pow Wow" hosted by the Carrizo/Comecrudo Tribe of Texas at the Floresville Event Center on October 27th and 28th 2023 for the budgeted amount of \$10,000.

Tribal Chairman: Juan Mancias

Motion: Sam Carter, **Seconded:** Wayne Alexander
Citizens Comments: Councilman Scee, Derek Gaudlitz

Vote: For: 5 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
Wayne Alexander X

- d. C&A to approve the title sponsorship for the annual Goober Gazette in the Wilson County News; Cost is \$954 full page color ad on the back cover, a mention on the front cover, and in 2 ads leading up to October 4th publication.
Assistant Exec. Dir.: Charlotte Ximenez-Nelson

Motion: Joel Arroyo, **Seconded:** Vice-President Tieken
Citizens Comments: None

Vote: For: 5 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
Wayne Alexander X

- e. C&A to approve the GVEC Tower Ground Lease Agreement.
Assistant Exec. Dir.: Charlotte Ximenez-Nelson

Motion: Jacob Silva, **Seconded:** Joel Arroyo
Citizens Comments: None

Vote: For: 5 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
Wayne Alexander X

- f. C&A to approve the revised FEDC Bylaws.
Assistant Exec. Dir.: Charlotte Ximenez-Nelson

Motion: Sam Carter, **Seconded:** Joel Arroyo
Citizens Comments: Fred Gonzales

Vote: For: 5 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
Wayne Alexander X

- g. C&A to approve a date and time for Attorney Daniel Santee to host an Economic Development Workshop.

Assistant Exec. Dir.: Charlotte Ximenez-Nelson

Charlotte Ximenez-Nelson will email dates and times to coordinate the workshop time and date.

Motion: Joel Arroyo, **Seconded:** Wayne Alexander

Citizens Comments: Fred Gonzales

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

<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			
Wayne Alexander	X			

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

Assistant Exec. Dir.: Charlotte Ximenez-Nelson

- Obtain a lease agreement for Incubator Tenants from Attorney Santee
- GVEC – Coordinating with the City to obtain electricity for the router to provide wi-fi at our parks.
- FELPS operations to advise on power consumption on probable businesses.
- Collaborate with the Wilson County EDC
- Upcoming trip to Washington DC with EMC Strategy Group

4. **EXECUTIVE SESSION:**

Executive Session in accordance with Texas Government Code Chapter 551

MOTION TO GO INTO CLOSED SESSION:

Motion: Vice-President Tieken, **Seconded:** Jacob Silva, **Time:** 7:43 pm.

Citizens Comments: None

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

<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			
Wayne Alexander	X			

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 551.087 of the Texas Government Code – Deliberating about economic development negotiations; property located at 1600 S. 10th Street, Floresville, Texas.

(b). Pursuant to Section 551.074 of the Texas Government Code – Deliberating about personnel matters; Assistant Executive Director – Charlotte Ximenez-Nelson.

(c). Return to Open Session and take possible action following executive session of the above item in 4. (a) and (b).

MOTION TO OPEN SESSION:

Motion: Joel Arroyo, **Seconded:** Sam Carter, **Time:** 8:48 pm.

Citizens Comments: None

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

<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			
Wayne Alexander	X			

Regarding 4.(a). No Action

Regarding 4.(b). The board authorized the President to meet with the City Manager to discuss transition of FEDC employees to City oversight.

Motion: Jacob Silva, **Seconded:** Wayne Alexander

Citizens Comments: None

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

<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			
Wayne Alexander	X			

5. ASSISTANT EXECUTIVE DIRECTOR UPDATE

1. Retail Live update.
2. Demo to begin at 1400 4th Street when we have the contractor agreement signed.

3. Appraisal at 1146 Hwy 181 conducted on August 22nd, 2023, report expected soon.
4. Collaboration meeting held with EMC Strategy Group, County, City, FEDC and the Food Pantry to assist in grant writing for a future site.

6. **ADJOURN**: Motion to adjourn by Sam Carter.

Motion: Sam Carter, **Seconded:** Joel Arroyo, **Time:** 8:53 pm.

Citizens Comments: None

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

<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			
Wayne Alexander	X			



David Del Bosque, FEDC President