

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OCTOBER 9th, 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, Nick Nissen, Jacob Silva, Charlotte Ximenez-Nelson, Daniel Santee Attorney

Absent: Wayne Alexander

Guests: Andy Joslin, Cindy Sturm, Carlos Ortiz Jr. and Vivian, Rodney Wiatrek, Patricia De La Garza, Sandra Gonzalez, Derek and Lauren Gaudlitz, Fabio and Mitchell Gonzelez

Invocation: Mary Helen Tieken

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

Citizen Comments: None

1. **OLD BUSINESS**

- a. C&A to approve meeting minutes for the Regular Meeting held on September 11th, 2023.

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

- b. C&A to approve meeting minutes for the Special Meeting held on September 21st, 2023.

Motion to approve with the correction on item 2. Adjourn: Sam Carter absent and not Nick Nissen.

Motion: Sam Carter, **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

2. PRESENTATION/DISCUSSION

- a. Financial Overview of September 2023 Treasurer: Nick Nissen
- b. JBSA Skill Bridge Collaborative Partnership Sam Carter and Mitchell Gonzalez,
EMC Strategy Group
- c. Grant update Ernie Fabio Gonzalez, EMC Strategy Group
- d. FEDC Video Marketing Initiative Ernie Fabio Gonzalez, EMC Strategy Group
- e. FEDC to DC Winter Trip Ernie Fabio Gonzalez, EMC Strategy Group

3. NEW BUSINESS

- a. C&A to approve the façade and signage grant for Ortiz Barbershop.
Owner: Carlos Ortiz Jr.

Motion to approve the façade and signage grant in the amount of \$960.92.

Motion: Joel Arroyo, **Seconded:** Vice-President Tieken
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

- b. C&A to approve the façade and signage grant for Anytime Fitness.
Owner: Sandra Gonzalez

Motion to approve the façade and signage grant in the amount of \$7,500.

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

- c. C&A to approve the façade and signage grant for Flo Street Wear.

Owner: Patricia De La Rosa

Motion to approve the façade and signage grant in the amount of \$3,745.15.

Motion: Nick Nissen, **Seconded:** Jacob Silva

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

- d. C&A to approve the continued mowing of the Industrial Park greenbelt by Rodney Wiatrek.

Asst. Exec. Dir.: Charlotte Ximenez-Nelson

Motion to approve Mr. Wiatrek continue to mow the green-belt at our Industrial Park with an agreement being drawn up by Attorney Santee.

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

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

- e. C&A to approve FEDC Resolution 2023-026 a resolution authorizing the FEDC to pay extra duty stipends for those employees covering additional work in the absence of any key staff employees.

President: David Del Bosque

No action on this item.

President Del Bosque will meet with City Manager to discuss what process the city has in place.

- f. C&A to approve the mowing contract with Square Peg Enterprises for the FEDC owned properties.

Asst. Exec. Dir.: Charlotte Ximenez-Nelson

Motion: Joel Arroyo, **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

- g. C&A to approve an MOU between FEDC and the Chamber of Commerce.
 Chamber President: Mark Burris

Postponed; presenter not present.

- h. C&A to approve a collaboration trip to Washington DC with our EMC Strategy Consultant.
 President: David Del Bosque

Motion: Nick Nissen, **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

- i. C&A to approve the continuance of the Floresville Community Market partnership.
 President: David Del Bosque

Item to be discussed in Closed Session Pursuant to the Texas Government Code-Section 551.071 to consult with their Attorney.

- j. C&A to discuss future agenda items. Asst. Exec. Dir.: Charlotte Ximenez-Nelson
- *Hire of an executive search firm for Executive Director position*
 - *C&A to collaborate with the City regarding affordable housing initiative.*
 - *Resolution to adopt an investment policy; to be adopted annually.*
 - *Resolution to adopt a debt management policy.*
 - *Resolution for Marketing and Advertising*
 - *C&A to move forward with the promotion City video with EMC Strategy group in the amount of \$1000.*

- C&A to obtain an appraisal of our Business Park located at 1542 Business Loop 181 N (10.4 acres).
- C&A to discuss hiring a real estate agent.
- Update from Documentation and GVEC regarding VoIP and Efax set up.
- Update on Parks improvements.

4. **EXECUTIVE SESSION:**

Executive Session in accordance with Texas Government Code Chapter 551

MOTION TO GO INTO CLOSED SESSION:

Motion: Sam Carter, **Seconded:** Vice-President Tieken, **Time:** 7:42 pm.

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 551.072 of the Texas Government Code – Deliberating about real property located at 1600 S. 10th Street, Floresville, Texas. – Term sheet discussion.
- (b). Pursuant to Section 551.072 of the Texas Government Code – Deliberating about real property located at 1146 Hwy 181 S, Floresville, Texas.
- (c). Pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) the annual employee evaluation for Assistant Executive Director.
- (d). Return to Open Session and take possible action following executive session of the above item in 4. (a)., (b). and (c).

MOTION TO OPEN SESSION:

Motion: Sam Carter, **Seconded:** Joel Arroyo, **Time:** 9:14 pm.

REGARDING A. – No action.

REGARDING B. – No action.

REGARDING C. – No action.

REGARDING 3. i. – No action.

Motion on all items of discussion above.

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

