

MEETING MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION

REGULAR MEETING FEBRUARY 12th, 2024 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 6:00pm*
Establish Quorum: *President Del Bosque, Sam Carter, Nick Nissen, Vice President Tieken, Joel Arroyo*

Guests: *Andy Joslin, Cynthia Sturm, Evelyn Garcia, Charlotte Ximenez-Nelson*

Invocation: *Vice President Tieken*

Recite U.S. Pledge of Allegiance & Texas Pledge: *Pledges were recited.*

Citizen Comments: *None*

1. OLD BUSINESS

- a. **C&A to approve meeting minutes from the Regular Meeting held on January 8th, 2024.**

Joel Arroyo made the motion to approve minutes. Sam Carter seconded the motion.

Motion carried 5/0

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
<i>Motion Carries 5/0</i>				

- b. **C&A to approve meeting minutes from the Special Meeting held on January 25th, 2024.**

Vice President Tieken made a motion to approve minutes. Sam Carter seconded the motion. Motion carried 5/0

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
<i>Motion Carries 5/0</i>				

2. **PRESENTATION/DISCUSSION** – Presentations given

- a. Executive Director job post update
- b. Financial overview of January 2024
- c. FEDC Balance Sheet
- d. Floresville Peanut Festival Assn. use of FEDC venue
- e. Soccer League facilities
- f. EMC Strategy Group Projects update

3. **NEW BUSINESS**

- a. **Consideration and possible action to approve a change to the approved Façade and Signage plan for Pampered Pooch Parlor in the amount of \$746.75; 50% of the total supplement.**

Nick Nissen made a motion to deny additional supplement of \$746.75. Vice President Tieken seconded the motion. Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
Motion Carries 5/0				

Citizens Comments: None

- b. **Consideration and action to approve the property lease at 1146 Hwy 181 S., Floresville, Texas.**

Nick Nissen made a motion to approve. Joel Arroyo seconded the motion. Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
Motion Carries 5/0				

Citizens Comments: None

- c. **Consideration and possible action to approve the proposal from Landloch Studio for the 3-corner beautification for a total fee of \$6000. It includes the Schematic Design and Construction Documentation.**

Nick Nissen made a motion to postpone Agenda item 3c. Sam Carter seconded the motion. Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
<i>Motion Carries 5/0</i>				

Citizens Comment: None

- d. **Consideration and possible action to approve the appointment of David Del Bosque, Mary Helen Tieken and Nick Nissen to the selection committee for the vacant Executive Director position and to set an interview date for the selected candidates.**

Sam Carter made a motion to approve. Joel Arroyo seconded the motion.

Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
<i>Motion Carries 5/0</i>				

Citizens Comments: None

- e. **Consideration and possible action to approve Resolution #2024-027 - A Resolution of the FEDC to appoint a board member to fill a position on the Visitor & Tourism Board.**

Joel Arroyo made a motion to appoint Nick Nissen to the Visitor & Tourism Board. Sam Carter seconded the motion. Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
<i>Motion Carries 5/0</i>				

Citizens Comments: None

- f. **Consideration and action to add future agenda items. Discussed and no action**
Citizens Comments: None

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.

Sam Carter made a motion to go into executive session at 7:26 pm. Joel Arroyo seconded the motion.

Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
Motion Carries 5/0				

Joel Arroyo made a motion to come out of executive session at 8:33 pm. Sam Carter seconded the motion.

Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tieken	X			
Board Member Carter	X			
Motion Carries 5/0				

(a). The FEDC Board of Directors will meet in closed session pursuant to Texas Government Code Section 551.071 to consult with its attorney; regarding possible retention of special counsel for possible claims and litigation related to a prior real estate matter.

Nick Nissen made a motion to authorize Board President to hire Carl J. Kolb for litigation regarding a prior real estate matter. Motion carried 5/0

NAME	YES	NO	ABSTAIN	ABSENT
President Del Bosque	X			
Board Member Nissan	X			
Board Member Silva				X
Board Member Arroyo	X			
Board Member Tiekens	X			
Board Member Carter	X			
<i>Motion Carries 5/0</i>				

(b). The FEDC Board of Directors will meet in closed session pursuant to Texas Government Code Section 551.087 to discuss or deliberate economic development negotiations; Projects: 20231211.3, 20231211.4, 20231211.5, 2024.001

No action

Retail Coach update, Retail recruitment, Floresville, Texas.

(c). Return to open session and take possible action following executive session of the above items in (a) and (b).

5. ASSISTANT EXECUTIVE DIRECTOR UPDATE – *Updates given*

- a. Joined the County Broadband feasibility study group lead by CobbFendley Consultants.
- b. Certificate of Occupancy at 1210 C Street passed and posted January 17th 2024.
- c. Final walk through at 1400 4th Street completed.
- d. Roof leaking at 1400 4th Street will obtain bids with the assistance from Acton Consultants referred by LPA Architects; a roof claim was filed with TML and inspected on February 6th, 2024. A report will be forthcoming in 10 business days.

6. ADJOURN: 8:41 pm

Sam Carter made a motion to adjourn. Joel Arroyo seconded the motion. Motion carried 5/0

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Del Bosque	x			
Board Member Nissan	x			
Board Member Silva				x
Board Member Arroyo	x			
Board Member Ticken	x			
Board Member Carter	x			
<i>Motion Carries 5/0</i>				

David Del Bosque - FEDC PRESIDENT