

# MINUTES

**FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION**  
**REGULAR MEETING MARCH 11th, 2024 6:00 PM**  
**FLORESVILLE CITY HALL COUNCIL CHAMBERS**  
**1120 D STREET, Floresville, Texas 78114**

Call meeting to order at 6:01 pm by President David Del Bosque.  
Establish Quorum: Mary Helen Tieken, Nick Nissen, David Del Bosque, Jacob Silva, Charlotte Ximenez-Nelson  
Absent: Sam Carter, Joel Arroyo  
Guests: Andy Joslin, Cynthia Sturm, Daniel Santee, Jess Swain, Fred Gonzales, Stephanie Moore, Bob Vale, Morgan Leonhardt WCN  
Invocation : led by Mary Helen Tieken  
Recite U.S. Pledge of Allegiance & Texas Pledge recited by all.  
Citizen Comments: Bob Vale

## 1. OLD BUSINESS

- a. C&A to approve meeting minutes from the Regular Meeting held on February 12th, 2024.

**Motion:** Mary Helen Tieken, **Seconded:** Nick Nissen  
**Citizens Comments:** None

<b>Vote: For: 4 Against: 0 Abstain: 0 Absent: 2</b>				
<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Joel Arroyo				X
Sam Carter				X
David Del Bosque	X			
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken	X			

## 2. PRESENTATION/DISCUSSION

- |  |                                |
|--|--------------------------------|
| a. Downtown Strategies Program         | via Zoom - VP: Chris Bontrager |
| b. EMC Strategy Group Projects update  | President: Ernie Gonzalez      |
| c. Executive Director job post update  | City Manager: Andy Joslin      |
| d. Financial overview of February 2024 | Treasurer: Nick Nissen         |
| d. Retail Coach evaluation             | Charlotte Ximenez-Nelson       |
| f. EDOiQ software update               | Charlotte Ximenez-Nelson       |

## 3. NEW BUSINESS

- a. Consideration and possible action to approve proceeding with Northcrest Park plan in phases as identified by the 6S engineering report.

Engineer: Jess Swain

Nick Nissen made a motion to continue with the prior commitment of \$130,000 for this park.

**Motion:** Nick Nissen , **Seconded:** Jacob Silva  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 0 Absent: 2**

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

- b. Consideration and possible action to approve the revised FEDC Façade and Signage Improvement Grant Application.

Nick Nissen

Nick Nissen made a motion to approve the old town central business district in downtown Floresville with a maximum limit up to \$3500 to the business owner.

**Motion:** Nick Nissen , **Seconded:** Mary Helen Tieken  
**Citizens Comments:** Fred Gonzales

**Vote: For: 4 Against: 0 Abstain: 0 Absent: 2**

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

- c. Consideration and possible action to approve the request for roof bids at 1400 4<sup>th</sup> Street or to hire Acton Partners in conduct the bidding and oversee the roof replacement.

Assistant Executive Director

Motion to place bids in the local newspaper to include the scope of work to be performed and requirements.

**Motion:** Jacob Silva, **Seconded:** Mary Helen Tieken  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 0 Absent: 2**

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

- d. Consideration and action to add future agenda items.

Assistant Executive Director

Downtown Strategies and add signage at our 10 acre business park.

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.

**Motion to close.**

**Motion:** Nick Nissen , **Seconded:** Mary Helen Tieken, **Time:** 7:54 pm.  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 0 Absent: 2**

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

(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 retention of Carl J. Kolb.

(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: **2024.001** and **2024.002**.

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

**Motion to open.**

**Motion:** Nick Nissen , **Seconded:** Jacob Silva, **Time:** 8:29 pm.  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 0 Absent: 2**

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

Regarding (a.) No action.

Regarding (b.) No action.

5. ASSISTANT EXECUTIVE DIRECTOR UPDATE

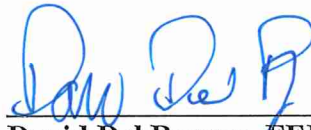
- a. Downtown Strategies grant update with UTSA/USDA
- b. Roof leaking at 1400 4<sup>th</sup> Street will obtain bids with the assistance from Acton Consultants referred by LPA Architects; Acton inspected on 2/23/24; a roof claim was filed with TML and inspected on February 6<sup>th</sup>, 2024 has been denied for coverage
- c. Electric gate repair at 1400 4<sup>th</sup> Street
- d. Chamber of Commerce membership update

6. ADJOURNMENT

**Motion:** Nick Nissen , **Seconded:** Mary Helen Tieken, **Time:** 8:32 pm.  
**Citizens Comments:** None

**Vote:** For: 4 Against: 0 Abstain: 0 Absent: 2

<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			



David Del Bosque, FEDC President