

Ray Lamberth – President  
Randy Bruett – Vice President  
Michelle Tackitt - Treasurer  
Angela Turner - Secretary

**MINUTES**  
City of Floresville  
**Floresville Economic  
Development Corporation**  
**REGULAR MEETING**

Ben Lamberth  
Vacant  
Drew Pope  
Courtland Holman,  
Economic Development Director  
Charlotte Ximenez-Nelson,  
Asst. Executive Director

**September 9, 2024**  
**6:00 p.m.**

**NOTICE** is hereby given of a **REGULAR BOARD MEETING** of the Floresville Economic Development Corporation for the City of Floresville, County of Wilson, State of Texas, to be held on **Monday September 9, 2024, at 6:00 p.m. at 1120 D Street, Floresville, Texas 78114** at City Council Chambers for the purpose of considering the following numbered items.

The Floresville Economic Development Corporation of the City of Floresville, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

Meeting called to order by Vice-President Randy Bruett at **6:00 pm**.

**ATTENDANCE:** Randy Bruett, Ben Lamberth, Michelle Tackitt, Drew Pope, Courtland Holman, Charlotte Ximenez-Nelson, Andy Joslin, Cynthia Sturm, Cynthia Trevino Attorney

**ABSENT:** Ray Lamberth, Angela Turner

**GUESTS:** Glen Mabe, Joshua Martin, Morgan Leonhardt of WCN, Tim Tall Chief via Zoom

**ITEM 2.) INVOCATION** Randy Bruett

**ITEM 3.) PLEDGE** Recited by all

**ITEM 4.) PUBLIC COMMENTS**

At this time, any person with business related to Floresville Economic Development Corporation may speak to the Board. Anyone wishing to speak should inform the Board of their name and address. Comments from the public should be limited to a maximum of three (3) minutes per individual speaker. In compliance with the Texas Open Meetings Act, the Board may not deliberate or take action on items not appearing on the agenda but may consider placing an item on a future agenda if deliberation is necessary.

**None**

**ITEM 5.) CONSENT AGENDA**

The following items are considered routine by the Floresville Economic Development Corporation and will be enacted by one motion. There will not be a separate discussion on these items unless requested by a Board Member, in which event, the item will be removed from the consent agenda and discussed after the consent agenda.

**5A. Consideration and possible action to approve the Minutes from FEDC's Regular Meeting held on August 12, 2024.**

Motion by Drew Pope to approve the August Meeting Minutes. Ben Lamberth seconded the motion.  
Motion carried 3/0/1/2

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

**5B. Consideration and possible action on Finance Statement Financials for August 2024.**

Cythia Sturm, Finance Director presented. No action.

**ITEM 6.) DISCUSSION AND POSSIBLE ACTION CONCERNING**

**6A. Discussion and Possible action in replacing the current Façade Improvement Grant with a Business Improvement Grant ("BIG").**

Motion by Ben Lamberth to table this item. Michelle Tackitt seconded the motion.  
Motion carried 3/0/1/2

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

6B. **Discussion and Possible action in approving a three-year extension of the ASA Agreement with the City.**

Motion by Drew Pope to approve the Agreement with the City. Seconded by Ben Lamberth.  
 Motion carried 3/0/1/2

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

6C. **Discussion regarding a Property Tax Abatement program for recommendation to the City.**

Presented by Courtland Holman. No action needed at this time. A sub-committee for the FEDC in collaboration with the City will further discuss. Ben Lamberth and Drew Pope volunteered.

6D. **Discussion and Possible action in approving funding of Pow Wow.**

Presented by Tim Tall Chief via zoom.  
 Randy Bruett explained the cultural significance in correlation with the Rancho de Las Cabras.

Ben Lamberth made a motion to approve the requested amount of \$10,000.  
 Seconded by Drew Pope.  
 Motion Carried 3/0/1/2

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

6E. **Discussion regarding hiring Kendig Keast Collaborative to conduct Planning and Zoning Service via a Professional Services Agreement.**

Presented by Courtland Holman. This is to be considered a long-term process to get the City back on the right track. This is for discussion only and to be viewed as a 2-year timeframe for roughly \$400,000 paid over a 2–3-year timeframe. Ben Lamberth recommended getting other quotes for the associated work to compare services.

6F. **Discussion and Possible action in approving advertising FEDC at Coffee Cars & Veteran’s Car Show.**

Presentation by Glen Mabe. Ben Lamberth made a motion to approve marketing and advertising in the amount of \$1500. Seconded by Drew Pope. Motion carried 3/0/1/2

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

6G. **Discussion and Possible action in approving advertising FEDC at Ya’ll Come Back Fall Classic, its 40<sup>th</sup> anniversary.**

Motion by Michelle Tackitt to approve advertising as a photo sponsor in the amount of \$2500. Seconded by Drew Pope. Motion carried 3/0/1/2

<i>NAME</i>	<i>YES</i>	<i>NO</i>	<i>ABSTAIN</i>	<i>ABSENT</i>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

- 6H. **Discussion and Possible action to move Monday November 11<sup>th</sup> regular board meeting to Tuesday November 12<sup>th</sup> as Monday is a holiday.**

Motion by Drew Pope to approve moving the meeting date from Monday, November 11<sup>th</sup> to Tuesday, November 12<sup>th</sup>, 2024. Seconded by Michelle Tackitt.  
Motion carried 3/0/1/2

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

- 6I. **Discussion and possible action regarding proposal for FEDC contract with Expansion Solutions Magazine – as budgeted in the FY24/25 Budget.**

Motion by Michelle Tackitt to table both 6.I. and 6.J. Seconded by Ben Lamberth.  
Motion carried 3/0/1/2

<b>NAME</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Ray Lamberth				X
Vice President Randy Bruett			X	
Treasurer Michelle Tackitt	X			
Secretary Angela Turner				X
Director Ben Lamberth	X			
Director Drew Pope	X			
VACANT				
<b><i>Motion Carries 3-0-1-2</i></b>				

- 6J. **Discussion and possible action regarding proposal for FEDC contract with Foreign Direct Investment Alliance International - as budgeted in the FY24/25 Budget.**

Tabled in item 6. I.

**ITEM 7.) EXECUTIVE (CLOSED) SESSION(S)**

The time is now **7:07 p.m.** and the Board will now hold a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- 7.A. Texas Government Code Section 551.071- Consultation with Attorney regarding pending litigation and matters in which the duty of the Floresville Economic Development Corporation attorney requires to be discussed in closed meetings.
- 7.B. Texas Government Code Section 551.072- Deliberation regarding real estate property: purchase, exchange, lease, or value for real estate property, to wit: discuss FEDC real estate properties, incubator, and leases.
- 7.C. Texas Government Code Section 551.087- Discussion regarding Economic Development negotiations and opportunities, to wit: a) discuss potential incentives.
  - Project 2024-002
  - Project Purple

**ITEM 8.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)**

The time is now **7:33 p.m.** and hereby close the Executive Session of The Floresville Economic Development Corporation and do hereby reconvene the open session.

- 8.B. Consideration and take possible action on FEDC real estate, incubator, and leasing opportunities.
- 8.C. Consideration and take possible action regarding Economic Development negotiations.
  - Project 2024-002
  - Project Purple

**No action on both 8.B. and 8.C.**

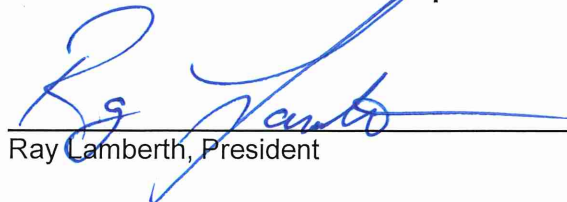
**ITEM 9.) PRESENTATION**

- 9A. EMC Update – provided written update to the board

**ITEM 10.) DIRECTOR'S UPDATE** - provided written update to the board

**ITEM 11.) ADJOURN**

The time is now **7:36 p.m.** The meeting is adjourned.



---

Ray Lamberth, President