

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
Vacant,
Executive Director
Charlotte Ximenez-Nelson,
Asst. Executive Director

October 14, 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 October 14, 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 President Ray Lamberth at 6:06 pm.

ATTENDANCE: Ray Lamberth, Ben Lamberth, Angela Turner, Michelle Tackitt, Charlotte Ximenez-Nelson, Andy Joslin, Cynthia Sturm, Daniel Santee

ABSENT: Randy Bruett, Drew Pope

ITEM 2.) INVOCATION - Michelle Tackitt

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.

Andy Joslin discussed the Peanut Festival Event held on the FEDC property and its success.

Derek Gaudlitz thanked the FEDC for the opportunity to clean and prepare the FEDC property for the Peanut Festival.

James Martinez of Romeo Music, promoting sound and lighting for the FEDC property and future events.

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 September 9, 2024.

Motion by Michelle Tackitt to approve the September Meeting Minutes.
Angela Turner Seconded the motion.

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

- 5B. Consideration and possible action on Finance Statement Financials for September 2024.

No action.

ITEM 6.) DISCUSSION AND POSSIBLE ACTION CONCERNING

- 6A. Discussion and Possible action approving a Memorandum of Understanding with the Floresville Chamber of Commerce that includes funding the Chamber \$10,000 for new business support.

Motion by Ben Lamberth to approve the MOU with the Floresville Chamber of Commerce. Michelle Tackitt seconded the motion.

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

- 6B. Discussion and Possible action approving the Greater SATX Partnership fee/dues of which \$5000 will be paid by the FEDC and \$5000 by the City for a total amount of \$10,000 as a shared cost.

Motion by Ben Lamberth to approve the Partnership with Greater SATX with the cost sharing from the City of Floresville.

Angela Turner seconded the motion.

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

- 6C. Discussion and possible action approving the FEDC Investment Policy.

Angela Turner made a motion to approve the Investment Policy as presented.

Michelle Tackitt seconded the motion.

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

- 6D. Discussion and possible action to accept FEDC Resolution 2024-028 a resolution by the FEDC authorizing the Economic Development Performance Agreement between the FEDC and the Maxey Energy Group.

Motion by Ben Lamberth to approve Resolution 2024-028.

Angela Turner seconded the motion.

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

- 6E. Discussion and possible action to approve the Performance Agreement between the FEDC and the Maxey Energy Group to fund \$7,500 for a development fee grant and an infrastructure grant in the amount up to \$24,603.35 for a total of \$32,103.25.

Motion by Angela Turner to approve the Performance Agreement between the FEDC and the Maxey Energy Group. Michelle Tackitt seconded the motion.

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

- 6F. Discussion and possible action to hire a temporary employee on contract to assist the Assistant Executive Director until the Executive Director position has been filled.

Motion by Ben Lamberth to approve a temporary employee to assist the Assistant Executive Director.

Michelle Tackitt seconded the motion.

NAME	YES	NO	ABSTAIN	ABSENT
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				
Motion Carries 3-0-1-2				

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

The time is now 6:49 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- for purposes of consulting with its attorney.
- 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

Motion by Michelle Tackitt to go into closed session.
Angela Turner seconded the motion.

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

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

The time is now 7:25 p.m. and hereby close the Executive Session of The Floresville Economic Development Corporation and do hereby reconvene the open session.

Motion by Ben Lamberth to come into open session.
Angela Turner seconded the motion.

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

8.A. Consideration and take possible action on FEDC real estate, incubator, and leasing opportunities.

8.B. Consideration and take possible action regarding Economic Development Negotiations.

- Project 2024-002
- Project Purple

No action

ITEM 9.) PRESENTATION

9A. EMC Update – not provided

ITEM 10.) CITY MANAGER UPDATE

10A. Update by the City Manager Joslin on the Next Move Group search and placement process for the Executive Director position.

The job posting will close on October 18th, 2024 and the Next Move Group will provide the top candidates to the City Manager.

ITEM 11.) ASSISTANT DIRECTOR'S UPDATE - provided in the meeting packet for the board to read at their leisure.

ITEM 12.) ADJOURN

The time is now 7:33 p.m. The meeting is adjourned.



Ray Lambert, President