



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
JUNE 27, 2022, 6:00 PM
MEETING MINUTES**

1. Call to Order-President Andy Rodriguez called the meeting to order at 6:00pm.
2. Invocation and Pledge of Allegiance-Director Rafe Jackson led both the invocation and the Pledge of Allegiance.
3. Roll Call and Certification of Quorum

Board Members in attendance:

Andy Rodriguez, President

Dan Blakemore, Director

Gerri Lawing, Secretary

Ken Morrow, Director

Larry Wehde, Treasurer

Rafe Jackson, Director

Board Members absent:

Chris Brunken, Vice President

Staff Present:

Jennifer Kolbe, Economic Development Director

Alexis Cerda, Economic Development Administrative Assistant

Time Patek, City Manager

Tiffany Hutchinson-Padilla, Mainstreet Director

Guests in Attendance:

Tara Buchans, B&P Clearing

Harold Strohm

Gerri Biddle

4. Petitions or Request from the Public-there were two requests from the public, both declined to speak during this given time and instead insisted on speaking when their items were brought before the board on the agenda. The two petitions were from Tara Buchans with B&P Clearing and Harold Strohm.
5. Discussion and possible action approving the minutes for the May 23, 2022, meeting and the June 21, 2022, joint meeting minutes. Dan Blakemore made the motion to approve the minutes as written. Ken Morrow seconded the motion. The motion passed unanimously.
6. Discussion regarding the monthly financial report(s) for May 2022
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank ReconciliationLarry Wehde made the breakdown summary of the financials. Larry went through and studied the financial packet and noted nothing was out of the ordinary or incorrect.
7. Ongoing reports:
 - Airport Expansion Plan-Jennifer reported there has been no report received from KSA.
 - Pressure Plane Study-Jennifer stated there was a meeting with the city grant writer regarding pushing forward with the water tower application and funding. Tim Patek made a statement that the City will be pushing through to City Council to apply for grants through the US Economic Development Services for funding for engineering services. Tim stated the process would take anywhere from 6-9 months and then the city will go out for bids then return to the US Economic Development Services for funding as well as funding from the FDA.
8. Mainstreet quarterly report-Tiffany Hutchinson-Padilla gave the report. Tiffany listed off an economic report from within the Mainstreet District. Some of the projects she listed were about Mi Lupita's remodel, FUMC Stockton Youth Center. Tiffany also reported on two business that had closed within the Mainstreet District.

Public Hearing-Mainstreet request for funds from GEDC for Beautification Project-The Gonzales Butterfly Garden-President Andy Rodriguez opened the public hearing at 6:18pm. There were no comments from the public. Board Director Gerri Lawing requested some information regarding to the butterfly garden project background. Tiffany Hutchinson-Padilla broke down the project stating that the butterfly garden needed

an entire overhaul. The butterfly garden had no implementation in the past for ongoing maintenance, but the new City budget will incorporate the upkeep and maintenance of the butterfly garden. There were no further comments or questions. President Andy Rodriguez closed the public hearing at 6:21pm. No action was required.

9. Discussion and action regarding Main Street Improvement Grant-415 St James Street. Tiffany Hutchinson-Padilla gave background regarding the small business incentive grant that 415 St James Street came to Mainstreet with. Tiffany stated that the Mainstreet board had reviewed the project and felt that the project checked all the boxes. Tiffany stated that Harold Strohm and Gerri Biddle plan to spend up to \$57,750 or more in improvement costs and are looking for the reimbursement of up to \$52,000 from Mainstreet small business incentive grant. Harold Strohm stated the bulk of the project would be to remove the electric meters from the front of the building and place them in the rear and to update all electrical inside the building. Harold mentioned once the project is completed, he has a tenant lined up for a 5-year lease for a new business in the downtown district. Harold Strohm and Gerri Biddle stated they understood no matter what costs have gone up to regarding bid estimates, they are prepared to pay for it, and understand no matter what they spend they can only be reimbursed up to \$52,000. President Andy Rodriguez called for a motion regarding the Mainstreet improvement grant. Ken Morrow motioned to approve the grant as written and give Andy Rodriguez the authority to execute any documents necessary for the project and grant. Dan Blakemore seconded the motion. The motion passed unanimously.

10. Discussion and action regarding a change order to the B&P Clearing Estimate for 2521 Harwood Road. Tara Buchans spoke on behalf of B&P Clearing. Tara spoke regarding the amount of work that is still left on the project and the unforeseen amount of concrete buried on the property as well as the additional structures that needed to be demolished. Tara stated the additional costs listed in the bid are necessary for the project completion. Tara stated the new completion bid was for \$65,380 bring the total completion cost for the project to \$70,880. Gerri Lawing voiced her opinion on the current state of the property after touring and seeing it in person. Gerri stated she felt that the company under bid to receive the contract with the City and that the GEDC board should have known it was a very low bid. Dan Blakemore also voiced how he felt that the GEDC board should in the future consider not taking the lowest bid because it is the lowest bid and learn from this project at hand. Rafe Jackson voiced he feels that in the future the company and the GEDC should perform test tolls to keep from getting into this jam again. President Andy Rodriguez called for a motion. Gerri Lawing motioned to approve the new amount and to extend the completion date to August 20, 2022. Dan Blakemore seconded the motion. Gerri Lawing amended her initial motion and added an amendment to pay \$5,500 to B&P Clearing for the cistern completion. Ken Morrow seconded the amended motion. The amended motion was voted on and passed unanimously. The original motion was voted on concurrently and passed unanimously.

11. Discussion about loans:
 - Come & Take It Bar and Grill-Jennifer stated that she had reached out to the owners and has yet to get a response regarding the loan forgiveness offer.

- Baker Boys BBQ-Jennifer stated that Baker Boys wishes to move into the process for loan forgiveness. Baker Boys offered to pay \$2,897.25 to which the board of directors advised Jennifer to seek legal consultation with Attorney Jeff Moore.
 - Sleep Inn & Suites-Jennifer stated that the EDC was waiting to hear back from Attorney Jeff Moore regarding the agreement sent to the Guerra's regarding both the Sleep Inn & Suites and Holiday Inn Express.
 - Holiday Inn Express
 - Finlays-no report.
12. Report from Bylaws committee. President Andy Rodriguez voiced that the Bylaws committee would be making some amendments to the current EDC Bylaws to better fit and serve the GEDC Board of directors.
13. Report from Long-Range planning committee. There was no report.
14. Report from Industrial Park planning committee. Ken Morrow was appointed to the Industrial Park Planning Committee by President Andy Rodriguez.
15. GEDC Budget Workshop. There were no comments or concerns regarding the proposed budget. The board acknowledged reading the budget. There was no action necessary.
16. The GEDC Board will meet in closed session in accordance with Sections 551.072 and 551.087 of the Texas Government Code, in accordance with the authority contained in:

President Andy Rodriguez suspended open session at 7:10pm.

President Andy Rodriguez moved into closed session at 7:12pm.

Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.087 to deliberate commercial or financial information the GEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

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President Andy Rodriguez suspended closed session at 7:49pm.

President Andy Rodriguez reconvened into open session at 7:50pm.

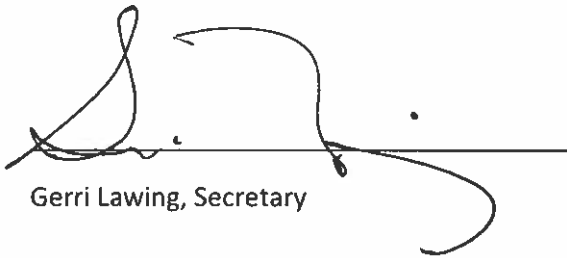
17. Updates from the Executive Director:
- a) 2521 Harwood Road-there was no report.

- b) LMI Report-Jennifer made the board aware that the unemployment rate in Gonzales has now dropped to 2.6%. There are fewer than 250 people seeking employment currently within the county.

18. Adjourn-there were no more comments or discussion. President Andy Rodriguez requested a motion to adjourn. Dan Blakemore motioned to adjourn. Larry Wehde seconded the motion. The meeting adjourned at 8:07pm.

CERTIFICATION

PASSED AND APPROVED THE 18th day of July 2022.



Gerri Lawing, Secretary



Andy Rodriguez