



**GONZALES ECONOMIC DEVELOPMENT CORPORATION  
GONZALES MUNICIPAL BUILDING  
820 ST JOSEPH STREET  
GONZALES, TEXAS 78629  
JUNE 28, 2021, 6:00 p.m.**

**Meeting Minutes**

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1. Call to Order

President Andy Rodriguez called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance

Director Ken Morrow led the Pledge of Allegiance and President Andy Rodriguez led the Pledge.

In attendance:

Board Members present:

Andy Rodriguez, President  
Ken Morrow, Director  
Dan Blakemore, Director

Larry Wehde, Treasurer  
Connie Kacir, Director

Absent:

Meena Patel, Vice President

Gerri Lawing, Treasurer

Staff in attendance:

Tim Patek, City Manager  
Liz Reiley, Main Street Manager

Jennifer Kolbe, Economic Development Director

Guest in attendance:

Rob Brown, Councilman

James Lawrence

3. Petitions or Request from the Public

Mr. James Lawrence told the board he saw there was an agenda item regarding renting the theater. He hoped that it was for businesses purposes. He would like the Lynn Theater open and operating and still thinks the creation of the 501 C3 nonprofit would be the best solution.

4. Discussion and possible action to approve the minutes for the following meeting:

- a. May 2021 – The minutes were not included in the packet. They will be included in with the June meeting minutes at the July meeting.

5. Discussion regarding the monthly financial report(s) for May 2021:
  - a. Balance Sheet
  - b. Financial Statement
  - c. Bank Reconciliation

Treasurer Larry Wehde presented the financial statements. Highlights:

- Account Maintenance to Building (Lynn Theater) is 313% over budget and a budget amendment necessary. Director Blakemore stated that there had been expenses that had come up and there will be more things that break as we try to balance out the building. He suggested that we put enough money in the line item so that staff did not have to track board members down when things come up. There was consensus.
- The treasurers report was accepted and will be filed for audit.

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6. Receive updates on the status of the Airport Layout Plan.

City Manager, Tim Patek, provided PowerPoint slides developed by KSA, the consulting engineering firm. Highlights:

- The slides were from May 27 Planning Advisory Committee (PAC) kick-off meeting.
- A draft report will be available in September with the final report available in January.
- He pointed out the in the timeline the next (PAC) meeting is targeted for September.
- There will be a public workshop that coincides with the next PAC meeting.

7. Receive updates on the status of the Water Pressure Plane Study.

Consulting Engineer, Keith Schauer, reported for his firm, Doucet and Associates and Southwest Engineers. Highlights:

- The city's water model has been updated.
- Southwest Engineers has analyzed the system and determined where the break needs to be to isolate the pressure planes.
- There are 12 valves that can be closed off to isolate the pressure planes.
- Southwest Engineers has identified that a central location in the industrial park would be ideal for an elevated storage tank to meet the 200 gpm fire flow without having to upsize the existing lines.
- There is flexibility in the system for expansion.
- He will be working with city staff to get and validate background flow data.
- Southwest Engineers will make a presentation in August that will include a cost estimate.
- The City Manager is working with the grant writer to identify potential funds.

8. Consider and possible action approving a Lending and Collections Policy. Staff presented the recommendations of the loan committee that have been reviewed and approved by legal counsel.

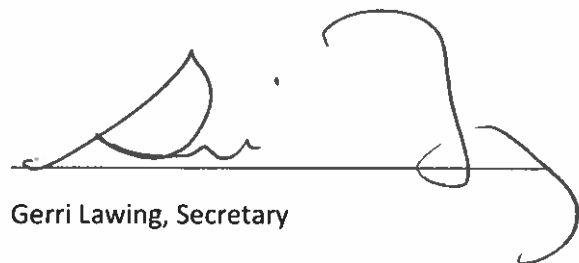
A motion was made by Director Blakemore to adopt the Lending and Collections Policy with the addition that sections of the code that projects qualify under be included. The motion was seconded by Treasure Wehde. The motion passed unanimously.

9. Discussion on J.B. Wells Park funding.

GEDC legal Counsel, Jeff Moore, was on the phone for this agenda item.

- City Manager, Tim Patek, as directed by Council, presented an ask from the City of Gonzales for GEDC to purchase an interest in the park to pay off the \$1,825,000 mediated settlement lawsuit with the Austin Presbyterian Theological Seminary.
  - The City is facing a deadline of October 10, 2021, to pay the settlement.
  - Jeff Moore briefed the board on the statute that allows EDC's to fund parks and explained that the GEDC would not own the park.
  - After much discussion, the board asked to have a joint City Council GEDC meeting to discuss a joint bond issue.
10. Discussion and possible action on renting the Lynn Theater.  
Staff presented an opportunity to rent the Lynn Theater to a production company to make a movie. Ken Morrow made the motion to authorize staff to rent the Lynn October 5-8 at her discretion. Before the motion was finalized Director Connie Kacir asked that the motion to be amended to include a clause that there be a base rent of \$1,500 if the theater is under contract, we have an out. The motion was seconded by Director Blakemore and the motion passed unanimously.
11. Discussion and possible action regarding economic development software. Staff presented a proposal from EDIQ for training and software implementation. The product is being developed for economic developers for use economic developers. The proposed software will be used for reporting, compliance, project management, CRM and forecasting, A motion was made by and by Director Wehde and seconded by Director Connie Kacir to approve a contract with EDIQ not to exceed \$4,700 year. The motion passed unanimously.
12. Discussion and possible action on improvements to the Lynn Theater. Staff reported on the multiple service calls that had been made in the last two weeks. Staff requested authorization to address issues with the scuttle hatch on the roof and the ticket booth. Director Ken Morrow made amotion to allow staff to make the repairs at a price not exceed \$5,000. The motion was seconded by Director Dan Blakemore. The motion passed unanimously.
13. The GEDC Board met in closed session in accordance with Section 551.087 Deliberation Regarding Real Property. The governmental body is not required to conduct and open meeting The governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value 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. The board went into closed session at 7:16 p.m.
14. Return to open session to discuss and consider any action resulting from closed session, as necessary.  
The board returned into open session at 7:45 p.m. No action was taken.
15. Report from the Director on status of projects and recent events.  
Staff presented a monthly report on new leads and a report from the recent Human Resources Roundtable and Job Fair
16. Adjourn  
The meeting was adjourned at 7:45 p.m.

PASSED AND APPROVED THE 19<sup>th</sup> day of July 2021.



Gerri Lawing, Secretary



Andy Rodriguez