

GONZALES ECONOMIC DEVELOPMENT CORPORATION MINUTES

GONZALES MUNICIPAL BUILDING

820 ST. JOSEPH STREET

GONZALES, TEXAS 78629

The Regular Called Meeting of the Gonzales Economic Development Corporation was held on Monday, November 23, 2020, at 6:00 p.m. via teleconference pursuant to Section 551.045 of the Texas Local Government Code and in accordance with the March 16, 2020, order by the Governor of the State of Texas.

The meeting agenda was posted online at [www.gonzales.texas.gov](http://www.gonzales.texas.gov).

The public was offered a toll-free dial in number to participate in the telephone conference hosted through FreeConferenceCall.com

**1. Call to Order**

President Rodriguez called the meeting to order at 6:22 p.m.

**2. Invocation and Pledge of Allegiance**

President Rodriguez gave the invocation and led the pledge of Allegiance.

**3. Roll Call and Certification of a Quorum**

Directors in attendance:

Andy Rodriguez, President

Meena Patel, Vice President

Larry Wehde, Treasurer

Ken Morrow, Director

Absent:

Gerri Lawing, Secretary

Connie Kacir, Director

Staff in attendance:

Tim Patek, City Manager

Jennifer Kolbe, Economic Development Director

Liz Reiley, Main Street Director

Guest in attendance:

Dr. Commie Hisey

Steve Dickson

John Coale

Rob Brown, Councilman

Brooke Sjoberg, Reporter

**4. Petitions or Requests from the Public**

There were no petitions from the public. There were no guest on the conference bridge.

- 5. Executive Session:** The Board held a closed session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.072: Deliberations about Real Property.

The Board entered into closed session at 6:45 p.m.

6. **Reconvene into Regular Session:** The Gonzales Economic Development Corporation will reconvene into Regular Session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any action necessary concerning the executive session. The board reconvened in to open session at 7:07 p.m. No action was taken.
7. **Discussion and possible action to approve the minutes from the October 26, 2020, meeting.** A motion was made by Meena Patel and seconded by Ken Morrow to approve the minutes. The motion passed.
8. **Discussion regarding the monthly financial reports(s) for October 2020.**
  - a. **Balance Sheet**
  - b. **Financial Statement**
  - c. **Bank Reconciliation**

Larry Wehde, Treasurer provided the monthly financial report. Mr. Whede noted that the board will need to look in to expenditures for line item Maintenance to building exceeds the budget and we will need to look into that (amend.) There were no questions regarding the financial reports and they will filed for audit.

9. **Discussion and possible action regarding a Business Incentive Grant Application from Kelsey Robinson for South Co. Salon Suite and Boutique located at 1119 Water Street, Unit A, Gonzales Texas.**

Jennifer Kolbe informed the board that she had reached out via email to the applicant requesting information required, specifically answers to item 14 on the application: Total Cost of the Project, Labor Cost, Materials Cost and Rental or Mortgage Monthly Amount, before staff was comfortable bringing the application to the grant committee for review and consideration. Despite the outreach, the applicant responded that the information was in the attached bids but did not provide the information as requested. Staff is willing to work with all applicants to comply with request but cannot fill out the information for the applicant. Because the application remains incomplete no action was taken.

10. **Discussion and possible action to replace the existing Gonzales Industrial Park entrance sign and to purchase a new digital billboard to be located in the downtown area.**

Andy Rodriguez informed the Board that negotiations regarding the signs were still taking place and this item will be moved to the next Board meeting.

11. **Discussion and possible action regarding an amendment to the Articles of Incorporation of Gonzales Economic Development Corporation for recommendation of approval by City Council.**

Andy Rodriguez informed the Board that Mr. Blakemore was not in at the meeting because of the original GEDC Articles of Incorporation adopted in 1997, state that if a director is a member of the City Council and ceases to be a member of such, such shall constitute an automatic resignation as a director. The articles also state that each of the directors shall be a resident of the City. The legislature has subsequently amended Section 505.052 (b) of the Texas Local Government Code and provides for "each director of a Type B corporation authorized to be created by a municipality

with a population of less than 20,000 must: (1) be a resident of the municipality; (2) be a resident with a county in which the major part of the area of the municipality is located; or (3) reside (A) within 10 miles of the municipality's boundaries; and (B) in a county in which most of the area of the municipality is located. Andy Rodriguez clarified that item is to make a recommendation for the City Council to find and determine that the Articles of Incorporation should be amended to provide that Board of Directors must be a resident of the City of Gonzales, Texas or a resident of Gonzales County, Texas, consistent with section 505.052(b) of the Texas Local Government Code. A motion was made by Ken Morrow to recommend the City Council amend the Articles of Incorporation of Gonzales Economic Development Corporation and seconded by Larry Wehde as recommended by the GEDC attorney. Directors Patel, Morrow, and Wehde voted aye, Andy Rodriguez abstained. The motion passed.

**12. Discussion and possible action authorizing the corporation's secretary to sign the amended GEDC bylaws as approved by City Council on June 13, 2019.**

Jennifer Kolbe informed the board that she had found a signed a copy of the amended articles in the GEDC files. The bylaws contain a provision that Directors can be a resident of Gonzales and Gonzales County. Staff will continue to research any later amendments to the Bylaws. A motion was made by Meena Patel and seconded by Ken Morrow to sign any unexecuted bylaws. The motion passed.

**13. Reports and/or announcements on the following items:**

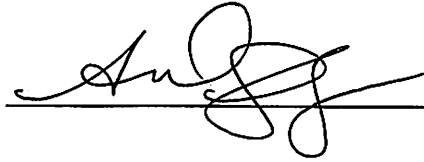
- a. Board President update – No update provided.
- b. Director's update Nov. 9 -23 Tour of the community, meetings with Board President  
Three prospect visits, a company in the hospitality industry, a fabricator with a retail component and one retail. We have three grant applications in various stages of the process. Staff laid out a first year plan and requested feedback. These include a Business Retention and Expansion Plan that incorporates roundtables for industry sectors, data collection and asset mapping, a workforce development plan and a comprehensive marketing plan.  
Direction was given to staff regarding a potential prospect, and to empower the director to increase business development activities.

**14. Request for future agenda items and comments.**

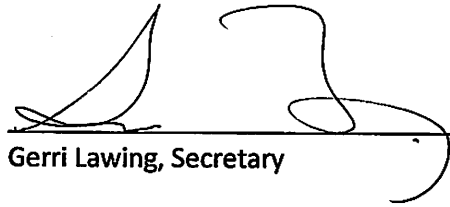
- o Meena Patel requested an update on the Lynn Theatre.
- o Ken Morrow requested blessing from the board to empower the director to meet with and expand community outreach and to create a line item for these activities.
- o Andy Rodriguez commented encouraged the community, including local government entities to purchase local.
- o Main Street Board is hosting Sip and Stroll and Winterfest
- o The Rotary Club is hosting breakfast with Santa

**15. Adjournment 7:36 p.m.**

PASSED AND APPROVED THIS 25 day of January 2021.



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Gerri Lawing, Secretary