



**GONZALES ECONOMIC DEVELOPMENT CORPORATION  
CITY OF GONZALES MUNICIPAL BUILDING  
820 ST JOSEPH STREET  
GONZALES, TEXAS 78629  
SEPTEMBER 27, 2021, 6:00 PM**

**MEETING MINTUES**

1. Call to Order
2. Invocation and Pledge of Allegiance – President Rodriguez gave the invocation and led the Pledge.
3. Roll Call and Certification of Quorum

Board Members Present:

Andy Rodriguez, President  
Ken Morrow, Director

Meena Patel, Vice President  
Dan Blakemore, Director

Board Members Absent:

Larry Wehde, Treasurer

Gerri Lawing, Secretary

Staff Present:

Tim Patek, City Manager  
Liz Reiley, Main Street Director

Jennifer Kolbe, Economic Development Director  
Keith Schauer, City Engineer

On the phone: Jeff Moore, Brown and Hoffmeister

Guest:

Ruth Guerra

Allison Rodriguez

4. Petitions or Request from the Public

This time is set aside for any person who wishes to address the Gonzales Economic Development Corporation (GEDC). Each person should fill out the speaker's register prior to the meeting. Pursuant to Section 551.007 (c) of the Texas Local Government Code, the total allotted time for Hearing of Residents is limited to thirty (30) minutes per meeting, but in no event shall one (1) speaker exceed (3) minutes unless otherwise allowed by the Presiding Officer. Members of the public desiring to provide public comment on matters scheduled for a public hearing will

be allowed to speak only once either during the Hearing of Residents portion or during the public hearing.

N o n e

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

No financial report was given.

6. Consideration and action on Holiday Inn Express Suites, Arnulfo and Ruth Guerra Agreements.

**FOR DISCUSSION PURPOSES ITEMS 6 & 7 WERE COMBINED**

Staff called legal counsel, Jeff Moore, who stated that he has sent a letter to the Guerra's prior to Covid and since then the board had adopted a new loan policy. It is the Board's discretion to amend and restate the agreement with potentially differing payments and start a new payment schedule once the balance of both loans determined. The Guerra's asked for a timeframe the board was considering.

President Rodriguez made a recommendation to meet with the Guerra's before the next meeting to determine the amount the Guerra's can pay. Dan Blakemore and Andy Rodriguez agreed to meet with both parties to work out the new details of a new agreement. Staff was directed to set up a meeting the following Thursday.

7. Consideration and action on Sleep Inn and Suites and Arnulfo and Ruth Guerra agreements.
8. Consideration and action on Winbin Ventures, LLC- Microtel Agreements.  
Staff reported that legal counsel sent a default letter. The owner has until October 26 to provide a cure to the default.
9. Consideration and action on a request for an extension from Laurel Ridge Antiques & Gifts relating to their Performance Agreement.

Meena Patel made a motion to extend the Performance Agreement with Laurel Ridge Antiques & Gifts to 120 days. The motion was seconded by Dan Blakemore. For discussion Dan Blakemore recommended the extension to the end of April 30, 2022, and then it be addressed again then. The motion was amended by Dan Blakemore to extend the agreement to April 30, 2022. Meena Patel seconded the motion and the motion carried.

10. Consideration and action on a request for an extension from First United Methodist Church relating to their Performance Agreement.

Dan Blakemore made a motion to extend the Performance Agreement for the First Methodist Church for the Stockton Youth Center project to the end of January 2022. The motion was seconded by Meena Patel, and the motion passed.

11. Report from the Main Street and Tourism Director.

- a. Main Street Sidewalk Project – St. James and Texas Hero Square survey is complete. Design is 50% complete. Project should go to bid before the end of the year.
- b. Beautification – Waiting for TXCDBG grant to be kicked off to beautify Texas Hero Square. An art installation is being considered using Cannons and Saturday trash pickups are underway that are separate from the district cleanup.
- c. Wayfinding Signs – RFP is going to City Council for approval.

12. Report from the City Engineer on the Water Pressure Plane Study.

- Southwest Engineers is running behind.
- Water model is complete.
- Existing condition model updated.
- Proposed model indicates a new pump is required a 140 ft. elevated storage tank is needed.
- Consideration is being given to adding the location of the existing high school and extending the high-pressure line down 90A.
- Storage is being planned to meet future needs. Two new 12 inch lines will be needed.
- A final report with drawings and new cost estimate could be ready for the October meeting.
- The new infrastructure does not impact other parts of the community.

13. Report from the Executive Director: Staff presented a written report.

14. Adjourn

There being no further business, the meeting was adjourned at 6:55 p.m.

PASSED AND APPROVED this \_\_\_\_ day of October 2021.

---

Gerri Lawing, Secretary