



**REGULAR MEETING
MINUTES
GONZALES ECONOMIC DEVELOPMENT CORPORATION
MONDAY, JULY 27, 2020 at 6:00 P.M.
VIA TELEPHONE CONFERENCE – LIMITED IN PERSON ATTENDANCE AVAILABLE**

The Regular Meeting of the Gonzales Economic Development Corporation was held on Monday, July 27, 2020 at 6:00 p.m. via teleconference pursuant to Section 551.045 of the Texas Government Code and in accordance with the March 16, 2020 order by the Governor of the State of Texas.

The meeting agenda and packet were posted online at 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 6:00 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

Present:

Andy Rodriguez, President
Meena Patel, Vice-President
Gerri Lawing, Secretary
Larry Wehde, Treasurer
Connie Kacir
Dan Blakemore

A quorum was declared present.

Staff attending:

Kim Tucker, Interim Executive Director
Liz Reiley, Main Street Director

4. Petitions or Requests from the Public

None, temporarily suspended per the Governor's order.

5. **EXECUTIVE SESSION: The Gonzales Economic Development Corporation will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:**
- a. **Section 551.071: Consultation with Attorney to receive legal advice regarding: Lease Agreement – Lynn Theatre**
 - b. **Section 551.071 and 551.087: to seek legal advice from its attorney regarding: Amending current/active Performance Agreements or Loan Agreements and discuss or deliberate regarding commercial or financial information that the Gonzales Economic Development Corporation has received from a business prospect that the Gonzales Economic Development Corporation seeks to have locate, stay or expand within the City of Gonzales.**
 - c. **Section 551.087: Deliberation regarding economic development negotiations.**

The Gonzales Economic Development Corporation convened into closed session at 6:05 pm.

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 Gonzales Economic Development Corporation reconvened into regular session at 7:10 pm.

- a. Meena Patel made the motion to have the GEDC attorney speak with the attorney for the Andersons's stating that the GEDC is not interested in continuing the contract with the Anderson's and for both attorney's to discuss the real and personal property as discussed in executive session and to inform the attorney for the Anderson's that once the GEDC took possession of the Lynn Theatre everything inside the building belongs to the GEDC. Connie Kacir seconded the motion.

President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

- b. Meena Patel made the motion to have the committee work with the Executive Director concerning outstanding loans on the terms discussed in executive session. Connie Kacir seconded the motion.

President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

- c. No action was taken.

7. Discussion and possible action to approve the minutes for the following meeting:
a. **June 22, 2020**

Connie Kacir moved to approve the minutes as reflected. Dan Blakemore seconded the motion. President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

8. Discussion and possible action to terminate a General Service Agreement between the Gonzales Economic Development Corporation and Christina Jahns for monthly bookkeeping services.

Connie Kacir made the motion to terminate the agreement between the GEDC and Christina Jahns. Dan Blakemore seconded the motion. President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

9. Discussion and possible action to authorize the Board President to execute a Performance Agreement between the Gonzales Economic Development Corporation and Ace Invest, LLC for financial assistance in the amount of \$33,200.00.

Dan Blakemore made the motion to authorize the Board President to execute the performance agreement between the GEDC and Ace Invest, LLC. Gerri Lawing seconded the motion. President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

10. Discussion regarding the monthly financial report(s) for May and June, 2020:

- a. **Balance Sheet/Profit & Loss**
- b. **Financial Statement**
- c. **Bank Reconciliation**
- d. **Sales Tax Revenues (October 2019 – June 2020)**

Larry Wehde reviewed the May and June financials with the board. Mr. Wehde also provided the board with a letter regarding the internal procedural audit on the GEDC outstanding loans.

President Rodriguez stated that the monthly financial reports and the letter from Mr. Wehde will be filed for audit.

11. Discussion and possible action regarding the proposed Business Incentive Grant Application and Program Guidelines for the Gonzales Economic Development Corporation.

Interim Executive Director Kim Tucker reviewed the new business incentive grant guidelines with the board. Gerri Lawing asked who would be approving the paint colors and President Rodriguez stated that if it is located in the Main Street area it would be the Main Street board. President Rodriguez stated that we will work cohesively with the Main Street on this grant.

Gerri Lawing made the motion to approve the Business Incentive Grant Application and Program Guidelines. Larry Wehde seconded the motion. President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

12. Discussion and possible action regarding the proposed Business Incentive Request Form for the Gonzales Economic Development Corporation.

Connie Kacir made the motion to approve the Business Incentive Request Form as presented. Meena Patel seconded the motion. President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

13. Review and discuss a request from Liz Reiley, Main Street Director, regarding projects of the Main Street Advisory Board, to include the following:

- **Improvements for the downtown area for the upcoming fiscal year**

Liz Reiley provided the board with an overview of the projects that the Main Street Advisory Board would like to receive funding for in the 2020/2021 budget in the amount of \$60,000.00. Connie Kacir stated that they should get three bid proposals for each project. Gregory Webb, President of the Main Street Advisory Board was also present.

Connie Kacir made the motion to accept the projects presented by the Main Street. Meena Patel seconded the motion. President Rodriguez called for the vote:

AYES: Kacir, Blakemore, Lawing, Patel, Rodriguez, Wehde

NOES: None

The motion carried.

14. Reports and/or announcements on the following items:

a. Reimbursement of funds from Main Street for grant;

Interim Executive Director Kim Tucker explained to the board that the Main Street had received funds in October 2019 for façade grants located at 515 & 517 Saint Joseph Street. The applicant informed the Main Street director that she was not pursuing the grants, therefore, the Main Street would be reimbursing the GEDC a total of \$21,080.00.

b. Board President update on meetings with Main Street, CVB, Airport Board and the Industrial Park Signage with GADC.

President Rodriguez provided an update on his meetings with the various boards.

15. Request(s) for future agenda items and comment(s).

Meena Patel requested that the Chamber of Commerce request be placed on the next agenda. Connie Kacir requested that funding for soft dollar costs for the engineering cost for the industrial park be placed on the next agenda and also to discuss leveraging funding for the airport comprehensive plan including the water tower and land acquisition for additional property for the industrial park.

President Rodriguez appointed Connie Kacir and Dan Blakemore to be on the property acquisition committee and the loan review committee.

16. Adjournment

President Rodriguez adjourned the meeting at 8:43 p.m.

PASSED AND APPROVED this 24th day of August, 2020.

Andy Rodriguez, President

Gerri Lawing, Secretary