

**GONZALES ECONOMIC DEVELOPMENT CORPORATION MINUTES
GONZALES MUNICIPAL BUILDING
820 SAINT JOSEPH STREET
GONZALES, TEXAS 78629**

The Regular Called Meeting of the Gonzales Economic Development Corporation was held on Monday, January 25, 2021, 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.gonzalesedc.org. 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 Andy Rodriguez called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance

President Andy Rodriguez gave the invocation, and Vice President Meena Patel led the Pledge of Allegiance.

3. Roll Call and Certification of a Quorum

Directors in attendance:

Andy Rodriguez, President
Larry Wehde, Treasurer
Gerri Lawing, Secretary
Dan Blakemore, Director

Meena Patel, Vice President
Ken Morrow, Director
Connie Kacir, Director

Staff in attendance:

Tim Patek, City Manager
Liz Reiley, Main Street Director

Jennifer Kolbe, Economic Development Director

Guest in attendance:

James Lawrence, Chairman City Charter Commission

4. Petitions or Requests from the Public

James Lawrence stated that if the GEDC were to decide to sell the Lynn Theatre, he would like to see it kept as a theatre and perhaps sell or give it to a local non-profit organization.

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

January 25, 2021

A motion was made by director Patel and seconded by director Morrow to approve the January 25, 2021, meeting minutes. The motion passed unanimously.

6. Discussion regarding the monthly financial report for November and December 2020. Treasure Wehde presented the balance sheet, financial statement, bank reconciliation, and quarterly investment report. Director Lawing asked why we did not have funds invested and had questions about a \$6,000 expense in the line item, Special Contracts. Staff will research the expenditure and send findings to the Board. The financial report will be filed for audit purposes.
7. Discussion and possible action on the status of compliance reports on Covid-19 Grant Performance Agreements.
Staff provided a report on which companies that received Covid-19 grants have turned in required quarterly reports. Because some agreements would be expiring as soon, staff requested guidance on how the Board would like to proceed with any companies that are not in compliance. President Rodriguez appointed a committee made of directors Patel and Kacir to review the status of grants on a case-by-case basis and come back to the Board with recommendations at the next meeting.
8. Discussion and Possible action regarding the Lynn Theatre.
 - a. Review and approve a contract for roof improvements.
Director Blakemore reported the original bidder did not have the certifications to get a City of Gonzales building permit, which required staff to go out for additional bids. After a discussion whether the item needed to go back to the City Council for approval and determining it did not, a motion was made by director Ken Morrow and seconded by director Kacir to approve a contract with Cox Brothers Roofing for \$43,000 subject to references being checked. Director Lawing offered to check references for the roofer. The motion passed unanimously.
 - b. Discuss sign and marquee repairs.
Director Lawing reported she has been in contact with Allen Sawyer of National Signs, and a technician will be in Gonzales on February 2, 2021, to make repairs. She sent them photos and video and will contact staff to take any additional photos necessary. She said the company had questioned if the damage was storm-related and informed them it was not. Director Kacir asked if the cost of repairs would be covered under warranty. Kacir asked if the company coming to look at the sign is the same company that replaced the sign? Director Lawing said she thought they would be unless something else comes up.
 - c. Discuss and possible removal of the rear addition to the building.
After a lengthy discussion regarding the value of the building addition's square footage and its potential to be fixed/weatherized to stop ongoing leaks director, Blakemore motioned to keep the addition on the building. Director Kacir seconded the motion. The motion passed unanimously.

- d. Discuss the development of a Request for Proposals for either another operator and/or plans for disposition. President Andy Rodriguez led the discussion and recommended that each director send an email to staff with their thoughts and perhaps reach out to citizens for input. No action was taken.
9. Discussion and possible action regarding proposals from Southwest Engineers and Doucet & Associates for professional services for Water System Plane Scenarios and Industrial Park and Pressure Plane Study Support. If approved, Keith Schauer explained that Southwest Engineers would provide an in-depth engineering study to establish the best scenario for an elevated storage tank and cost to ensure there is adequate water pressure in the industrial areas. Mr. Schauer will act as the project manager, provide maps, water models, consultations, and review the study and report prepared by Southwest Engineers. Director Kacir asked Southwest Engineers about potential grant sources. Mr. Littlefield mentioned the Texas Community Development Block grant through the Golden Crescent Council of Governments, the Texas Water Development Board, and Lone Star Bank. Director Kacir asked for a list of potential funders and the list to be shared with Mr. Shauer and the City Manager. When asked for a high and low estimate, Southwest Engineers stated between \$1.5 million and \$1.75 million. A motion was made by director Morrow to accept the proposals and authorize Andy Rodriguez to execute the bids and seconded by director Kacir. The motion passed unanimously.
10. Presentation of the status of the Gonzales Airport Expansion Feasibility Study. Airport Manager Ralph Camarillo thanked the EDC for funding the match for an update to the Airport Operation Plan (ALP.) He explained the Airport Advisory Board should update the AOP every five years. A Request for Proposals is going out via the Texas Department of Transportation (TXDOT) and are due to TXDOT on February 11, 2021 He also reported that he, the airport advisory committee, and staff have visited with potential firms Garver, KSA, and Park Hill. The airport advisory board will be scoring the proposals, hiring a firm, and sitting down with TXDOT to identify funding projects. Director Kacir asked about pricing on lighting. Mr. Camarillo did not have pricing but indicated new lights were in the Capital Improvement Plan for FY 2022-23.
11. Discussion and possible action regarding recommendations to the City of Gonzales regarding Charter Review Committee recommendations, specifically Section 3.16. President Andy Rodriguez provided background on his presentation at the January City Council, where he requested, and Council agreed, to allow GEDC's counsel to review proposed charter amendments that could impact GEDC. He advocated for the Mayor and Councilmembers to be able to serve on boards because of continuity and used the quick rollout of the Covid-19 grants as an example. Legal counsel Jeff Moore reviewed the proposed amendments to Sections 3.16 and 8.02 and recommended adding language to section 3.16 to include a sentence at the end. *This prohibition excludes service on non-profit corporations.* President Rodriguez stated that he believed the GEDC and Main Street might be the only boards that would be impacted by adding the sentence. He introduced Mr. James Lawrence, Chairman of the Charter Review Committee, and provided the Board with the opportunity to ask Mr.

Lawrence any questions. Director Kacir mentioned that City Council is facing a deadline and would have to call a special called meeting. She asked Mr. Lawrence if the Charter Review Committee planned to meet again. He indicated they would not. A motion was made by director Blakemore and seconded by director Patel to make a recommendation to the Gonzales City Council to amend 3.16 to add the sentence: *This prohibition excludes service on non-profit corporations.* The motion passed unanimously.

12. Discussion and possible action regarding the Affirmative Actions of Developer for a Performance Agreement by and between Ace Invest LLC and the Gonzales Economic Development Corporation for a façade grant through the Main Street Program. President Andy Rodriguez provided background indicating this is the very last façade grant through the old program before Main Street Grants were coming before the Board. The staff presented a blank Performance Agreement for reference and explained that the Developer's Affirmative Actions are basically what is required of a grant applicant to get their money. In working with this developer, he is reluctant to commit to the job creation portion of a typical Performance Agreement because he and his partner are the building owners and depend on an operator for the job creation portion. Staff, along with the Main Street Director, have been in contact with the developers. They have agreed to make the required expenditures and partner with GEDC and Main Street to market Gonzales as an attractive community to invest in. Main Street Director Liz Reiley informed the Board the company has an interesting story of how he and his son found Gonzales while doing research on a Texas history project and decided to invest in the community. Director Kacir noted that the investor's capital investment was more than \$100,000, and that there is an existing GEDC agreement in which funds were granted for a fire suppression system. This building operates as the Texian Heritage Conference Center next to the Alcalde Hotel. A motion was made by director Lawing and seconded by director Kacir to follow staff recommendations for the Performance Agreement. The motion passed unanimously.

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

- Board President Update – None

- Director's Update – None

- Request(s) for future agenda items and comments.

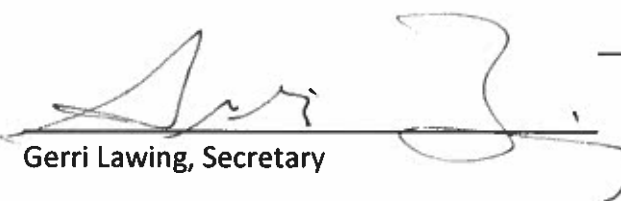
14. Request for future agenda items and comments

Director Kacir requested discuss investing funds in TexPool or other instruments and a requested an executive session item to discuss the purchase of real property.

15. Adjournment

President Rodriguez adjourned the meeting at 7:27 p.m.

PASSED AND APPROVED this ^{2nd}~~2nd~~ day of February 2021.


Gerri Lawing, Secretary

