



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
MAY 23, 2022, 6:00 PM
MEETING MINUTES**

1. Call to Order
2. Invocation and Pledge of Allegiance-Rafe Jackson lead the prayer and Larry Wehde lead the pledge of allegiance.
3. Roll Call and Certification of Quorum

Board Members in attendance:

Andy Rodriguez, President

Ken Morrow, Director

Larry Wehde, Treasurer

Rafe Jackson, Director

Dan Blakemore, Director

Board Members absent: Chris Brunken, Vice President

Gerri Lawing, Secretary

Staff Present:

Jennifer Kolbe, Economic Development Director

Alexis Cerda, Economic Development Administrative Assistant

Tiffany Hutchinson-Padilla, Main Street Director

Tim Patek, City Manager

Ralph Camarillo, Parks Director

Guest: Connie Dolezal

Barbara Frederich

Keith Schauer

4. Petitions or Request from the Public-Tiffany Hutchinson-Padilla spoke on behalf of Main Street regarding the Butterfly Garden and the plan to implement sustainability efforts into Main Streets budget for the years to come to further guarantee the upkeep of the Butterfly Garden if the GEDC was to approve the proposal.
5. Discussion and possible action approving the minutes for the April 25, 2022, meeting. Andy Rodriguez made a motion to approve the minutes for April 25, 2022. Dan Blakemore seconded the motion and the motion passed unanimously.
6. Discussion regarding the monthly financial report(s) for April 2022
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation
7. Report on Airport Expansion Plan. Ralph Camarillo gave an update on behalf of the Airport Expansion Plan. Ralph stated that they are two weeks away from receiving the final draft of the plan and six weeks away from approval with TXDOT.
8. Report on TX-CDBG downtown sidewalk improvement grant. Keith Schauer gave an update to the downtown sidewalk improvement grant. Keith stated that the plans are completed, and all bids have come back. Keith had also stated that the original budget for this project were put in place two years ago and when they received the bids back for this project it was \$250,000-\$275,000 over budget coming in at \$775,000.
9. Consideration and action regarding a change order of the B&P Clearing estimate for 2521 Harwood Road. Jennifer Kolbe gave an overview of the original project and let the board know of the unforeseen cistern under the house located on the 2521 property. Jennifer let the board know that the filling of the cistern was something that must be done to properly move forward with demolition and planning. Dan Blakemore motioned to approve a change order of the B&P Clearing estimate. Ken morrow seconded the motion. The item was passed unanimously.
10. Consideration and action regarding Mainstreet request for funds from GEDC for Beautification Project-The Gonzales Butterfly Garden. Dan Blakemore motioned to approve the item, stating that finally the area is being taken care of and will be accounted for, for years to come with the price for upkeep being included in the yearly budget through Main Street. Larry Wehde seconded the motion and the motion passed unanimously.
11. Consideration and action awarding agreement with Third Party Real Estate Broker services to market and sell Gonzales Economic Development Corporation Property-Lynn Theatre. Dan Blakemore gave an overview of the process and findings during the grading period for the RFP. Dan let the board know the findings were that Lisa Grove with Phyllis Browning Co. scored the highest. Ken Morrow motioned to award the RFP to Lisa Grove with Phyllis Browning Co. and Dan Blakemore seconded the motion. The motion passed unanimously.

12. Consideration and action regarding Holiday Inn Express and Sleep Inn Suites. Jeff Moore gave an update via phone call during the board meeting about the Guerra's proposed offer to repay a portion of the loan and apply for loan forgiveness for the remaining amount. Jeff provided a letter from the Guerra's attorney explaining in detail the plans for repayment. Ken Morrow motioned that the Guerra's pay \$100,000 by the end of August 2022 as well as place a lean on the property at hand or other personal property owned by the Guerra's for insurance of payment. Larry Wehde Seconded the motion. The motion passed unanimously.
13. Report from Bylaws committee. Dan Blakemore gave a report on the Bylaws committee stating that the current Bylaws in place are exceptional. Andy Rodriguez informed that there were some missing components in the Bylaws such as when officers of the board are to be voted in and stated that a change would be made to that. Andy stated that officers will be voted in on the first meeting in October, at the beginning of each fiscal year.
14. Report from Long-Range planning committee. Chris Brunken (not in attendance at the meeting) sent a text to Jennifer Kolbe letting her know that there was not an update from the Long-Range planning committee.
15. Appointment for Industrial Park planning committee. Andy Rodriguez appointed Rafe Jackson to serve on the Industrial Park Planning committee. A second was not named at the time. Andy Rodriguez stated he would have the charge of duty for the committee drawn up.
16. Discussion about committees:
 - a) Long Range Planning
 - b) Industrial Park
 - c) Bylaws
 - d) Finance-Andy Rodriguez advised the board that he would be creating a standing finance committee. Larry Wehde was appointed by Andy Rodriguez and was given the option to decide on a second to serve on this board with him.
17. GEDC Budget Workshop-Jennifer Kolbe displayed a copy of the draft 2022-23 GEDC budget to the board. Jennifer went through and acknowledged any major changes that would be occurring in the budget for 2022-23 that were not made in the 2021-22 budget. The board acknowledged the draft budget and advised that we were on the right track. The board had no further suggestions.
18. Acknowledging receipt of the Annual Comprehensive Financial Report for fiscal year 2021. The board unanimously acknowledged the receipt of the Annual Comprehensive Financial Report.
19. The GEDC Board will meet in closed session in accordance with Sections 551.072 and 551.087 of the Texas Government Code, in accordance with the authority contained in:

Section 551.087 to deliberate commercial or financial information the GEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

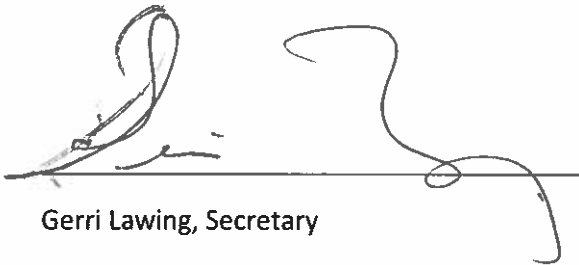
Project 2022 – 6

20. Updates from the Executive Director:

- a) 2521 Harwood Road-Jennifer Kolbe gave an update on the progress of 2521 Harwood Road stating that the demolition was two weeks away from completion and there are plans to use the Industrial Park Planning committee as well as involvement from outside sources to draw up plans and ideas for the layout of the land and future industrial park. Jennifer also made the board aware of some misunderstood direction to Main Street regarding grants from both the GEDC attorney and the city attorney. Jennifer sent a detailed email to Jeff Moore regarding the matter and was awaiting a response for clarification.

21. Adjourn-there being no further business Dan Blakemore motioned to adjourn. Larry Wehde seconded the motion and the meeting adjourned at 8:05pm.

PASSED AND APPROVED THE 27th day of June 2022.



Gerri Lawing, Secretary



Andy Rodriguez