

6. Presentation from the Victoria Economic Development Corporation on a regional strategic plan. The new president of the Victoria Economic Development Corporation, Jonas Titus, presented an overview of the proposal for Economic Development Consulting Services developed by the consulting firm of Newmark, Knight Frank. The firm has been hired to conduct an economic development strategic plan and target industry study. A copy of the Proposal is on file in the EDC office and available upon request. No action was taken.
7. Discussion and possible action approving the minutes for August and September. Director Ken Morrow made a motion to approve the minutes from August and September. The motion was seconded by Treasurer, Larry Wehde. The motion carried.
8. Discussion regarding the monthly financial report(s) for September 2021
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank ReconciliationThere being no comments regarding the financial statement, the reports will be filed for audit purposes. Director Lawing added that she would like to see the funds set aside for Wayfinding signs be utilized.
9. Consideration and action on Holiday Inn Express Suites, Arnulfo and Ruth Guerra Agreements. A draft amortization schedule was presented for discussion purposes only. Staff continues to work with the developer to come to an agreement on the balance. No action was taken.
10. Consideration and action on Sleep Inn and Suites and Arnulfo and Ruth Guerra agreements. A draft amortization schedule was presented for discussion purposes only. The loan balance matches with the developer's records. No action was taken.
11. Consideration and action on Tropical Fushions/Finlay's loan agreement. Staff reported that the developer has made regular payments and is agreeable to increasing payments from \$1,000 of \$1,500 per month but the amortization schedule ran out leaving a balloon payment. Staff is working to get a new agreement in place but is facing challenges. Director Ken Morrow made a motion to accept \$1,500 payments for one year then renegotiate a new agreement with the remaining balance after 12 months. The motion was seconded by Larry Wehde and the motion carried. President Rodriguez commented that the new loan policy is being well received by our borrowers.
12. Consideration and action on Winbin Ventures, LLC- Microtel Agreements. Staff reported that GEDC attorney, Jeff Moore, sent a default letter had not received a response. Winbin Ventures representatives still had one day to respond. If they did not respond, the next step in the process is for Jeff Moore to send a termination letter. No action was taken.

13. Consideration and action on a request for an extension from Laurel Ridge Antiques & Gifts relating to their Performance Agreement. Staff provided background that because of supply chain issues, Barbara Crozier, owner of Laurel Ridge Antiques is requesting an extension complete the project. Ken Morrow made a motion to sign the agreement. It was seconded by Director Larry Wehde and the motion carried. The next step is for the item to go before City Council for approval.

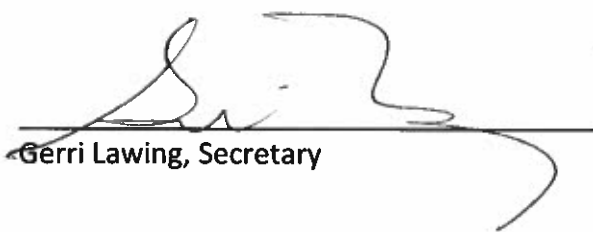
14. Consideration and action on a request for an extension from First United Methodist Church relating to their Performance Agreement. No action was taken.

15. Report from the City Engineer on the Water Pressure Plane Study.
Southwest Engineering presented a draft version of the Water Pressure Plane Study commissioned by GEDC to address problems with the current flows in the industrial park and the northern part of the community. The solution to the problem includes the construction of a new pipe stand valves and pumps. The next step in the process is for the study to be presented to the City Manager and taken to council to act. A copy of the study is on file in the EDC office and is available upon request.

16. Report from the Executive Director:
 - A. The executive director provided an update on the Lynn Theater. The production company wrapped up filming. There are several groups considering purchase, but no formal offers have been presented.
 - B. Staff reported that we had closed on the purchase of 2521 Harwood Rd. Drone photos have been scheduled and we are actively receiving bids for demolition work.
 - C. A job fair along with a business roundtable were held at the Victoria College Gonzales Campus. A great relationship is working between Victoria College, Golden Crescent Workforce Solutions, GVEC and GEDC to address employer and job seeker needs. There were 12 employers recruiting representing manufacturing, healthcare, utility, and transportation industries. Attracting job seeker is an ongoing problem, with only 14 job seekers showing up. The business roundtable was well received. The topic was wages and benefits. The next roundtable is scheduled for January 14, 2022. A career fair is scheduled for March 23 at Gonzales High School.

17. Adjourn
The meeting was adjourned at 7:15 p.m.

PASSED AND APPROVED this 27 day of December 2021.


Gerri Lawing, Secretary



