



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
SEPTEMBER 26, 2022, 6:00 PM
MEETING MINUTES**

1. Call to Order-President Andy Rodriguez called the meeting to order at 6:00pm.
2. Invocation and Pledge of Allegiance-President Rodriguez led the prayer and the pledge of allegiance.
3. Roll Call and Certification of Quorum

Board Members present:

Andy Rodriguez, President	Dan Blakemore, Board Member
Chris Brunken, Vice President	Ken Morrow, Board Member
Larry Wehde, Treasurer	Rafe Jackson, Board Member

Board Members Absent:

Gerri Lawing, Secretary

Staff Participation:

Jennifer Kolbe, EDC Director	Tiffany Hutchinson-Padilla, Mainstreet Director
Alexis Cerda, EDC Administrative Assistant	Ralph Camarillo, Parks Director

Guests:

Jeri Biddle	Tim Gescheidle
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4. Petitions or Request from the Public-There were none.

5. Discussion and possible action approving the minutes for the August 22, 2022, meeting, and the September 12, 2022, joint GEDC and City Council meeting. Dan Blakemore made the motion to approve the minutes as written. Larry Wehde seconded the motion and the motion carried.
6. Discussion regarding the monthly financial report(s) for August 2022. Larry Wehde gave the August financial report from the one-page financial sheet he designed. Mr. Wehde did not see any unusual transactions. There were no questions, and the financials will be filed for audit.
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation
7. Discussion and possible action regarding a budget amendment to the 2021-22 fiscal year budget. Larry Wehde gave a brief overview as to why the budget amendment was necessary to close the books for the 2021-22 fiscal year. The GEDC budget could not display any negative amounts. Mr. Wehde stated that this budget amendment would simply be moving funds from one line item to another to cover any unbudgeted costs that the GEDC has incurred. Larry Wehde made a motion to approve the budget amendment as presented. Dan Blakemore seconded the motion and the motion carried.
8. Public hearing- regarding Main Street Performance Agreement that expires September 30, 2022. President Rodriguez opened the public hearing at 6:08pm. Tiffany Hutchinson-Padilla stated that provisions made to the agreement were to change from a 1-year agreement to a 2-year agreement so that GEDC and Mainstreet will not have to revisit this topic yearly but instead every other year. A second revision was for a budget of \$156,000 be allotted for Mainstreet to pay for 3, \$52,000 main street projects. There were no further public comments and President Rodriguez closed the public hearing at 6:10pm.
9. Discussion and possible action on an amendment to Mainstreet Improvement grant for 415 St. James. Tiffany Hutchinson-Padilla spoke on behalf of Mainstreet requesting for an addendum to the grant at 415 St James. Mrs. Padilla validated that she has received the cancelled checks and all paid invoices. Mrs. Padilla stated that the owners of 415 St James are now requesting a grant for \$42,300, which Mainstreet has already approved, to put in two bathrooms on both sides of the building and be ADA compliant, as well as replace the HVAC system. Mrs. Padilla stated that Mainstreet is proposing that GEDC approve this amendment with the condition that the owners provide a lease agreement for the leasing of their property and that the lease will remain in effect for 3 years with a claw back clause. Mrs. Padilla stated that the amended performance agreement has gone through legal and been approved and now they are asking the EDC to approve the project. Dan Blakemore made a motion to approve the request made by the Mainstreet board. Rafe Jackson seconded the motion. a poll vote was taken. Abstain- Ken Morrow. For- Rafe Jackson, Dan Blakemore, Larry Wehde, Andy Rodriguez. Against- Chris Brunken. The motion carried with a 4-1 vote. The motion carried.

10. Discussion and possible action regarding adopting The City of Gonzales & Gonzales Economic Development Corporation Investment Policy. Treasurer Larry Wehde gave a brief overview of the investment policy stating that under this investment policy the money of the EDC will be protected and be put in place to receive the highest amount of interest income safely possible. There was no further discussion and Treasurer Wehde recommended the board adopt the policy as written. Dan Blakemore made a motion to approve the investment policy as written. Vice President Brunken seconded the motion. The motion carried.

11. Public hearing, discussion, and possible action regarding an ask from the City of Gonzales for funds for renovations at the Memorial Museum crawl space. GEDC board President Rodriguez opened the public hearing at 6:26pm. Ralph Camarillo gave a brief overview of the project and stated that the ask from the city is for \$158,743 to address the structural issues at the Memorial Museum. Ralph Camarillo stated the original bid total was \$313,332, which included costs for the structure, drainage, and ventilation. Ralph Camarillo stated the city would like to have all three issues listed in the project addressed but they do understand it is a lot of money and after a consultation with the architect they came to the decision to start with the structure. Larry Wehde posed a question as to if the museum board has investigated grant funding from the historical association to which Ralph Camarillo stated they have and they have received funding from them already. Ralph Camarillo then stated the City of Gonzales would not be budgeting any money towards this project. There was no further discussion and President Rodriguez closed the public hearing at 6:42pm. Ken Morrow made a motion to approve the project for an amount not to exceed \$325,000 for the City of Gonzales to engage with a contractor for a 3-phase project. Dan Blakemore seconded the motion. The motion carried.

12. Public hearing, discussion, and possible action regarding the \$84,000 matching grant for the EDA Water Tower Project. GEDC board President Rodriguez opened the public hearing at 6:58pm. GEDC Director Jennifer Kolbe gave a brief overview of the ask from the city. Mrs. Kolbe stated that the City of Gonzales was requesting the GEDC to pledge a match of \$84,000 for the EDA grant to fund the water infrastructure improvements in the industrial park. Mrs. Kolbe stated that the match would be dependent upon the funding amount the City receives from the EDA and the grant is not guaranteed. Mrs. Kolbe stated that the \$84,000 is simply being obligated to the water tower project and if the city does not receive the grant, then the EDC will not lose the \$84,000. There were no further comments and board President Andy Rodriguez closed the public hearing at 7:02pm. Dan Blakemore made a motion to approve the match of \$84,000 for the water tower project. Rafe Jackson seconded the motion. The motion carried.

13. Discussion and possible action to termination of loan agreement by and between the Gonzales Economic Development Corporation and Come & Take It Grill. GEDC Director Jennifer Kolbe stated that the owners of Come & Take It Grill have paid over half of their original loan amount

and have asked for the remainder to be forgiven. Mrs. Kolbe stated that both Jeff Moore, GEDC attorney, and Laura Zell, Finance Director, had verified over 50% of the original loan amount has been repaid. There was no further discussion. Dan Blakemore made a motion to approve the termination of loan agreement. Ken Morrow seconded, and the motion carried.

14. Discussion regarding the 2021-22 GEDC Annual report draft. The board of directors stated that the annual report looked good, and they had no additional comments. There was no action taken. Jennifer Kolbe stated that the Annual Report would be getting posted to the website.

15. Ongoing reports:

- Airport Expansion Plan- Ralph Camarillo gave an update on behalf of the airport board. Mr. Camarillo stated that the report was sent to TXDOT, and they returned the report with a few notations of items they needed corrected. Mr. Camarillo stated that the needed changes were minor and that they expect to receive approval from TXDOT soon.

16. Report from Long-Range planning committee. Vice President Chris Brunken stated he did not have any updates to report. President Rodriguez stated that he recommends reviewing the charge of duty for the appointed committee and adjust them as he sees fit. President Rodriguez stated that the long-range planning committee can also partner with the industrial park planning committee.

17. Report from Industrial Park planning committee. Rafe Jackson reported on behalf of the industrial park planning committee. Mr. Jackson stated that he did not have much new information other than that Keith Schauer, the city engineer, is working on the zoning for the property at 2521 Harwood Rd. Mr. Jackson stated he had not been in touch with Keith Schauer, City engineer, for a month but will be outreaching to get a status update as well as setting up a meeting.

18. The GEDC Board will meet in closed session in accordance with Sections 551.072 of the Texas Government Code, in accordance with the authority contained in:

The GEDC went into closed session at 7:15pm.

Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

The GEDC convened back into open session at 7:32pm. No action was taken.

19. Updates from the Executive Director:

- a) 2521 Harwood Road
- b) Victoria Economic Development Corporation Regional Plan-Small Business Roundtable Results- GEDC Director Jennifer Kolbe gave an overview of the roundtable. Mrs. Kolbe stated that many of the participants in the roundtable were all new business owners. Mrs. Kolbe stated that the new business owners stated they had no clue what services the Workforce

provided, and they had no idea where to get the access to capital in town. The participants were also unaware of the small business development center. Mrs. Kolbe stated that this shows that the need for education on services is necessary for our new business owners as well as all existing businesses.

- c) Sidewalk Grant-GEDC Director Jennifer Kolbe gave report that the city went out for bids. Mrs. Kolbe stated that the city took the sidewalks that are in Texas Hero Square out of the bids and were only focusing on the sidewalks that impact the businesses. Mrs. Kolbe stated that the GEDC was the funding agency for the engineering on that grant.
- d) GEDC goals for 2022-23 fiscal year-GEDC Director Jennifer Kolbe reported that she and GEDC Administrative Assistant Alexis Cerda had been sitting down and discussing internal goals they want to set to accomplish in the 2022-23 fiscal year. Mrs. Kolbe stated that the goals will be in tune with the long-range plan including BRE visits, internal improvements, reporting, and business tracking. Larry Wehde recommended that one goal should be to prioritize spending for the next fiscal year. Rafe Jackson recommended a goal be reaching out to manufacturers in town such as BYK. President Rodriguez stated that one goal he would like to see is a newsletter reporting things that are going on within the GEDC to highlight to the community and all businesses in town what the GEDC is working towards. Vice President Chris Brunken requested an update on the Adams Extract water pressure issue. Mrs. Kolbe stated that the GEDC sent Adams two options to problem solve their water pressure issue. Mrs. Kolbe stated the GEDC offered to reimburse Adams for the cost of installing booster pumps or the city could install valves to temporarily fix the water pressure. The city went ahead and installed the valves, and the issue was fixed. Mrs. Kolbe stated that Adams reached out and voiced they are wanting to hold off on the booster pump route and would rather wait for the long-term fix to happen (water tower project).

20. Adjourn-President Andy Rodriguez adjourned the meeting of the board at 7:51pm.

Additional Comments from the board:

- Ken Morrow requested that for the October 24th meeting there be an agenda item to dedicate time to brainstorm on goal setting for within the EDC.
- President Andy Rodriguez requested an agenda item at the October 24th meeting to look over and discuss a potential building plan drawn up by Director Morrow.
- Dan Blakemore requested an agenda item for the October 24th meeting be on the discussion of conflict of interest.
- Vice President Brunken requested an agenda item for the October 24th meeting to discuss the status of Project A.

PASSED AND APPROVED THE 24th day of October 2022.



GEDC President

GEDC Secretary