



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
NOVEMBER 28, 2022, 6:00 PM
MEETING MINUTES**

1. Call to Order-President Ken Morrow called the meeting of the board of directors to order at 6:00pm.
2. Invocation and Pledge of Allegiance-President Ken Morrow led both the Pledge of Allegiance and the Invocation.
3. Roll Call and Certification of Quorum

Board Members Present:

Ken Morrow, President

Dan Blakemore, Director

Dr. Elmer Avellaneda, Secretary

Ryan Lee, Director

Rafe Jackson, Treasurer

Melissa Cowey, Director

Board Members Absent:

Chris Brunken, Vice President

Staff Participating:

Tim Crow, Interim City Manager/Police Chief

Jennifer Kolbe, EDC Executive Director

Alexis Cerda, EDC Administrative Assistant

Tiffany Hutchinson-Padilla, Mainstreet Director

Guests in Attendance:

Andy Rodriguez

Larry Wehde

Gerri Lawing

Dave Quinn

Guillermo Pallomera

James Lawrence

4. Petitions or Request from the Public-James Lawrence spoke in regard to the potential buyers interested in purchasing the Lynn Theatre. Mr. Lawrence stated that the potential buyers will be coming to the December 19th GEDC meeting with a presentation.
5. Honoring past GEDC members Andy Rodriguez, Gerri Lawing, and Larry Wehde for their dedicated service to the Gonzales Economic Development Corporation and the Community of Gonzales. President Ken Morrow and Executive Director Jennifer Kolbe gave a brief speech thanking the past board members for their years of dedicated service to the GEDC and the community. Executive Director Jennifer Kolbe gave each past member a parting gift as a thank you.
6. Discussion and possible action approving the minutes for the October 24, 2022, meeting. Dan Blakemore made a motion to approve the minutes as written. Melissa Cowey seconded the motion. The motion carried.
7. Discussion regarding the monthly financial report(s) for October 2022-There were no questions regarding the monthly financial report and the financial report will be filed for audit.
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation
 - d. Sales Tax
 - e. Quarterly Investment Report ending 9/30/2022
8. Discussion and possible action regarding a budget amendment to the 2022-23 Fiscal Year budget for improvements to the Memorial Museum. Dan Blakemore made a motion to approve the budget amendment to the 2022-23 fiscal year budget. Ryan Lee seconded the motion. President Ken Morrow took a poll vote, the motion carried unanimously.
9. Discussion and possible action regarding moving uncollateralized GEDC funds from Sage Capitol Bank to another depository. Dan Blakemore made a motion to authorize the GEDC Executive Director to move \$1,000,000 from Sage Capitol Bank to First National Bank of Shiner at a 4% interest rate. Melissa Cowey seconded the motion. President Ken Morrow took a poll vote, the motion carried unanimously.
10. Discussion and possible action regarding grazing lease at 2521 Harwood Rd. Ryan Lee made a motion to approve a grazing lease contract with Bobby Tomas at 2521 Harwood Rd. Rafe Jackson seconded the motion adding that a 30 day out clause be written in the lease agreement. President Ken Morrow called for a poll vote; the motion carried unanimously.
11. Discussion and possible action regarding Mainstreet Improvement Grant located at 810 St Paul St. Dan Blakemore made a motion to approve a reimbursement in the amount not to exceed \$44,138.26 for Mainstreet Improvement Grant located at 810 St Paul St. Ryan Lee seconded the motion. President Ken Morrow called for a poll vote; the motion carried unanimously.

12. Presentation, discussion, and possible action regarding renewing membership into the Texas ED Connection. Dave Quinn, the Owner, and Founder of Texas ED Connection gave a presentation on what Texas ED Connection is and how it can be a resource to the GEDC. Melissa Cowey made the motion to renew membership with Texas ED Connection for another year. Rafe Jackson seconded the motion upon a condition that quarterly marketing reports are provided to the GEDC. President Ken Morrow called for a poll vote; the motion carried unanimously.

13. Report from the November 17, 2022, Board Retreat. GEDC Executive Director Jennifer Kolbe gave an overview of the document provided to the board and asked that the board decide on the importance and rank of the items listed. The GEDC board came to a consensus that Wayfinding signs (Historic Homes, billboards, wayfinding in downtown, and a gateway entry) and the water tower were of the two most important. The board directed EDC Executive Director Jennifer Kolbe to do research on lease options and deals on billboards, other billboards available in the area, pricing, "Welcome to Gonzales" artwork, rules, and regulations for TXDOT right of ways, and provide them the information at the December GEDC meeting.

14. Lynn Theatre marketing report. Dan Blakemore made a motion that the board of directors read the marketing report independently. President Ken Morrow agreed and moved on to item number 15.


15. 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 board closed open session at 7:40pm and moved into executive session.

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 board returned to open session at 8:00pm. There was no action taken.

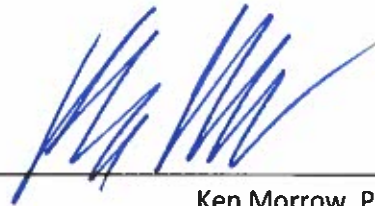
16. Updates from the Executive Director:
 - a) 2521 Harwood Road-Per Executive Director Jennifer Kolbe there needs to be a meeting regarding the zoning change on the property, it is currently zoned agricultural.
 - b) Sidewalk Grant-Per Interim City Manager Tim Crow City Council is going to proceed with Texas Hero Square and the St James sidewalks and drainage issue, as far as paving they are going to be coming back with a new scope of work.
 - c) Airport Expansion Plan-Per Executive Director Jennifer Kolbe the plan is still at the FAA level, and we are still awaiting direction.
 - d) Memorial Museum-Per Interim City Manager Tim Crow the City will be meeting with the contractor for the crawl space and will discuss a set start date. The city was gathering volunteers from the Museum Board and local curators to move the artifacts that were housed in the museum to do the electrical work in the two wings.

17. Adjourn-Dan Blakemore made a motion to adjourn the meeting. Ryan Lee seconded the motion and the meeting adjourned at 8:07pm.

PASSED AND APPROVED THE 19th day of December 2022.



Dr. Elmer Avellaneda, Secretary



Ken Morrow, President