



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
STAFF CONFERENCE ROOM
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
AUGUST 22, 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-Larry Wehde led the prayer and Andy Rodriguez led the pledge of allegiance.
3. Roll Call and Certification of Quorum

Board Members Present:

Andy Rodriguez, President	Dan Blakemore, Board Member
Gerri Lawing, Secretary	Rafe Jackson, Board Member
Larry Wehde, Treasurer	

Board Members Absent:

Chris Brunken, Vice President	Ken Morrow, Board Member
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Staff Present:

Jennifer Kolbe, EDC Director	Tiffany Hutchinson-Padilla, Mainstreet Director
Tim Patek, City Manager	

Guests:

Connie Dolezal	Harold Strohm	Lisa Grove
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4. Petitions or Request from the Public-Public requested to speak at their action items on agenda.
5. Discussion and possible action approving the minutes for the July 18, 2022, meeting. Dan Blakemore motioned to approve the minutes. Larry Wehde seconded the motion. No discussion and motion carried.
6. Discussion regarding the monthly financial report(s) for July 2022. Larry Wehde gave report on Sage national bank increasing the collateralization of funds to 3.5 million dollars. Mr. Wehde let the board know that we are well below budget for the fiscal year. Mr. Wehde also let the board know that the half cent sales tax was up 24% and the expenditures have been down, and we should be right on track for the budget this fiscal year.
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation

There being no questions the financials will be filed for audit purposes.

7. Discussion and action regarding the Gonzales Economic Development Budget for fiscal year 2022-2023. Jennifer Kolbe stated there have been no major changes to the budget aside from a proposed change to personnel expenses allowing for raises for employees. The proposed change would be 5% regarding 2% cost of living and 3% based off merit. Larry Wehde suggested to wait for guidance from the direction of the City. Dan Blakemore suggested that the Board should put into budget what they feel is necessary. Larry Wehde stated that he let Jennifer know we do not necessarily have to put a designated number into budget, and we would be able to put in line of costs to use if needed down the line. Gerri Lawing motioned for Alexis to have a raise as of October 1, 2022, at \$1 increase per hour with the opportunity for a 5% increase in pay at 1 year evaluation in April of 2023. Larry Wehde seconded the motion. Andy Rodriguez stated Jennifer would be eligible for a 5% increase in November 2022 on her anniversary. Dan Blakemore made a motion to accept the proposed. Larry Wehde seconded the motion. The item passed unanimously.
8. Report from the Phyliss Browning Company regarding the Lynn Theater. Lisa Grove gave an overview of the listings of where the Lynn is listed and areas its being marketed to. Stated that there is good traction and interest. There have been requests for information and direct contacts. Lisa let the board know that the services used to market the Lynn are the top rated nationally used real estate sites. The direct emails have mostly come from Crexi. There were 3 showings so far. Lisa stated she is going to start the process of contacting 17 different theater groups to see if they have any interest. She is also going to be reaching out to big musicians in Texas. Lisa proposed the idea of having an invent inside the Lynn. Lisa has spoken to Seth, the director of the movie that was filmed inside the Lynn, a Hard Good Night, and he has interest in showing his film inside. Seth proposed two dates, October 15th and October 22nd. The film has been submitted to Sundance to be a Sundance film. Lisa stated that maybe the board could coordinate the showing

of the film with the historic home's tours in December. Jennifer stated she had discussed with Gus and Scott Raven on getting a temporary C of O to potentially allow for the event. Rafe asked if there was any interest in potentially show the film during Come and Take It, but Lisa advised that the showing during that time may not be ideal. Lisa stated any input is greatly appreciated. Lisa brought about the idea of potentially partnering with a non-profit organization to boost the event. A copy of her report is available upon request.

9. Discussion and action regarding a Main Street Grant to Connie Dolezal for improvements to 805 Saint Joseph Street. Tiffany Hutchinson-Padilla stated that Mainstreet has been working with Mrs. Dolezal for a while. With the help from Jennifer, they have decided what would be best use for the funds for improvements to the property. Some of those included ideas of funds is painting, fixing a falling awning, and replacing windows, as well replacing signs. Jennifer stated that the EDC is still working through the processes of the EDC and Mainstreet funding. Gerri stated she would wish that EDC would take the lead more in these projects and asks so there was understanding where the money is going and being spent on. President Rodriguez proposed that the method going further would be that the EDC gets all information included and that any Board Member can come by and review the application and all information at any time and not just during Board meetings. Tiffany offered to email any information to any Board members when requested. The request is a 90% reimbursable grant. Dan Blakemore made the motion to approve the requested. Rafe Jackson seconded. Andy Rodriquez abstained.
10. Discussion and action regarding the Administrative Services Agreement between the City of Gonzales and the Gonzales Economic Development Corporation for fiscal year 2022-2023. Jennifer stated she and Andy met with Tim, Laura, and the new Mayor. There was a new area that they be requested added to the agreement and that was Human Resource Services. There was a second ask to change a paragraph stating the City Manager oversee hiring new employees and doing evaluations. Other than those two changes everything else would stay the same. Jennifer stated both attorneys have viewed the agreement. Dan Blakemore motioned to approve the agreement as written. Larry Wehde seconded the motion. The motion passed unanimously.
11. Discussion and action regarding the Main Street Performance Agreement that expires September 30, 2022. Jennifer stated that herself and Tiffany had met and decided they wanted to tweak a few things within the agreement, one of which would be to build in that agreements go to the Mainstreet board and then coming to the EDC from which they will go to council. Another thing they wanted to tweak was increasing the dollar amount from \$150,000 to \$156,000 and change the agreement to a two-year agreement so the EDC does not have to revisit this agreement again next year unless there are any needed changes during the time. There was no discussion. Dan Blakemore made a motion to approve the motion. Rafe Jackson seconded the motion. The motion passed unanimously.

12. Ongoing reports:

- Airport Expansion Plan-The plan is at TXDOT, and the plan was supposed to go to City Council at their next Council meeting. We are now waiting for TXDOT to approve the plan. Andy Rodriguez stated that the Airport Board President gave a program on the expansion plan to the Lions Club, and it generated quite a bit of positive interest and positive feedback. Larry Wehde posed a question regarding the study and if there will be any press release on it and of when it is to come. Mr. Wehde stated that some gentlemen he had attended a luncheon with had said there is always talk about the airport, but nothing ever gets done. Andy Rodriguez stated that the EDC in past cases has not done releases. Jennifer stated that there could be a release posted to the EDC webpage showing that the plan was funded by the EDC and has been received and is in the process of review from TXDOT.
- Pressure Plane Study-Jennifer stated that Janay Tieken is generating documents to the EDA for grants is in effect. Jennifer stated she has sent in necessary documents as well. Rafe Jackson posed a question regarding the water issue at Adams Extract. Jennifer stated the City has posted gauges at Adams and put in air pressure releasers to release any air in the lines and will potentially increase the water pressure.

13. Discussion about loans:

- Come & Take It Bar and Grill-Jennifer stated she will be reaching out again to set up a time to come in and discuss the status of the loan.
- Finlays-Jennifer stated that Finlays does not respond to any outreach from her or Jeff Moore the EDC attorney. Jennifer stated there is no currently signed agreement and Finalys will not sign but they have been sending payment. Jennifer asked the board for direction. Jennifer stated that once the audit comes the city will receive a little ding due to this loan. The board stated to just leave the loan as is and let the company proceeded as is as long as they continue paying.

14. Report from Bylaws committee-Jennifer stated that City Council unanimously approved the amended bylaws and is waiting for a clean copy from Jeff Moore to get signatures and then will be sending it out to all board members for their personal records.

15. Report from Long-Range planning committee-Andy Rodriguez stated that the mayor felt that in Chris Brunken's defense there was a misunderstanding with the budget and a line item in it. He believed that the EDC was going to write a strategic plan for the City. In the meeting Andy stated that he took a copy of charge of duty of the committee to the meeting with the mayor and the mayor stated that those charge of duty have nothing to do with the entire city but specifically with the EDC. Andy Rodriguez stated that the EDC will be focusing on the planning in terms of EDC but will be supporting any plans the mayor has in the future. The mayor stated that he wants the committee to continue as is.

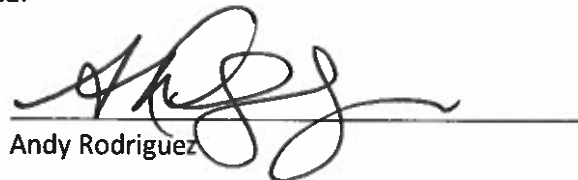
Report from Industrial Park planning committee-Rafe stated that Jennifer sent him an email about getting with Keith Schauer to get together to get the understanding of the zoning for the 2521 Harwood Rd property. Dan Blakemore asked what the benefit of the current cattle lease on the property to the EDC to which Mr. Rodriguez stated if the cattle weren't on the property, then the EDC would have to pay someone to go out and cut the grass at the property and it provides some income. Jennifer stated that the lease is up in December on the cattle lease.

Updates from the Executive Director:

- a) 2521 Harwood Road-Jennifer stated that B&P is done with the demolition and is off the property and they have been paid for their work.
- b) Victoria Economic Development Corporation Regional Plan-Jennifer stated that they did the tour of Gonzales and all the businesses and schools around town. Gerri stated she felt that the group did a great job of showing the group around town and giving the breakdown of the area. Andy Rodriguez stated that the talent in the room is greatly appreciated, and that the talent was on display within the tour. Andy stated that Jennifer did a great job with swag bags and cold bottles of coffee and water.
- c) Sidewalk Grant-Jennifer stated that City Council decided to go out for new bids because of the bids being extremely over budget.
- d) Memorial Museum Grant-Jennifer stated that the electrical updates are still in progress and payout may not happen within this fiscal year. She stated the performance agreement is up in December. She also stated that Tim Patek came to her about the catch space, or crawl space, bids coming back over what was budgeted and he asked for the EDC to add revisiting the amount on the September meeting agenda. Dan Blakemore stated that as long as they sit around and do not pay attention to the work they're doing they will not find a bid amount they will be able to work with. He stated that as the EDC works with urgency, they should be too.

16. Adjourn-Dan Blakemore motioned to adjourn. Larry Wehde seconded the motion, and the meeting was adjourned at 7:34pm.

PASSED AND APPROVED THE 26th day of September 2022.


Andy Rodriguez

Gerri Lawing, Secretary