



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
DECEMBER 19, 2022, 6:00 PM
MEETING MINUTES**

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

Board Members in Attendance:

Ken Morrow, President	Dan Blakemore, Director
Dr. Elmer Avellaneda, Secretary	Melissa Cowey, Director
Rafe Jackson, Treasurer	Ryan Lee, Director

Board Members Absent:

Chris Brunken, Vice President

Staff Participating:

Tim Crow, City Manager	Keith Schauer, Doucet & Associates, Inc
Jennifer Kolbe, Economic Development Director	
Alexis Cerda, Economic Development Administrative Assistant	
Tiffany Hutchinson-Padilla, Main Street Director	

Staff Present (not in official capacity): Laura Zella, Finance Director

Guests In Attendance:

Doug & Dave Durham	James Lawrence	Rene De La Garza	Clay Allen
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Sydney Allen	Devon Warzecha	Madelyn Abramite	Katie Abramite
Geri Biddle	Harold Strohm	Melissa Henderson	Chris Bontrager
Martha Jimenez	Vandy Van Epps	Councilwoman Ronda Miller	
Daisy Freeman	Dennis Kaiser	Cathy Crawley	Johnny Abramite

4. Petitions or Request from the Public-Rene De la Garza spoke on behalf of the Lynn Theatre. James Lawrence spoke on behalf of the Lynn Theatre.
5. Discussion and possible action approving the minutes for the November 28, 2022, meeting. Dan Blakemore made a motion to approve the minutes as written. Ryan Lee seconded the motion. The motion passed unanimously.
6. Discussion regarding the monthly financial report(s) for November 2022-there were no questions and the financials will be filed for audit.
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation
 - d. Sales Tax
 - e. Main Street Grants
7. Presentation, discussion, and possible action regarding the Lynn Theatre. Doug Durham, with the help of Cathy Crawley, presented their business plan for the Lynn Theatre. Madelyn Abramite and Katie Abramite presented their proposed business plan for the Lynn Theatre. Sydney Allen and Devon Warzecha presented their proposed business plan for the Lynn Theatre. Each group had the opportunity to speak for ten (10) minutes regarding their proposed business plan.
8. The GEDC Board will meet in closed session in accordance with Sections 551.071 and 551.072 of the Texas Government Code, in accordance with the authority contained in:

President Ken Morrow suspended open session at 6:34pm. The GEDC board moved into closed session at 6:35pm.

Section 551.071 Consultation with attorney.

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 suspended closed session at 7:10pm and reconvened into open session at 7:11pm. President Ken Morrow made a motion to authorize the GEDC President to execute a real estate sales contract and a resolution which authorizes the President to execute any and all documents necessary to sell and convey the Lynn Theatre, property generally located at 510 Saint Paul Street, Gonzales, Texas, to Sydney Allen and Devon Warzecha; subject to the approval

of the City Council of the City of Gonzales, Texas; subject to the property being restricted to an entertainment venue and that the marquee be preserved; and subject to the GEDC having the option to repurchase the property in the event that the Buyer does not commence construction within 24 months of acquisition of the property. President Ken Morrow stated that the board came to this decision based on the fact that it was the highest/best local offer, the Lynn will remain an entertainment venue, and that the Buyer will be maintaining its historical integrity. Dan Blakemore motioned to approve. Dr. Elmer Avellaneda seconded the motion. A poll vote was taken, Rafe Jackson abstained, the motion passed unanimously.

9. Presentation, discussion, and possible action regarding Retail Strategies representing GEDC at ICSC Red River 2023. Chris Bontrager gave a presentation via zoom regarding the proposed contract from Retail Strategies noting that the proposed contract has been extended from three months to six months. Ryan Lee made a motion to approve the contract with Retail Strategies. Dan Blakemore seconded the motion. A roll call vote was made, and the motion passed unanimously.
10. Discussion and possible action regarding a scope of work change order from Doucet & Associates, Inc for 2521 Harwood Rd. Keith Schauer with Doucet & Associates, Inc stated that the change order is for the costs to prepare documents for a PDD, the original agreement only covered a blanket zoning change for the 2521 Harwood Rd property and did not include costs associated with creating a PDD. Rafe Jackson made a motion to approve the scope of work change order. Melissa Cowey seconded the motion. A roll call vote was made, the motion passed unanimously.
11. Discussion and possible action regarding a request for funding in the amount of \$4,800 from the Chamber of Commerce for a billboard posting. Melissa Henderson spoke regarding the Chamber of Commerce ask for funding for a billboard posting. Melissa stated that the static billboard is located on I-10 by Buc-ee's. The billboard will help promote tourism, economic development, shopping small businesses and restaurants. Melissa stated she is also proposing a partnership with the GEDC for a billboard posting once a quarter for job fair advertisement on the digital billboard located off of Hwy 183 and 90A. Ryan Lee made a motion to approve funding the Chamber of Commerce \$4,800 for the billboard postings. Melissa Cowey seconded the motion. A roll call vote was made, the motion passed unanimously.
12. Discussion and possible action regarding a second amendment to agreement for Mainstreet Improvement grant located at 415 St James. Tiffany Hutchinson-Padilla stated that the owners of 415 St James were back for a second amendment to their agreement due to unforeseen plumbing issues that were discovered during the installation of ADA bathrooms. The three (3) buildings adjacent to 415 St James had sewer lines tied into the main that ran under 415 St James. After consulting with the City Manager, Building Inspector, and City Attorney, it was decided that 415 St James will need to run a new line from the back of the building all the way out to the city main at the street. The new projected capital investment in this project is now projected to be \$75,000-\$80,000. Dr. Elmer Avellaneda made a motion to approve the second


amendment to agreement increasing the grant reimbursement amount from \$42,300 to the full \$52,000. Dan Blakemore seconded the motion. A roll call vote was taken, the motion passed unanimously.

13. Updates from the Executive Director:

- a) 2521 Harwood Road- Rafe Jackson and Jennifer Kolbe met with Doucet and Associates on 12/15 to discuss proposed land uses for the property and the details documents needed to create a Planned Development District.
- b) Sidewalk Grant- The City has approved the change order with the construction company and should be breaking ground soon.
- c) Airport Expansion Plan-TXDOT has the ALP and is reviewing everything before sending it to KSA for any changes or updates needed before sending it back to FAA for the final approval. It will take a few months before we get the final approval from FAA.
- d) Memorial Museum-started on Monday December 5th. The contractors have been digging out and trenching underneath the museum.
- e) Gateway Sign Project-See the attached map of the current inventory of signs. We have the gateway monument signs mapped and two billboards. The billboard on the VC Gonzales Campus is owned by the City of Gonzales. The digital billboard is owned by JGI.
- f) Other misc. items: Representing GEDC at Museum and Eggleston House rededication, met with new tourism director Alise Mullins, met with Ralph and contractors for kickoff meeting at the museum, validated and paid out the sheet designs Main Street Grant, met with owner at 512 Jones Street-a warehouse across from Sydler Hill to talk about securing it, cleaning it up and potential uses, met with developer to discuss how to parcel out several tracts of land for future industrial development, worked on identifying properties for retail development, discussed potential sale of the Win-Bin lot with owner Kris Binnion, held a zoom meeting with Insyteful for analytics reports and improvements to our website, and submitted two proposals for manufacturing projects and are waiting to hear back from the consultants handling the deals.

14. Adjourn-Dan Blakemore made a motion to adjourn. Ryan Lee seconded that motion. The meeting adjourned at 8:01pm.

PASSED AND APPROVED THE 23rd day of January 2023.



Dr. Elmer Avellaneda, Secretary



Ken Morrow, President