



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
FEBRUARY 27, 2023, 6:00 PM
MEETING AGENDA**

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

Board Members Present:

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

Staff Participating:

Tim Crow, City Manager	Tiffany Hutchinson-Padilla, Main Street Director
Jennifer Kolbe, EDC Director	Laura Zella, Finance Director
Alexis Cerda, EDC Administrative Assistant	

Guests in Attendance:

Brie Irons	Roy Irons	
Amanda Smith	Brandy Bell	Hayley Ratliff

4. Petitions or Request from the Public-Tiffany Hutchinson-Padilla spoke on behalf of Main Street requesting to be put on the March GEDC Agenda to discuss a proposal for funding upper level housing in downtown.

5. Discussion and possible action approving the minutes for the January 23, 2023, meeting. Ryan Lee made a motion to approve the minutes as written. Dr. Elmer Avellaneda seconded the motion. A poll vote was taken, the motion passed unanimously.

6. Discussion regarding the monthly financial report(s) for January 2023-there were no questions on the financial report. They will be filed for audit.
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation
 - d. Sales Tax

7. Discuss, consider, and possible action regarding a budget amendment to the 2022-23 FY Budget-Main Street. Administrative Assistant Alexis Cerda stated that this item was to carry over two projects to the 2022-23 FY Budget that totaled \$76,040 that were approved in the 2021-22 FY Budget but were not completed and paid out before September 30, 2022. Dan Blakemore made a motion to approve the budget amendment as written. Melissa Cowey seconded the motion. A poll vote was taken, the motion passed unanimously.

8. Public hearing, discussion, and possible action regarding an Amendment to Agreement by and between the Gonzales Economic Development Corporation and Main Street. President Ken Morrow opened the Public Hearing at 6:11pm. Main Street Director Tiffany Hutchinson-Padilla stated that Main Street and EDC have been working diligently to fund Main Street projects in downtown and the impact has shown with the vibrance of downtown. Director Padilla stated that they anticipate to have more grant applications for Main Street projects and could potentially have more grant applications than they do funds which is why they are asking for the additional \$104,000. President Ken Morrow closed the public hearing at 6:16pm. President Ken Morrow made a motion to approve the Amended and Restated Agreement. Ryan Lee seconded the motion. A poll vote was taken, the motion passed unanimously.

9. Discuss, consider, and possible action on moving certain Type B sales tax funds. Finance Director Laura Zella spoke to the board regarding her concerns that the GEDC bank account is approaching the pledge limit at Sage Capital Bank. Laura Zella made the board aware that there is a GEDC TexPool account that can be utilized if the board chooses, the board would just need to update the signatories on the account. Laura Zella also stated that the board can also open another CD, transfer more money to the CD they currently have at First National Bank or just watch the account month to month. Dan Blakemore made a motion to update the signatories on the TexPool account and authorize the EDC Director to work with City staff on utilizing that account as needed until a decision is made on moving forward with other options. Ryan Lee seconded the motion. Vice President Chris Brunken requested that at the March meeting the board receive an update on the account and a recommendation on a CD rate that would be in the best interest of the GEDC. A poll vote was taken, the motion passed unanimously.

10. Presentation from Gonzales Independent School District regarding the 2023 Strategic Plan. Dr. Elmer Avellaneda introduced Brandy Bell, Hayley Ratliff, and Amanda Smith from GISD. Brandy, Haley, and Amanda gave a presentation on GISD's new strategic plan and how the school district plans to implement this into the school system. Dr. Elmer Avellaneda stated that the High School has added plumbing, HVAC, and electrician courses to their curriculum. Dr. Avellaneda stated that they are almost finished with planning and approving an all-female aviation curriculum as well.
11. Discuss, consider, and possible action regarding a Community Wide Economic Development Workshop. EDC Director Jennifer Kolbe stated that the GEDC started the tradition of holding a community wide workshop to get all elected officials of all taxing entities into the same room in attempts to unify and educate the key decision makers in Gonzales. Director Kolbe stated that the speaker for this year's event will be the State Demographer, Lloyd Potter, from UTSA. Director Kolbe stated that Gerri Lawing from GVEC has committed to sponsoring the event by purchasing the meal. Dan Blakemore made a motion to approve the expenses for the Community Wide ED Workshop. Rafe Jackson seconded the motion. Vice President Chris Brunken stated that he does not want this to be just a gathering, he wants to see something measurable come out of this event. A poll vote was taken, the motion passed unanimously.
12. The GEDC Board will meet in closed session in accordance with Sections 551.072 and 551.087 of the Texas Government Code, in accordance with the authority contained in:

The Board suspended open session and moved into closed session at 7:11pm.

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

Section 551.087 to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

- A) Project A
- B) 2023-2

The Board reconvened into open session at 7:39pm. Ryan Lee made a motion to approve the grant funding request for Project 2023-2 in the amount of \$104,000 with the stipulation that 4 jobs are generated from this project. Chris Brunken seconded the motion. A poll vote was taken, the motion passed unanimously.

13. Updates from the Executive Director:
 - a) 2521 Harwood Road-EDC Director Jennifer Kolbe spoke on the documents that were included in the board packet were the draft PDD documents from Doucet and Associates. Director Kolbe stated that she would like the board to go through the documents and

mark up or highlight any areas the seen within the documents they may not understand or want to discuss further. Director Kolbe asked the board to have those remarks or questions by the March EDC meeting.

- b) Sidewalk Project-City Manager Tim Crow stated that the project is still underway but the sidewalks are looking very nice. City Manager Crow stated that the project should be completed by the end of April.
- c) Airport Expansion Plan-EDC Director Jennifer Kolbe stated that City Manager Tim Crow signed off on the plan and it has been sent back to the FAA for approval. Director Kolbe also stated that she had met with the GADC board the beginning of February in regards to the land they had purchased adjacent to the airport. Director Kolbe stated that she asked what they would want to sell the land for to which the GADC board requested that they wanted to get an appraisal on the land and would have an answer for her at the March 9th GADC meeting.
- d) Memorial Museum-EDC Director Jennifer Kolbe stated that the project is coming in ahead of time and under budget. Director Kolbe stated that she signed off on the \$114,000 check that was paid towards the phase 1 improvements to the museum. Director Kolbe also stated that the heritage side of the museum was packed up and was being prepared for electrical upgrades.
- e) Retail Strategies-EDC Director Jennifer Kolbe stated that she has been working with Retail Strategies to identify property in Gonzales that was suitable for new retailers. EDC Administrative Assistant Alexis Cerda added that the GEDC was meeting with realtors and brokers from the Gonzales area on February 28th to identify any properties they have that may be suitable for retail and to also discuss housing.
- f) Job Fairs-EDC Administrative Assistant Alexis Cerda stated that there is a Career Fair that is going to be held at the Gonzales High School on March 8th. Alexis stated that there are currently 35 employers committed to the event and another 5 that she is waiting to receive registration forms from. Alexis also stated that the GEDC has partnered with Cuero, Yoakum, and Hallettsville to hold a May 10th Regional Job Fair at the JB Wells Expo center.

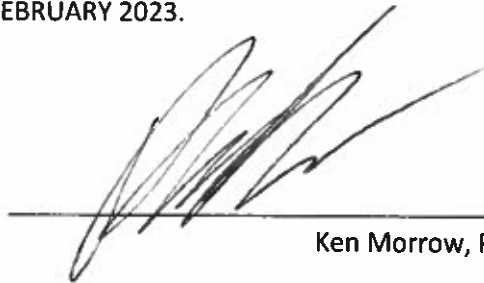
14. Adjourn-Dan Blakemore made a motion to adjourn the meeting. Ryan Lee seconded the motion.

The meeting adjourned at 8:31pm.

PASSED AND APPROVED THE 27th day of FEBRUARY 2023.



Dr. Elmer Avellaneda, Secretary



Ken Morrow, President