



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

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

Board Members Present:

Ken Morrow, President (arrived at 6:17pm)	Ryan Lee, Director
Chris Brunken, Vice President	Dan Blakemore, Director
Rafe Jackson, Treasurer	Ryan Lee, Director

Board Members Absent:

Dr. Elmer Avellaneda, Secretary

Staff Participating:

Tim Crow, City Manager	Alexis Cerda, GEDC Administrative Assistant
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Guests in Attendance:

Brie Irons	Ed Theriot	Councilwoman Rhonda Miller
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4. Petitions or Request from the Public-Councilwoman Rhonda Miller spoke regarding the EDC Director vacancy stating that the GEDC Board should look into making changes while the position is vacant and not changing things up when a full-time Director is named. Councilwoman Miller also stated that the GEDC should look into doing more quality-of-life projects and further look

into ways of supporting businesses that are in Gonzales and not always focusing on bringing in something new. Brie Irons spoke regarding her proposed St George Street project. Brie stated that without the funding from GEDC, Irons Properties, LLC would not be able to complete the St George Street Project.

5. Discussion and possible action approving the minutes for the February 27, 2023, meeting. Dan Blakemore made a motion to approve the minutes as written. Melissa Cowey seconded the motion. A poll vote was taken, the motion passed unanimously.
6. Discussion regarding the monthly financial report(s) for February 2023-there were no questions regarding the financial report. The financial report will be filed for audit.
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation
 - d. Sales Tax
7. Presentation from Doucet and Associates regarding the 2521 Harwood Rd Planned Development District. Ed Theriot gave a presentation to the Board of Directors regarding the 2521 Harwood Rd PDD. Ed Theriot made the Board aware of the steps that will follow in the next month in regard to finalizing the PDD. GEDC Administrative Assistant Alexis Cerda let the Board know that a pre-application meeting will be held with Bryce Cox prior to final approval of these documents to ensure no other changes will need to be made prior to moving to Planning and Zoning.
8. Discuss, consider, and possible action on moving certain Type B sales tax funds into permissible investment accounts. Ryan Lee made a motion to utilize the TexPool account as needed. Rafe Jackson seconded the motion. A poll vote was taken, the motion passed unanimously. Further discussion was had regarding moving funds from Sage Capital Bank into the GEDC TexPool account to accrue interest. Vice President Chris Brunken made a motion to authorize Tim Crow to work with City Staff to move \$500,000.00 into the GEDC TexPool account. Melissa Cowey seconded the motion. A poll vote was taken, the motion passed unanimously.
9. Discuss, consider, and possible action on a new Gonzales Economic Development Corporation Business Incentive Grant Application and Guidelines. GEDC Administrative Assistant Alexis Cerda stated that the GEDC and Main Street had been using a combined application for a little over two and a half years. Alexis stated that on multiple occasions grant prospects have made the comment that the application was difficult to understand, and it was difficult to differentiate what guidelines and requirements were required for a GEDC Grant or a Main Street Grant. Alexis requested that the Board create a committee to further review and direct staff on the new GEDC proposed Business Incentive Grant Application and Guidelines. President Ken Morrow asked for volunteers for the Grant Application Committee, Vice President Chris Brunken and Melissa Cowey volunteered to be a part of the committee. President Ken Morrow also appointed himself to the committee stating that they will try their best to meet prior to the next GEDC Board meeting. No other action was taken.

10. The GEDC Board will meet in closed session in accordance with Sections 551.071, 551.074, 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 7:32pm.

Section 551.071 consultation with attorney.

Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Section 551.087 to deliberate the offer of a financial or other incentive to a business prospect.

A) Project 2023-2

The Board reconvened into open session at 8:17pm. Dan Blakemore made a motion to approve a contract with Chad Chancellor with Next Move Group for Interim EDC Services. Ryan Lee seconded the motion. A poll vote was taken, the motion passed unanimously. Dan Blakemore made a motion to approve the performance agreement as written by and between GEDC and Irons Properties, LLC. Vice President Chris Brunken seconded the motion. A poll vote was taken, the motion passed unanimously.

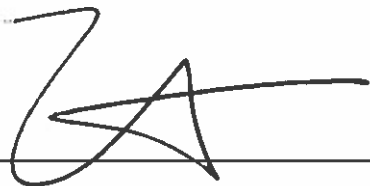
11. Updates from the Executive Director:

- a) Sidewalk Project-No update given.
- b) Airport Expansion Plan-No update given.
- c) Memorial Museum-No update given.
- d) Retail Strategies-EDC Administrative Assistant Alexis Cerda updated the Board regarding the status of the Retail study that is taking place. Alexis let the Board know that Retail Strategies has finalized a list of retailers and proposed properties that would be suitable for them. Alexis also let the board know that Retail Strategies will be sending us all that information once all maps and lists have been updated and are ready.
- e) Job Fairs-EDC Administrative Assistant Alexis Cerda gave a brief overview to the Board about the draft MOU agreement that was sent out to the Cuero Development Corporation, Hallettsville EDC, and Yoakum EDC. Alexis stated that in the MOU all requirements of each EDC are laid out and this document will hold each EDC accountable to ensure that each group is playing their part in the South Texas Regional Job Fair.
- f) Texas ED Connection-Dave Quinn gave a rundown on the Q1 Marketing Report for Texas ED Connection. Dave stated that a lot of companies they are encountering have been looking at the city's quality of life and community engagement. Dave also stated that Texas ED Connection utilizes any social media postings that EDC's they partner with to further boast about those cities and what they have going on, saying that it is important to have a continuous presence on social media and have a structured plan and stay consistent with that theme throughout social media.

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

The meeting adjourned at 8:57pm.

PASSED AND APPROVED THE 24th day of APRIL 2023.



Dr. Elmer Avellaneda, Secretary



Ken Morrow, President