



**NOTICE OF REGULAR MEETING  
GONZALES ECONOMIC DEVELOPMENT CORPORATION  
CITY OF GONZALES MUNICIPAL BUILDING  
820 ST JOSEPH STREET  
GONZALES, TEXAS 78629  
JUNE 26, 2023, 6:00 PM  
MEETING MINUTES**

1. Call to Order – President Ken Morrow called the meeting to order at 6pm.
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

Melissa Cowey, Director

Rafe Jackson, Treasurer

Ryan Lee, Director

Board Members Absent:

Chris Brunken, Vice President

Dan Blakemore, Director

Dr. Elmer Avellaneda, Secretary

Staff Participating:

Tim Crow, City Manager

Alexis Cerda, GEDC Administrative Assistant

Susan Sankey, GEDC Executive Director

4. Petitions or Request from the Public – There were none.
5. Discussion and possible action approving the minutes for the May 22, 2023, meeting. Melissa Cowey made a motion to approve the minutes as written. Ryan Lee seconded the motion. A poll vote was taken, the motion carried unanimously.

6. Discussion regarding the monthly financial report(s) for May 2023 – Ryan Lee made a motion to accept the financial report as written. Rafe Jackson seconded the motion. The financials will be filed for audit.
  - a. Balance Sheet
  - b. Financial Statement
  - c. Bank Reconciliation
  - d. Sales Tax
7. Discuss, consider, and possible action on strategic visioning and branding. Ryan Lee made a motion to move an amount no greater than \$10,000 from the Land line item (7-700.601) to marketing to accommodate for strategic visioning before the end of the fiscal year. Melissa Cowey seconded the motion. A poll vote was taken, the motion carried unanimously.
8. Discuss, consider, and possible action on a Termination of Loan Agreement by and between the Gonzales Economic Development Corporation and WinBin Ventures, LLC. Ken Morrow made a motion to approve Resolution 2023-07. Ryan Lee seconded the motion. A poll vote was taken, the motion carried unanimously.
9. The GEDC Board will meet in closed session in accordance with Sections 551.071 and 551.087 of the Texas Government Code, in accordance with the authority contained in:

The GEDC Board of Directors went into closed session at 6:26pm.

**Section 551.071** consultation with attorney.

- A) The Lynn Theatre
- B) Façade Easement Agreement

**Section 551.087** deliberation regarding economic development negotiations; 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) Retail Strategies

The GEDC Board of Directors reconvened into open session at 7:30pm.

10. Discuss, consider, and possible action regarding matters discussed in closed session, and/or other actions necessary or recommended related to such discussions in closed session. No action was taken.
11. Discuss, consider, and possible action on the Lynn Theater and Façade Easement Agreement. No action was taken.

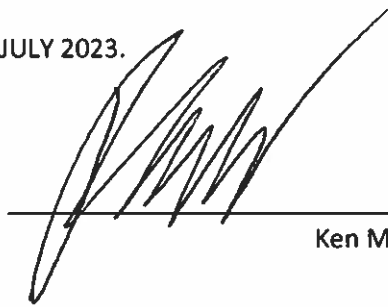
12. Budget Workshop. Melissa Cowey requested the board to increase the Advertising line item (7-700.502) from \$25,000 to \$50,000. Melissa Cowey also requested that we increase the Software line item (7-700.422) from \$6,000 to \$15,000 to allow for webpage updates. Executive Director Susan Sankey requested that Small Equipment and Furniture line item (7-700.304) be increased from \$7,000 to \$10,000 to allow for the purchase of a desktop.
13. Updates from the City Manager:
  - a) Memorial Museum – City Manager Crow stated that the handrails are being constructed and will be installed at the Museum. City Manager Crow also stated that the handrails will complete the allocation of money that was approved by the GEDC in September 2022. City Manager Crow stated that the electrical work at the Museum has been completed on the South side of the building and the North side will follow once the artifacts have been removed.
  - b) Water Tower/Water Well – City Manager Crow stated he has a meeting scheduled with the City grant writer Jenae Tieken to discuss potential grant funding to go after for the construction and engineering of the water tower and water well.
14. Updates and announcements from the Executive Director:
  - a) Airport Expansion Plan – Executive Director Susan Sankey stated she attended a GADC Board meeting and gave an update that no action was taken on the potential purchase of the GADC property.
  - b) Job Fairs – Executive Director Susan Sankey reported that the South Texas Regional Job Fair was a success from an employer standpoint stating that good conversations were had, and good outcomes came of the HR Roundtable prior to the opening of the job fair.
  - c) Ongoing Projects – Executive Director Susan Sankey stated that the GEDC is in need of a software to track projects and prospects.
  - d) Housing – Executive Director Susan Sankey stated that Chad Chancellor with Next Move Group will be supplying a housing study to the GEDC as a part of their interim services contract.
  - e) Board Training – Executive Director Susan Sankey stated that Chad Chancellor with Next Move Group will be coming in at the GEDC July meeting to do a board training with all the directors as included in his interim services contract.
  - f) TXGN Ribbon Cutting – Executive Director Susan Sankey stated that Joey Evans with TNW Railway has invited the GEDC Board of Directors to a ribbon cutting on July 26, 2023, at the TXGN property.
15. Adjourn- Ryan Lee made a motion to adjourn the meeting. Melissa Cowey seconded the motion.  
The meeting adjourned at 8:04pm.

PASSED AND APPROVED THE 24<sup>th</sup> DAY OF JULY 2023.



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Dr. Elmer Avellaneda, Secretary



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Ken Morrow, President