



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
MAY 22, 2023, 6:00 PM
MEETING MINUTES**

1. Call to Order-President Ken Morrow called the meeting to order at 6:12pm.
2. Invocation and Pledge of Allegiance-President Ken Morrow led the Pledge of Allegiance and the Invocation.

3. Roll Call and Certification of Quorum

Board Members Present:

Ken Morrow, President

Chris Brunken, Vice President

Ryan Lee, Director

Melissa Cowey, Director

Board Members Absent:

Rafe Jackson, Treasurer

Dr. Elmer Avellaneda, Secretary

Dan Blakemore, Director

Staff Participating:

Tim Crow, City Manager

Tiffany Hutchinson-Padilla, Main Street Director

Chad Chancellor, Interim EDC Director Alexis Cerda, EDC Administrative Assistant

Guests in Attendance:

Reba Griesinger

4. Petitions or Request from the Public-there were none.
5. Discussion and possible action approving the minutes for the April 24, 2023, meeting. President Ken Morrow made a motion to approve the meeting minutes as written. Melissa Cowey seconded the motion. A poll vote was taken, the motion carried unanimously.

6. Discussion regarding the monthly financial report(s) for April 2023-there were no questions in relation to the financial report. 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 a Main Street Grant located at 618 St Joseph. President Ken Morrow made a motion to approve Resolution 2023-06. Ryan Lee seconded the motion. A poll vote was taken, the motion carried unanimously.
8. Discuss, consider, and possible action on the Lynn Theater and Façade Easement Agreement. No action was taken.
9. Discuss, consider, and possible action on authorizing a Special Warranty Deed to convey 3-acres of land to the City of Gonzales. Ryan Lee made a motion to approve the expense for the two descriptions of the 3-acre tract that will be deeded to the City and authorizes the GEDC Board President and acting EDC Director to execute any documents necessary to complete this transaction. Vice President Chris Brunken seconded the motion. A poll vote was taken, the motion carried unanimously.
10. Discuss, consider, and possible action on the 2521 Harwood Rd Planned Development District. President Ken Morrow made a recommendation that the PDD be sent to the Planning and Zoning Advisory Board for consideration. Ryan Lee seconded the recommendation. A poll vote was taken, the recommendation carried unanimously.
11. 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:

The GEDC Board of Directors went into closed session at 6:20pm.

Section 551.071 consultation with attorney.

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

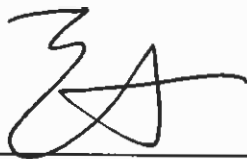
Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- A) GADC

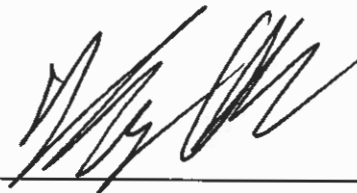
The GEDC Board of Directors returned to open session at 6:56pm.

12. 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. President Ken Morrow recommended that the Board work on amending the Façade Easement Agreement that is currently filed with Gonzales County and have it back for the Board to review at the June GEDC meeting. President Ken Morrow also directed staff to reach out to all previous parties who were interested in purchasing the Lynn and let them know it is back on the market.
13. Budget Workshop. President Ken Morrow requested that a Quality of Life line item be created and to budget \$250,000 for quality-of-life projects for the 2023-24 Budget. Melissa Cowey recommended that the board increase the amount budgeted for marketing from \$10,000 to \$50,000 and increase the amount budgeted for advertising from \$10,000 to \$25,000. Ryan Lee recommended increasing the amount budgeted for uniforms from \$200 to \$2,000.
14. Updates from the Executive Director:
 - a) Flagpole Repair-EDC Administrative Assistant Alexis Cerda updated the board that the flagpole repair would be completed prior to the end of May, and the pole climber was asked that if it could be done before Memorial Day that he try and get it done.
 - b) Airport Expansion Plan-there was no update given.
 - c) Memorial Museum-City Manager Tim Crow stated that the crawl space project has been completed and they are currently working on getting the electrical improvements done.
 - d) Retail Strategies-EDC Administrative Assistant Alexis Cerda stated that Retail Strategies is currently at ICSC Las Vegas and is going to be representing Gonzales and setting meetings to recruit retail to the Gonzales Area.
 - e) Job Fairs-EDC Administrative Assistant Alexis Cerda updated the board on the status of the Regional Job Fair that is being held on June 7, 2023, at the JB Wells Expo Center.
 - f) Ongoing Projects-there was no update given.
15. Adjourn-Ryan Lee made a motion to adjourn. Melissa Cowey seconded the motion. The meeting adjourned at 7:50pm.

PASSED AND APPROVED THE 26th DAY OF JUNE 2023.



Dr. Elmer Avellaneda, Secretary



Ken Morrow, President