



**NOTICE OF REGULAR MEETING  
GONZALES ECONOMIC DEVELOPMENT CORPORATION  
CITY OF GONZALES MUNICIPAL BUILDING  
820 ST JOSEPH STREET  
GONZALES, TEXAS 78629  
JULY 24, 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 invocation and Pledge of Allegiance.
3. Roll Call and Certification of Quorum

**Board Members Present:**

Ken Morrow, President

Melissa Cowey, Director

Dr. Elmer Avellaneda, Secretary

Dan Blakemore, Director

Rafe Jackson, Treasurer

**Board Members Absent:**

Chris Brunken, Vice President

Ryan Lee, Director

**Staff Participating:**

Susan Sankey, GEDC Executive Director

Alexis Cerda, GEDC Administrative Assistant

Ralph Camarillo, Parks and Recreation Director

**Guests in Attendance:**

Councilwoman Ronda Miller

Tiffany Padilla, Main Street Director

Bob Burchard

4. Petitions or Request from the Public – Bob Burchard spoke on the EDC needing to explore the industry of Heritage Tourism. Ronda Miller spoke on quality of life.

5. Discussion and possible action approving the minutes for the June 26, 2023, meeting, and the July 5, 2023, special called meeting. Melissa Cowey made a motion to approve the meeting minutes as written. Rafe Jackson seconded the motion. A poll vote was taken, the motion carried unanimously.
6. Discussion regarding the monthly financial report(s) for June 2023 – Melissa Cowey made a motion to approve the financials as written. Dr. Elmer Avellaneda seconded the motion. The financials will be filed for audit.
  - a. Balance Sheet
  - b. Financial Statement
  - c. Bank Reconciliation
  - d. CD – First National Bank – Noted that First National Bank has offered to increase the rate of the EDC CD from 3.05% to 5.00%.
  - e. Sales Tax
7. Discuss, consider, and possible action on an ask from the City of Gonzales for State Grant matching funds for the airport runway lighting project. Dan Blakemore made a motion to approve the funding of \$145,000 for the airport runway lighting project. Melissa Cowey seconded the motion. A poll vote was taken, the motion carried unanimously.
8. 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 GEDC went into closed session at 6:33pm. Rafe Jackson participated in discussions on 1105 Delago Rd and then recused himself from participating in discussions regarding 510 St Paul. **Section 551.072 and 551.087** – to deliberate the purchase, exchange, lease, or value of real property, and to discuss or deliberate regarding commercial or financial information the GEDC has received from a business prospect and deliberate the offer of a financial or other incentive to a business prospect.

- 510 St Paul
- 1105 Delago Rd

The GEDC reconvened into open session at 7:24pm.

9. 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 made a motion to have an appraisal done on the 1105 Delago Rd property. Dan Blakemore seconded the motion adding that we ensure we get any hazmat inspection needed as well. A poll vote was taken, the motion carried unanimously.
10. Public hearing, discuss, consider, and possible action on a Real Estate Sales Contract and Performance Agreement by and between the GEDC and HUB CITY Revitalization, LLC – 510 St Paul. President Ken Morrow opened the public hearing at 7:31 pm. Councilwoman Ronda Miller spoke

on behalf of the project asking the EDC to do whatever it took to help facilitate the sell. President Ken Morrow made a motion to table the item until the next GEDC regularly scheduled meeting on August 28, 2023, at 6pm. Dan Blakemore seconded the motion. A poll vote was taken, Rafe Jackson recused himself from voting, the motion carried unanimously.

11. Discuss, consider, and possible action on a request for support from the Come and Take It Committee. No action was taken.
12. Discuss, consider, and possible action on a Request for Proposals for GEDC branding. President Ken Morrow made a motion to approve the RFP as written. Dan Blakemore seconded the motion. A poll vote was taken, the motion carried unanimously.
13. Discuss, consider, and possible action on authorizing the GEDC Executive Director to secure office space, equipment, and furniture. Dan Blakemore made a motion to have the Executive Director negotiate and bring back a package deal for approval. Dr. Elmer Avellaneda seconded the motion. Further discussion was had, and Dan Blakemore requested to make an amendment to his motion. Dan Blakemore made an amended motion to authorize the Executive Director to spend an amount not to exceed \$4,000 to secure furniture. Rafe Jackson seconded the motion. A poll vote was taken, the motion carried unanimously.
14. Budget Workshop. Dan Blakemore requested that we increase the Marketing & Promotions line item from \$50,000 to \$75,000. President Ken Morrow requested that we increase the Maintenance to Building line item from \$25,000 to \$50,000. President Ken Morrow requested that we increase the Small Equipment and Furniture line item from \$10,000 to \$20,000. Dan Blakemore requested that we add the \$145,000 to the Community Facility Development line to account for the matching funds approved for the airport runway lighting project.
15. Updates and announcements from the Executive Director:
  - a) Ongoing Projects – Executive Director Susan Sankey followed up on numerous ongoing projects that have been passed onto her from the Interim Services group as well as RFI requests that we have received from the State, as well as connections that have been made with potential developers and landowners.
  - b) Housing – Executive Director Susan Sankey stated that she has requested to have a housing done through Chad Chancellor and Next Move Group.
  - c) Strategic Visioning – Executive Director Susan Sankey stated that she would like to gear the EDC’s strategic visioning so that it is in line with the City’s strategic visioning.
  - d) Flagpole Repair – Administrative Assistant Alexis Cerda stated that the flagpole is currently stuck in place but will be getting fixed on either Friday July 28<sup>th</sup> or Saturday July 29<sup>th</sup>.
  - e) TXGN Ribbon Cutting – Executive Director Susan Sankey reminded the Board about the TXGN Ribbon Cutting that will be happening on Wednesday July 26<sup>th</sup> at the TXGN rail yard to celebrate the completion of the new UP/TXGN interchange.

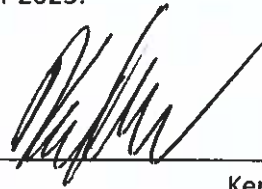
- f) Administrative Services Agreement – City of Gonzales – Executive Director Susan Sankey stated that she will be renegotiating the Administrative Services Agreement with City Manager Tim Crow.

16. Adjourn – Dan Blakemore made a motion to adjourn the meeting. Melissa Cowey seconded the motion. The meeting adjourned at 8:00pm.

PASSED AND APPROVED THE 28<sup>th</sup> DAY OF AUGUST 2023.



Dr. Elmer Avellaneda, Secretary



Ken Morrow, President