



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
JULY 18, 2022
MEETING MINUTES**

1. Call to Order – The meeting was called to order at 6:00 p.m.
2. Invocation and Pledge of Allegiance President Andy Rodriguez led the invocation and pledge.
3. Roll Call and Certification of Quorum

Board Members Present:

Andy Rodriguez, President

Chris Brunken, Vice President

Gerri Lawing, Secretary

Larry Wehde, Treasure

Ken Morrow, Board Member

Dan Blakemore, Board Member

Rafe Jackson, Board Member

Staff Present

Tim Patek, City Manager

Jennifer Kolbe, GEDC Director

Ralph Camarillo, Parks Director

Tiffany Hutchinson-Padilla Main Street Director

Todd Remschel, Streets Director

Guests

Lisa Grove, Phyliss Browning Company

Mr. and Mrs. Todd Remschel, Remschel

4. Petitions or Request from the Public – There were no public comments.
5. Discussion and possible action approving the minutes for the June 27, 2022, meeting. Ken Morrow made a motion to approve the minutes. The motion was seconded by Rafe Jackson and the motion was unanimously approved.
6. Discussion regarding the monthly financial report(s) for June 2022. Treasurer, Larry Wehde presented the monthly financial reports including a revised version of a "one-page" or snap-shot report of the financials. Recommendations were made to improve the charts including adding a legend adjusting some of the components. President Andy Rodriguez recommended keeping it to one page if possible. The treasurer and staff will continue to make improvements to the

document. Jennifer Kolbe added that we will continue to use the report the finance director, Laura Zella, provides the until Alexis returns from maternity leave. There being no further discussion, the financials will be filed for auditing purposes.

7. Presentation from the Phyliss Browning Company regarding the Lynn Theater. Lisa Grove arrived late because she was showing the building to a potential buyer. She introduced herself to board and provided a brief background on her real estate career and the Phyliss Browning Company. She told the board that the Lynn is listed on CoStar Crexi, LoopNet, the Central Texas and San Antonio MLS sites. She also reported that a brochure has been completed and her team is exploring having an open house that might be tied in with the Come And Take It celebration.
8. Discussion and action regarding the existing Industrial Park sign. Staff provided an email from David Lindeman, the property owner of 2005 Church Street. Mr. Lindeman noted that he is in the process of cleaning up his properties and had looked at the industrial park sign. The sign has not been maintained or updated for quite some time. He mentioned that when the sign was installed GPS and phone navigation were not options. He would like to take the sign down. Andy Rodriguez provided the background that the sign was a partnership of the GADC and GEDC and was last updated before HEB and Walmart signs were placed at the intersection. Funds were in the budget to make repairs, but after it was determined that the sign is on private property, no repairs were done. After a brief discussion about the merits of refurbishing, repurposing and who should be responsible for removing the sign, a motion was made by Rafe Jackson and seconded by Gerri Lawing to give it to Mr. Lindeman with the condition that Mr. Lindeman would take the sign down within 6 months. The motion passed unanimously.
9. Public hearing, discussion, and action regarding a Business Incentive Grant for 925 Oilpatch Ln-Remschel Customs. GEDC President, Andy Rodriguez opened the public hearing at 6:16 p.m. and closed the public hearing at 6:17 p.m. He then offered Garret Remschel the owner of Remschel Customs to present his ask to the Board. Mr. Remschel introduced himself as the owner of Remschel Customs located at 925 Oil Patch Lane. He provided a background on his education and work experience before starting the company that fabricates and powder coats custom automotive accessories. He is requesting \$72,000 for cost associated with the construction and installation of a fire suppression system and control panel, a new HVAC Unit and office and showroom demo and rebuilding. Dan Blakemore made a motion to approve the Performance Agreement with Remschel Customs and authorize the GEDC President to sign the agreement. The motion was seconded by Gerri Lawing and was approved unanimously. The item will be forwarded to the Gonzales City Council for approval.
10. Discussion and action regarding a request from Adam's Extract and Spice to improve water pressure in the industrial park. City Manager Tim Patek told the board about issues Adam's Extract is experiencing water pressure issues and that a team of City employees had met with the company to find short- and long-term solutions. Ryan Wilkerson and Marland Mercer are working on getting bids from vendors to install booster pumps. Once the bids are received, the bids will

be forwarded to Adam's for their review. Adam's staff will then decide if they want to apply for a grant for the pumps. No action was required.

11. Discussion regarding the Main Street Performance Agreement that expires September 30, 2022. No action was taken. The item will be moved to the August 22 agenda.
12. Discussion regarding a donation of equipment and memorabilia from the Lynn Theater to the Gonzales Memorial Museum. Jennifer Kolbe and Gerri Lawing will be meeting with the Memorial Museum President, Bret Baker on July 21 to tour then Lynn to see if there are suitable items for an exhibit at the Memorial Museum. Jennifer Kolbe invited any other board members that wished to attend to meet at the Lynn at 12:00 p.m.
13. Discussion and action regarding the FY 2022-23 Budget. Staff presented the FY 2022-23 FY Budget. The budget was presented without revenue projections and without input from the finance department regarding any salary adjustments from staff. There were no changes to the document as presented. Dan Blakemore made a motion to approve the budget as presented. The motion was seconded by Ken Morrow and the motion passed unanimously.
14. Ongoing reports:
 - Airport Expansion Plan – Airport Manager Ralph Camarillo reported that the report has been delivered to TXDoT.
 - Pressure Plane Study – City Manager, Tim Patek, reported that the City of Gonzales will be applying for a grant for engineering from the Economic Development Administration for funding for engineering. If a grant for engineering is received once the engineering is done, the city will then apply for a grant for construction of an elevated storage tank.
15. Discussion about loans:
 - Come & Take It Bar and Grill – active.
 - Baker Boys BBQ – Termination agreement going to Council on August 11, 2022.
 - Sleep Inn & Suites – settlement funds received.
 - Holiday Inn Express – settlement funds received.
 - Finlays – still active without a written agreement.
16. Report from Bylaws committee. President Andy Rodriguez presented amendments to the Bylaws that were recommend by he and director Blakemore. The amendment to ARTICLE II BOARD OF DIRECTORS, Section 7 Committees of the Board is recommended because Robert's Rules of Order (RRO) accommodates rules for the president or a majority of the directors (in our case) to appoint committees., the RRO mentions that the president may serve as ex-officio on any committee appointed by the president or majority of the directors. A quorum of our board is 4 directors. The president would cause a quorum if the President chooses to attend a

committee meeting if 3 directors are appointed to a committee. Consequently, no more than 2 directors should be appointed to any committee of the GEDC.

The amendment to ARTICLE III OFFICERS Section 1, Titles and Term of Office is recommended because the current bylaws a specific date was not included for the election of officers. It is recommended that the first meeting of the fiscal year is a good time because it will coincide with any other board action that may be needed at the beginning of our fiscal year, such as: bank signatories or other legal instruments or authorities.

The last recommended amendment is to delete ARTICLE V MISCELLANEOUS PROVISIONS Section 12 because In May 2022, the board president requested “Director Reimbursement Compensation” training and “City Policies and Procedures” training for the GEDC board of directors. The City Manager and City Staff associated with the training denied the responsibility of such training to the GEDC because, and I (Andy Rodriguez) paraphrase, “The GEDC doesn’t fall under our policies and procedures.” I don’t know the history of why the Applicability of City Policies and Procedures were included in the bylaws, so I can’t answer the question as to why they were included. However, I can only tell you that without proper training of the City Policies and Procedures, we may be inadvertently exposing ourselves to liability or wrongdoing. Therefore, the recommendation is to strike the Applicability of City Policies and Procedures section of the bylaws in its entirety.

A motion to approve the Bylaw amendments was made by Larry Wehde and seconded by Gerri Lawing. The motion passed unanimously. The amendments will be considered at the August 11 City Council meeting.

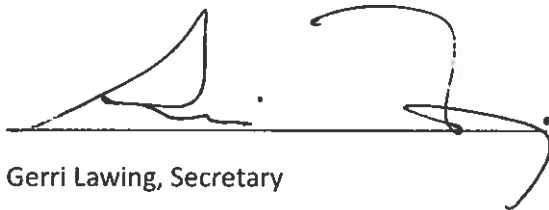
17. Report from Long-Range planning committee. Chris Brunken reported that he had reached out to Mayor Sucher and it he was waiting for more information on what his goals regarding a comprehensive plan should look like. President, Andy Rodriguez voiced his disappointment that the committee was not following the charge of duties they were given when the committee was formed. No action was taken.
18. Report from Industrial Park planning committee. Rafe Jackson reported that he and Ken Morrow had met and were discussing options how the lots could be laid out. He asked for direction on how to best present the information. President, Andy Rodriguez, recommended that he get with staff on having maps developed that could be shared with the board at the next meeting.
19. Updates from the Executive Director:
 - a) 2521 Harwood Road – Demolition work has resumed after Council approved the amended agreement. Once the demotion is completed staff and any board members that want to be part of a final walkthrough are welcome to review the work before B&P is paid.

- b) June 30, 2022, Job Fair – A human resources roundtable and job fair were held at the Chamber of Commerce and Visitors Center on June 30. The Chamber was extremely accommodating, and companies loved the venue. We continue to have difficulty attracting job seekers. Based on feedback from a participating company, Wrangler Trucking, staff plans to adjust the marketing campaign by inviting someone that is somewhat “famous” to speak to the companies and attract visitors to the Job Fair. The next job fair is scheduled for September 30.
- c) Victoria Economic Development Corporation Regional Plan – A site visited is planned for August 17, 2022.
- d) Onboarding activities – Onboarding for Mayor Sucher was held on July 7.

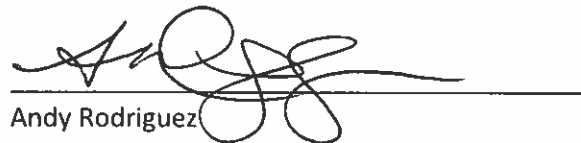
20. Adjourn – There being no other business, the meeting was adjourned at 7:15. p.m.

CERTIFICATION

PASSED AND APPROVED THE 22nd day of August 2022.



Gerri Lawing, Secretary



Andy Rodriguez