



**NOTICE OF REGULAR MEETING
GONZALES ECONOMIC DEVELOPMENT CORPORATION
CITY OF GONZALES MUNICIPAL BUILDING
820 ST JOSEPH STREET
GONZALES, TEXAS 78629
APRIL 4, 2022, 6:00 PM
Minutes**

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call and Certification of Quorum

Board Members in attendance

Andy Rodriguez, President Dan Blakemore, Director
Larry Wehde, Treasurer Chris Brunken, Director

Board Members Absent

Menna Patel, Vice President Gerri Lawing, Secretary
Ken Morrow, Director

Staff - Tim Patek, City Manager
 Jennifer Kolbe, Economic Development Director
 Tiffany Hutchinson Padilla – Main Street Director

Guest -Kris Binion

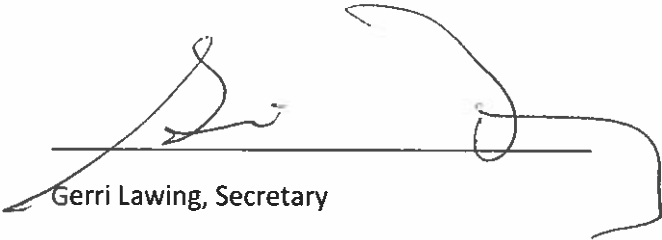
4. Petitions or Request from the Public – There were no petitions from the public.
5. Discussion regarding the monthly financial report(s) for February 2022
 - a. Balance Sheet
 - b. Financial Statement
 - c. Bank Reconciliation

There were no questions about the financial report. It will on file for audit purposes.

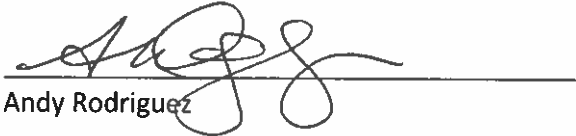
6. Consideration and action accepting the Main Street Performance Agreement – Jennifer Kolbe presented the item background information and introduced Tiffany Hutchinson Padilla as the new Main Street Director. Dan Blakemore made a motion to approve the Performance Agreement with Gonzales Main Street and authorized the President to sign the agreement was made by Dan Blakemore. The motion was seconded by Larry Wehde and the motion passed.

7. Consideration and action regarding Third Party Real Estate Brokerage Services to Market & Sell Gonzales Economic Development Corporation Property – Lynn Theater. Jennifer Kolbe provided background information. After a discussion clarifying that the purpose of the proposal is to select a broker and how the sales price would be determined based on market research, comps and an appraisal, Larry Wehde made a motion to approve the RFP. The motion was seconded by Dan Blakemore and the motion passed.
8. Consideration and action regarding the Administrative Assistant Position salary and office location. Jennifer Kolbe provided an update that the position is still open. After a discussion about the salary offered and qualifications preferred for the position there was a consensus to continue advertising the position at the salary range previously approved.
9. The GEDC Board went to closed session at 6:27 p.m. in accordance with Sections 551.072 and 551.087 of the Texas Government Code, in accordance with the authority contained in: **Section 551.072** to deliberate the purchase, exchange, lease or value of real property and **Section 551.087** to deliberate commercial or financial information the GEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect. Project 2022 – 4. The board reconvened into open session at 6:47 p.m. Dan Blakemore made a motion to authorize the executive director to negotiate a new agreement with Winbin. The motion was seconded by Chris Brunken and the motion passed.
10. Updates from the Executive Director:
 - a. Community-wide Economic Development Workshop – 53 people have registered for the community-wide economic development workshop that is planned for April 12, 2022, at the JB Wells Expo Hall at 9:00 a.m. Staff RSVP'd for the board members and there was broad support from community from various boards and commissions.
 - b. Budget – Staff reported that the city is starting the budget process and now is the time to start planning for FY 2022-23. There will be a budget workshop at the next meeting.
 - c. Holiday Inn Express and Sleep Inn and Suites – The demand letter from legal counsel was included in the meeting packet.
 - d. WinBin – This item was discussed and is covered in agenda item #9
 - e. 2521 Harwood Road
 - f. Job Fair- A successful Career and Job fair was held at Gonzales High School with 17 companies and all branches of the military in attendance.
 - g. Main Street Sidewalk Project – Staff reported on the stakeholder meeting and draft renderings of the project were included in the packet. The project was made possible by a \$50,000 grant match the city needed after it applied for a \$500,000 TX-CDBG grant from the Texas Department of Agriculture program. The scope of the project is replacing the sidewalks along a portion of St. James Street and make improvement in Texas Hero Square.
11. Adjourn – Dan Blakemore made a motion to adjourn the meeting. It was seconded by Larry Wehde. The meeting was adjourned at 7:00 p.m.

PASSED AND APPROVED THE 25th day of April 2022.



Gerri Lawing, Secretary



Andy Rodriguez