

**GONZALES ECONOMIC DEVELOPMENT CORPORATION MINUTES
GONZALES MUNICIPAL BUILDING
820 SAINT JOSEPH STREET
GONZALES, TEXAS 78629**

The Regular Called Meeting of the Gonzales Economic Development Corporation was held on Thursday, February 25, 2021, at 6:00 p.m. via teleconference pursuant to Section 551.045 of the Texas Local Government Code and in accordance with the March 16, 2020, order by the Governor of the State of Texas.

The meeting agenda was posted online at www.gonzalesedc.org. The public was offered a toll-free dial-in number to participate in the telephone conference hosted through FreeConferenceCall.com

1. Call to Order

President Andy Rodriguez called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance

Director Ken Morrow gave the invocation. Secretary Lawing led the Pledge of Allegiance.

3. Roll Call and Certification of a Quorum

Directors in attendance:

Andy Rodriguez, President
Ken Morrow, Director
Connie Kacir, Director

Meena Patel, Vice President
Gerri Lawing, Secretary
Dan Blakemore, Director

Absent:

Larry Wehde, Treasurer

Staff in attendance:

Tim Patek, City Manager
Liz Reiley, Main Street Director

Jennifer Kolbe, Economic Development Director

Guest in attendance:

James Lawrence, Charter Review Committee

Rob Brown, Councilman

4. Petitions or Requests from the Public

James Lawrence, City Charter Review Committee addressed the Board stating, "It is something that is an asset to the city, and it needs to stay as a theater, operated as a theater." He recommended that it should not be sold outside and suggested creating a nonprofit 501 C3 and have the nonprofit run it. "That way you can also get people who will

- donate to put that theater back where it needs to be to keep it operating." He checked with a CPA and was advised it was not hard to setup a 501 C3.
5. Discussion and possible action to approve the minutes for the following meeting:
January 25, 2021.
A motion was made by Director Kacir to approve the minutes with amendments to correct the spelling of "contracts" and change AOP to ALP regarding the Airport Layout Plan. The motion was seconded by Director Lawing and the motion was approved.
 6. Discussion regarding the monthly financial report for February 2021.
President Rodriguez dispensed with the Financial Report. He noted that because a sales tax payer paid in the wrong jurisdiction and then filled a correction, GEDC must return approximately \$40,000 to \$45,000 to the Comptroller of Public Accounts.
 7. Report, discussion, and action on outstanding GEDC Loans
President Rodriguez informed the Board of a committee meeting that had taken place and presented an overview of the different scenarios in the loan portfolio:
 - Two loans we need to confirm current ownership of the project
 - Company has changed hands but not responsibility on paper
 - One borrower wishes to consolidate loans
 - Loans in default
 8. Report from Covid-19 Grant Committee with discussion and possible action on the status of compliance reports on Covid-19 Grant Performance Agreements. Director Patel emphasized the committee is dedicated to ensuring and upholding the conditions of each Performance Agreement with the utmost respect, and consideration, based on its individual terms and conditions that were agreed upon during execution of said Agreement. With that being said, we submit the following protocol in which we present to the GEDC, for discussion and or approval to ensure all COVID-19 Performance Agreements that have been executed, hereby comply and perform to the conditions stated in their individual Performance Agreements.
 1. Jennifer Kolbe will present to all Board Members a more current list with grant applications that are non-compliant, which will include the following (date of contract, date approved, developer name, grant amount, including FTE units; report date(s), if any.) This list will also clarify and list specifically any developers that have either closed, or sold their business; The committee is aware that each developer is unique and will work to accommodate each developer as the need arises.
 2. Deliver to all those non-compliant via U.S. Mail, correspondence explaining their non-compliance, suggestions and ways of becoming compliant within thirty (30) days of receiving said correspondence, enclosures will consist of a copy of signed performance agreement, along with a statement/declaration of becoming compliant.

Footnote: Therefore, the correspondence will be drafted by the direction and approval of legal counsel.

3. After the thirty (30) days have expired, all Developers that are still non-compliant will receive, via U.S. Certified Mail, a second correspondence with the same enclosures. This is to ensure delivery, and to allow the developer to become compliant with the performance conditions that were agreed upon when executed. HOW MUCH EXTRA TIME WOULD THE CERTIFIED U.S. MAIL RECEIPTS RECEIVE? THIS IS IN ADDITION TO THE ORIGINAL LETTER GIVING THEM THIRTY (30) DAYS.

Meena Patel suggests an additional twenty (20 days). No action required.

9. Discussion and possible action approving a contract with Cox Brothers Roofing for roof repairs to the Lynn Theatre.
Staff presented an email notification from Cox Brother's Roofing for repair of the Lynn Theatre roof. The cost is \$5,000 higher than the original bid. To receive a building permit for the roof, a Class B Roof Assembly, Cox is required to replace the ½ inch fanfold insulation board with the ½ Secure Rock Gypsum Fiberboard for a revised total price of \$48,000. After a lengthy discussion with a recommendation from Director Blakemore for future projects to have detailed specs and a meeting between the contractor and a building official, a motion to approve the contract was made by Director Morrow and seconded by Director Blakemore. The motion passed unanimously.
10. Public Hearing, briefing and possible action on approval of grant for \$15,000 related to Ace Invest LLC.
President Andy Rodriguez opened the public hearing at 6:23 p.m. and closed it at 6:29 p.m. There were no public comments. A motion was made by Director Kacir and seconded by to approve funding to Ace Invest LLC. The motion passed unanimously.
11. Discussion and possible action regarding approval for Main Street to utilize \$50,000 budgeted for Main Street towards a match for at \$500,000 grant through the Texas Community Block Grant Program TXCDBG. A motion was made by Director Patel and seconded by Director Kacir to approve funding of \$50,000 towards a match a \$500,000 grant through the Texas Community Block Grant Program. The motion passed unanimously.
12. Discussion and possible action regarding a request for funding in the amount of \$300,000 from the City of Gonzales improvements at JB Wells Park. Parks and Recreation Director, Anne Dollery provided an economic impact analysis of the Texas Junior High Rodeo Association Finals and Texas Youth Rodeo Association and made a request to the Board to fund the purchase of portable horse stall for JB Wells show barn. Director Morrow made a motion to approve the funds and Director Kacir seconded the motion. The vote was tied.

13. Discussion and possible action regarding a request for funding in the amount of \$250,000 from the City of Gonzales for improvements at Gonzales Memorial Museum. Parks and Recreation Director, Anne Dollyery provided a study of improvements needed at the Gonzales Memorial Museum. Director Blakemore made a motion to table the item until a new scope of work can be done. The item was seconded by Director Kacir. The board voted to table the item 4-2.

14. The GEDC Board went into closed session at 7:20 p.m. in accordance with Sections 551.087 and 551.072 of the Texas Government Code. Deliberation Regarding Economic Development Negotiations and Deliberation Regarding Real Property respectively. The governmental body is not required to conduct and open meeting (1) 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; or (2) to deliberate the offer of a financial or other incentive to a business prospect. The governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value 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.
Project #2020-04
Project #2021-01

15. Reconvene to regular session and take any actions on discussion held in closed session under Agenda Items No. 14.
The board reconvened into open session at 8:41 p.m. No action was taken.

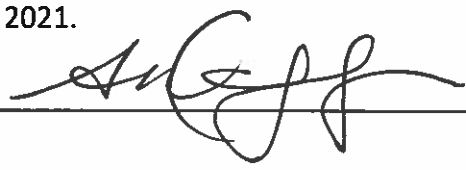
16. Reports and/or announcements on the following items:
a. Board President update - None
b. Director's update - None

17. Request(s) for future agenda items and comment(s).
• 4A and 4B sales tax laws
• Investment options
• Collections Policy
• Lynn Update
• Strategic Planning

18. Adjournment

President Rodriguez adjourned the meeting at 8:50 p.m.

PASSED AND APPROVED this 22 day of March 2021.



Gerri Lawing, Secretary

