

**Minutes**  
Regular Meeting  
Bellville Economic Development Corporation

Date of Meeting: January 9, 2014  
Time of Meeting: 5:00 P.M.  
Location: Council Meeting Room, Bellville City Hall  
30 South Holland St., Bellville, TX 77418

1. Call to Order, Invocation and Pledge
2. Roll Call and Certification of Quorum **Present: Bob Buckner, Pat Burns, Monte Byrd, Paul Jones, Danny Jacob, Clark McKinney, C.L. Roy. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Mr. McKinley motion, Mr. Jones 2<sup>nd</sup>. Motion passed unanimously**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications. **None**
5. Questions and Comments from Board Members (discussion is limited to statements of policy or statements of factual matters, or the request that a matter be placed on the next meeting's agenda) **Mr. Jacob stated that he had received a phone call from Mr. Vincik, concerned that the newspaper story of the grant from last month's meeting made it appear that he was going out of business. Mr. Jacob assured him that nothing was said in the meeting to give that impression, and that the article appeared to be accurate and did not give that impression to him.**
6. Consideration and Action to Approve Minutes of Previous Meeting held **Mr. Roy motion, Mr. McKinley 2<sup>nd</sup>. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Jacob presented report. There is \$474,788.01 in current assets. \$20,791.32 were collected in sales tax. There is a CD with a current balance of \$107,999.78 at First National Bank that will mature on 1/27. Mr. Jacob recommended rolling it over. Bills to be paid: \$14.23 to Craven's Office supply for office supplies, \$50.4 to Bellville Times for notices, \$226.56 and 59.01 to City of Bellville for utilities, and \$200 to LeAnn Luedeker for January contract for services. Mr. Buckner questioned the value show on fixed assets for the parking lot of \$32,983.83, saying it did not reflect the investment made so far. Mr. Jacob said Ms. Luedeker was talking about that with the City's auditors. They felt the pavilion was owned by the City, not the EDC. Mr. Byrd stated before construction began, he had received an opinion from our attorney that the Pavilion was indeed owned by the EDC and would talk with the auditors. Mr. Burns made a motion to approve the report, roll over the CD, pay bills as presented and to clear up the legal opinion on Pavilion ownership. Mr. Buckner 2<sup>nd</sup>. Motion approved unanimously.**

9. Update and Action as needed on Jim Bishop Pavilion at Chesley Park project. (**Moved up while we waited for Mr. DeForest.**) **Mr. Byrd said a foundation has agreed to pay for a sign at the pavilion. Jerry Olson designed it, the sign is now at the manufacturer. Work crews are finishing up the final touches from the walk-through. Mr. DeForest then arrived. There were questions about a key to the water programmer, Mr. DeForest said a key had been turned over to Ben from the City. Also he was alerted to a pvc pipe that was sticking up, and promised to check on it.**
  
8. Discussion and Action as needed on Downtown Revitalization plan. **Mr. Byrd began with a brief history of the work so far, going back to the road map laid out by the A&M study. He said that because of the time it took to finish the Pavilion project, it had essentially been paid for as we went, and with the project completed, we are back to roughly the same amount of money in the bank, approx. \$500,000. He said the EDC still needs to pay off the bonds for Clark Park in the future. Mr. Byrd said we had been waiting on the results of a TXDOT survey of traffic around the square before moving forward. Mr. Burns talked with the City Manager, who told him there was no movement on the study, and that nothing appeared to be imminent. Mr. Byrd asked Mr. DeForest from KGA DeForest on advice on how to move forward. Mr. DeForest stated that essentially the easy part was over, and that moving forward was going to be difficult. He felt that if we were looking a changing infrastructure, it would get very expensive. He suggested looking at smaller things like signage and benches. He also suggested looking at the area between the Mini-Park and Downtown along N. Bell & N. Holland. There was a lengthy discussion on signage options. Mr. Jones suggested putting signs pointing toward Downtown Parking further out, such as at the corner of Front and Main to direct people. The board discussed what could be done around the Courthouse area. It was agreed the goals of any project would be to improve parking, traffic flow, and encourage retail development which would increase sales tax collection.**  
**Mr. Burns suggested working with City Council on a joint workshop to get Council's ideas as well. Mr. Jacob suggested the need for marketing and events to bring visitors to town. Mr. Byrd asked Mr. DeForest to come up with some ideas and draft a proposal letter on how to move forward.**
  
10. Update and Action as needed on Pole Banner project. **Mr. Byrd said we are waiting for one group to approve their design before sending all the banners for printing. Mr. Burns said he had gone with a representative from the City to lay out which poles would receive banners, and that the brackets would be installed soon.**
  
11. Executive Session under Govt. Code Sec. 551.071, 551.072 and 551.087 to discuss legal matters with attorney, real property negotiations, and/or economic development negotiations.**None**
  
12. Action on matters considered in Executive Session. **None**
  
13. Adjournment **6:14 PM**