

## Bellville Economic Development Corporation Meeting Minutes

2.1.2018	5:00 P.M.	Council Meeting Room, Bellville City Hall 30 South Holland, Bellville,
Meeting	Pat Burns	
Type of	Regular	
Roll Call & Certification of Quorum	Pat Burns	
Present	Pat Burns, Danny Jacob, Garrett Dornon, Annye King, Paul Jones, Delwin Rettig, Reesa Ueckert	
Absent	none	
<b>Agenda Item #3 Approve the agenda as posted</b>		
Discussion	none	
Motion	Garrett Dornon made the motion to approve the agenda as posted	
Second	Danny Jacob	
Conclusion	Motion carried unanimously	
<b>Agenda Item #4 Public comment</b>		
Speaker	Matt Riefkohl	
Subject	City of Bellville Airport and Airport Board	
	<p>The City of Bellville Airport Board is trying to work with the City of Bellville to come up with a plan to improve both the facilities, and the amount of use at the airport. He presented pictures of the current airport reception building and the airport grounds. The Airport Board is also trying to acquire a courtesy car so that persons flying into Bellville could get to local businesses. The Airport Board would like to be on the EDC agenda in the future.</p>	
Speaker	Sharon Schroeder	
Subject	Bellville Village property	
	<p>Sharon is the listing agent with Bill Johnson Real Estate, and the current owner of the property is Moody Bank. The owners have had a reappraisal done of the property and have lowered the price to \$799,000.00. Moddy Bank has committed \$150,000.00 to fix electrical and exterior issues, and for the demolition of the yellow metal building on the south end of the property that will add additional parking. The owner plans on lighting up the building in the near future and is working with the City of Bellville to meet all code requirements.</p>	
<b>Agenda Item #4 Grant Requests</b>		
Presenter	Garrett Dornon	
Request Submitted By	The Retreat Boutique Spa	
Discussion	The spa is currently open and requesting funds for their parking lot.	
Action	Pat Burns instructed the Board to take the information home and for review and the request would be on the next month's agenda for approval.	
<b>Agenda Item #5 Questions and comments from board members</b>		
Board Member	Pat Burns	

Subject	New EDC meeting format				
A new format is being tested tonight at the EDC meeting using the large screen tv to show anything that would normally be presented in paper to the EDC board members. This will allow the public to also see the same information the board sees along with saving printer coast and trees.					
Board Member	Danny Jacob				
Subject	Board Member emails				
Danny asked how EDC Board Members would go about getting an EDC email. Paul Jones stated that the format for obtaining a new email had changed and had become more difficult. Pat Burns said that this would be addressed later in the meeting					
Board Member	Annye King				
Subject	EDC Board Member name plates				
Annye asked that the EDC investigate having name plates make for the EDC Board Members that would fit into the City Council name plate holders. Annye will check into the pricing of the plates.					
Board Member	Reesa Ueckert				
Subject	New recorder for EDC meetings & EDC emails for all Board Members				
Reesa asked that the board investigate a new recording system for the meetings that was up to date with current technology. She also suggested that all EDC Board Members use official Bellville EDC emails for their EDC correspondence as all EDC related emails have to be kept and have to be made public upon					
Agenda Item #6 Consideration and action to approve the Minutes of the previous meeting					
Discussion	None				
Motion	Delwin Rettig				
Second	Garrett Dornon				
Conclusion	Motion carried unanimously				
Agenda Item #7 Consideration and action to approve the Treasure's Report, payments of outstanding bills, and investments					
Discussion	Garrett Dornon added two bills to the requests to approve, as it is the first of the month and these bills had just been received				
Motion	Garrett Dornon made the motion to move the discussion and action concerning the renewal of two CD's to the March meeting				
Second	Danny Jacob				
Conclusion	Motion carried unanimously				
Treasurer's Report	Presented by Garrett Dornon				
Year to Date Totals	YTD Income: \$89,019.41		YTD Expenses: \$46,970.32		Total Current Assets:\$212,951.50
Contingent Liabilities	Turnverein: \$20,000.00	COB GIS System: \$10,200.00	Brookshire Brothers Grant:\$5,000.00	Angel Nails Grant: \$1,000.00	
Current CD's	FNB Bellville CD# 400391: \$112,951.50			ACSB Bellville CD# 6016755: \$100,000.00	
Sales Tax Income	COB Sales Tax Alloc.:\$17,530.41			COB Sales Tax Retained Payment:\$2,173.40	
Payment Requests	<u>City of Bellville:</u> Parking Lot Utilities:\$191.33 Statue Utilites: \$60.03 North Bell Water: \$19.53 <u>LeAnn Luedeker:</u> Monthly Contract Services: \$250.00			<u>All Out Outdoors:</u> Lawn Maintenance: \$700.00 <u>Brown &amp; Hofmeister:</u> Legal Fees: \$ 18.50	
Discussion	None				
Motion					
Second					

Conclusion	
<b>Agenda Item #8 Consideration and action as needed on request for Turnverein Funding</b>	
Presentation	<p>Tom Barron with the Turnverein Pavilion Restoration Project (Project) presented the Board the following packets:</p> <ul style="list-style-type: none"> <li>-Status of Lease Agreement with City &amp; Request for Phase I Funding</li> <li>-Building Assessment and Recommendations for Rehabilitation</li> </ul> <p>Mr. Barron reported that the Project had presented a lease proposal to the City of Bellville (COB) on January 17<sup>th</sup>, 2018, and will be meeting with the COB on February 2, 2018. The project is asking for a \$300,000.00 commitment from the EDC to begin the project. Linda Fuex spoke on behalf of the Project and stated that the EDC's support would help to attract big donors, and that the Franchise Tax credits will help set up a fund to keep the Turnverein maintained.</p>
Discussion	<p>Pat Burns stated that the publication in the paper of the public hearing notice will start the sixty day clock. Two public hearings are required and that City Councils approval will be the second hearing. Any EDC expenditure over \$10,00.00 is required to have two public hearings. Danny Jacob questioned Annye King on the possible conflict of interest on her part as she serves on the Project Board. Mrs. King stated that she had consulted three attorneys and since there was no chance of financial gain on her part she did not have to abstain on votes that concerned the Turnverein. Ms. King stated that she has a fundraiser planned for May 11<sup>th</sup> that will hopefully raise over \$100,000.00 for the Project.</p>
Motion	Delwin Rettig made a motion to move forward with a public hearing at the EDC March regular meeting and that the public notice will be for consideration of \$20,000.00 for the building condition assessment, \$50,000.00 for phase I engineering and architectural work, and \$300,000.00 for construction costs.
Second	Paul Jones
Conclusion	Motion carried unanimously
<b>Agenda Item #9 Consideration and action as needed on EDC organization for the upcoming year, including bylaws, committee, formation, and procedure</b>	
Discussion	Pat Burns asked for ideas on committees with a suggestion for a governance committee for review of the bylaws and other documents. There can be no more than three EDC Board Members on a committee.
Action	Reesa Ueckert, Annye King, and Delwin Rettig volunteered for the Governance Committee.
Action	Reesa Ueckert, Pat Burns, and Garrett Dornan volunteered for the Business Development and Retention Committee which goal is to put parties together to bring and retain businesses in Bellville.
Action	Garrett Dornon volunteered to form a Community Relations Committee that will possibly include other members outside of the EDC.
Action	Reesa Ueckert, Danny Jacob, and Garrett Dornon volunteered to form the Main Street Committee to research grants and improvement plans for Bellville.
Action	Garrett Dornon will continue with the Website Committee.
<b>Agenda Item #10 Consideration and action as needed on Storefront Grant Application process, Main Street facade, and discussion of options for Historical District.</b>	
Action	Delwin Rettig will research a previous committee that was involved with community development that the EDC previously presented to the City Council, but was not pursued.
Action	Pat Burns will investigate what became of the Bellville Industrial Board.
Action	Delwin Rettig will investigate state and city regulations for signs.
<b>Agenda Item # 11 Consideration and action as needed on Strategic Workshop with City Council.</b>	
Action	Pat Burns will talk with Mayor Lynn to set a date for the workshop.
<b>Agenda Item # 12 Executive Session under Govt. Code Sec. 551.071, 551.072 and 551.087 to discuss legal matters with an attorney, real property negotiations, and or economic development.</b>	
Action	None
<b>Agenda Item #13 Action and matters considered in Executive Session.</b>	

Action	None
<b>Agenda Item #14 Adjournment</b>	
Action	Meeting adjourned by Pat Burns at 6:24 P.M.

Next Meeting March 1<sup>st</sup>.

## March

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	15	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

