

Bellville Economic Development Corporation Meeting Minutes

4.5.2018	5:00 P.M.	Council Meeting Room, Bellville City Hall 30 South Holland, Bellville, Texas 77418
Meeting Type	Regular	
Call to Order	Pat Burns @ 5:02 PM	
Roll Call & Certification of Quorum	Pat Burns	
Present	Pat Burns, Danny Jacob, Garrett Dornon, Annye King, Paul Jones, Reesa Ueckert	
Absent	Delwin Rettig	
Pledge	Pat Burns	
Invocation	Reesa Ueckert	
Agenda Item #3 Approve the agenda as posted		
Discussion	None	
Motion	Danny Jacob made the motion to approve the agenda as posted	
Second	Garrett Dornon	
Conclusion	Motion carried unanimously	
Agenda Item #4 Public comment		
Speaker	none	
Subject		
Agenda Item #4 Grant Requests		
Presenter	Garrett Dornon	
Request Submitted By	The Space Studio Bellville	
Discussion	Fitness Facility going in on the square asking for façade	
Action	Request packet given to all board members for review	
Agenda Item #5 Questions and comments from Board Members		
Comments from board members		
Board Member	Paul Jones	
Subject	Airport Advisory Board	
Checked with Matt Reifkohl. Working on long term agreement, they have secured a courtesy car, and have a camera to record comings and goings.		
Board Member	Danny Jacob	
Subject	Austin County Cruisers Car Show	
Board Member	Pat Burns	
Subject	Forged in Fire Event	
Very intriguing event with great potential		
Board Member	Reesa Ueckert	

Subject	Tape Recorder and Insurance		
Requested that we look into purchasing a new recorder, and that the EDC board needs to clarify their D&O coverage			
Agenda Item #6 Consideration and action to approve the Minutes of the previous meeting			
Discussion	None		
Motion	Annye King		
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			
Treasurer's Report	Presented by Garrett Dornon		
Year to Date Totals	YTD Income: \$119,993.52	YTD Expenses: \$54,891.55	Total Current Assets: \$1,456,260.89
Contingent Liabilities	COB GIS System: \$10,200.00	Turnverein Project: \$5,757.07	Brookshire Brothers Grant: \$5,000.00
Angel Nails: \$1,000.00			
Current CD's	FNB Bellville CD# 400391: \$113,052.17		ACSB Bellville CD# 6016755: \$100,000.00
Sales Tax Income	COB Sales Tax Alloc.: \$26,735.79		COB Sales Tax Retained Payment: \$2,786.05
Payment Requests	<u>City of Bellville:</u> Parking Lot Utilities: \$190.62 Statue Utilities: \$61.98 North Bell Water: \$19.53 <u>LeAnn Luedeker:</u> \$250.00 Monthly Contract Services: \$		<u>All Out Outdoors:</u> Lawn Maintenance: \$700.00 <u>Brown & Hofmeister:</u> Legal Fees: \$ 111.00 <u>Cravens Office Supply:</u> Name plates <u>\$209.65</u> <u>The Bellville Times:</u> Notices \$75.20
Second	Paul Jones		
Conclusion	Motion carried unanimously		
Agenda Item #8 Consideration and Action as needed on semi-annual marketing fund payment to Bellville Chamber of Commerce			
Speaker: Angela Hoppe	Comments: Report on expenditures- see attached		
Discussion	Annye asked about billboard on I-10- Angela responded we can look into it, possibly digital billboards. Pat said that EDC looked at billboard 4-5 years ago and was not cost prohibited, but the digital billboards are possibly more reasonable.		
Motion	Paul Jones made a motion to give the Bellville Chamber of Commerce \$12,000.00 for marketing and administration, and \$12,500.00 for marketing the Bellville community.		
Second	Danny Jacob		
Conclusion	Motion carried unanimously		
Agenda Item #9 Consideration and action as needed on the Turnverein Restoration Project			

Pat Burns: Paul Jones and Pat Burns went to a meeting with representatives from the city John Moore, and Joe Ed Lynn, and the representative of the Austin County Fair. It was a good meeting. We are set to vote on the Turnverein this meeting contingent on a lease agreement, but there is currently not a lease agreement. There are also the following concerns:

1. It's a lot of money
2. The air conditioning is a lot money
3. We possibly won't be able to rent it out any more than what it is currently being rented for.

We asked the Turnverein Committee to do or answer the following:

1. Are there options on the air conditioning?
2. Can we prioritize the needs?
3. Include air conditioning in the first phase.
4. Tell the EDC exactly what each element will cost.
5. Can we do this in stages?
6. List of possible grants and amounts, and what are the requirements?

The Austin County Fair (ACF) is very interested in managing the building.

Look at the positives:

1. Work toward the goal of making the fairgrounds an event center.
2. The ACF grounds are owned by many entities, but would benefit from being managed by the ACF

Board Member	Questions and Comments
Paul Jones	We have brought in a new stake holder than be a true positive stake holder. The ACF does get calls to rent the Turnverein. The Turnverein Committee does not want to manage the building. The lease can be worked out by all involved. Everyone agreed that it is a good thing for the community.
Pat Burns	The lease needs to be modified. There is no need currently for a lease as we can fund a performance agreement. He will send the agreement back to Jeff Moore. The proposal as it stands now will come back to the EDC next month.
Annye King	The current proposal will pay for plans to get bids from builders.
Paul Jones	The state tax credit program will pay 20% of the cost and that is huge.
Reesa Ueckert	Have we received everything that we will get for the \$20,000.00 – Pat - yes
Danny Jacob	Waiting to see what the Turnverein Committee can come up with funds wise? City has neglected this building for 20 years. We have not seen a business plan, we have not seen the economic development that this project will bring.
Annye King	Weddings are going to halls outside of Bellville. If our building was in good condition with air conditioning they could have their weddings there. There are challenges to keeping the integrity of the building.
Pat Burns	When we finally get the final numbers, we might not be able to do it. Will talk to Jeff Moore about getting a performance contract.
Garrett Dornon	If the EDC does not come up with the money will this project be dead? Annye- We are talking to several including LCRA and other foundations asking for money. We were having a party on May 11 th , but it is on the back burner. We don't feel comfortable having a fund raiser until we are for sure the project will move forward. We have to do it historically correct.
Danny Jacob	There is not one person in Bellville that does not want the Turnverein preserved

Reesa Ueckert	Had been asked the question of why the previous EDC board was willing to spend \$800,000.00 plus on the Bishop Pavilion and sidewalk but were so reluctant to spend money on the Turnverein, and would like to have an answer for this person. Pat Burns responded that it was a good project and that he would do it again even though in the planning it could not prove economic impact. Paul Jones stated he would again vote for the project and voted for it because it was part of the Texas A and M master plan, and Danny Jacob does not regret his vote on the project.
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Agenda Item #10 Consideration and action as needed on Annual Maintenance Contract

Discussion	Pat asked to table because Delwin is not here and it is
Motion	
Second	
Ayes	
Nays	
Abstain	

Agenda Item #11 Consideration and action as needed on EDC committee reports

Committee:	Website
Report Given By:	Garrett Dornon

The website will be presented next month.

Committee:	Governance
Report Given By:	Reesa Ueckert

The rough draft of the bylaws are completed and will be sent to Jeff Moore for review.

Committee:	Quite Zone
Report Given By:	Pat Burns

Basic numbers on the crossings where the horn will go in. This is only for the horn itself and the flagger. \$167, 000.00 Main Street
Does not include the interconnection fees. This is probably the biggest number out there. Might be a \$250,000.00 project. Waiting on BNSF

Committee:	Main Street
Report Given By:	Garrett Dornon

The State Director will have a conference call with the committee.

Agenda Item #12 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.

Action	None
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Agenda Item #13 Action and matters considered in Executive Session

Action	None
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Agenda Item #14 Adjournment

Action	Meeting adjourned by Pat Burns at 6:16PM
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Next Meeting May 3rd.