

Meeting Minutes
Bellville Economic Development Corporation

The regular meeting of the Bellville Economic Development Corporation was called to order by David Ottmer at 5:35 P.M., Tuesday, April 8, 2003, in the Council meeting room at City Hall, Bellville, Texas.

Present were Wayne Browning, Jerome Peters, Warren Scott, David Ottmer, Nancy Allen and Kenneth Stein. Bob Simpson arrived late; a quorum was present.

Wayne Browning made a motion the Agenda be approved. The motion was seconded by Nancy Allen. David Ottmer stated Item #11 could be removed from the printed agenda and proposed the Treasurer's Report be postponed until the arrival of Bob Simpson. The revised motion carried unanimously.

Wayne Browning made a motion the Minutes of the March 11, 2003 meeting be approved as presented. Nancy Allen seconded the motion and it carried unanimously.

Wayne Browning made a motion the Minutes of the Special Meeting of March 25, 2003 be approved as presented. Kenneth Stein seconded the motion and it carried unanimously.

Wayne Browning made a motion the Minutes of the Special Meeting of March 28, 2003 be approved as corrected by Suzanne Edwards. Kenneth Stein seconded the motion and it carried unanimously.

Bob Simpson distributed a Treasurer's Report for April for review. The beginning balance on February 28, 2003 was \$262,693.77. Three checks totaling \$22,786.54 were debited and three deposits totaling \$30,260.37 were credited. The amount credited included checks from the Bellville Trading Co. grant of \$17,668.49; a sales and use tax check in the amount of \$11,508.97; and interest of \$1,082.91. The ending balance on March 31, 2003 was \$270,167.60.

**Agenda Item #8
Public Comment**

No members of the public registered to speak before the Board.

**Agenda Item #9
Review Proposed Revision to the Policy for Dispensing BEDC Funds
to Approved Grants**

Discussion ensued regarding preparation of a contract to be signed by everyone to whom a grant of BEDC funds is given. To date the contract prepared for the Chamber of Commerce and the Bellville Heritage Gathering is the first to be signed. To be fair and consistent with all recent grants, it was agreed a contract would be prepared for the Bellville Public Library to sign. A contract with the Boys & Girls Club will not be prepared until final legal interpretation is received. Wayne Browning questioned whether a contract could be enforced if it were not included in the application package. Also the subject of budget revision was discussed to include the fee from Charley Smith for contract preparation. No action was taken on this agenda item. David will get input from Charley on contract preparation, disbursement of funds and changes to the application package.

**Agenda Item #10
Review and Possible Approval of Policy Letter Concerning Unexcused**

Absences by EDC Board Members

Jerome Peters did not receive a draft policy letter from John Harle.

**Agenda Item #11
Continue Discussion and Take Possible Action Regarding Meeting with
Representatives of Bellville Swimming Pool**

This item was included in the agenda in error and overlooked when the agenda was considered. It was passed over and no action was taken.

Agenda Item #12
Report from Nancy Allen on Status of Texas Historical Commission's
Visionaries in Preservation Program

Nancy reported a meeting was scheduled for Thursday, April 10, at 6:30 p.m. at Tony's Restaurant in Sealy. Sarah Post of Cuero, TX is to be the guest speaker. She is a VIP member and heads the Cuero Main Street Program. The meeting is open to all who are interested.

Agenda Item #13
Discuss Scope and Boundaries of Economic Development Corporation
as Understood by Members of the Board and Take Action
as Necessary

Jerome Peters asked that this item be included on the agenda because, in his opinion, there were no expectations for the Board from the By-Laws. He asked if there was a scope or limit to the BEDC which would prevent a decision from being taken regarding BNSF or any other project which he might present.

The president responded that the BEDC is only limited to what the members decide to do that is proper and legal, and with the City Council having the final word. The acquisition of real property must be decided in Executive Session. The City Council can approve or disapprove of any project the EDC is pursuing.

Agenda Item #14
Discuss Revision of Budget and Take Action as Necessary

Jerome Peters reported he had attempted contact with other economic development boards, but had received only one ambiguous response. Right now we have a one-year budget, but all the money can be given out in one six-month cycle. The budget will be reviewed in August and finalized in September; perhaps two six-month budgets should be considered. Five applications were received in the first six-month period; none have been received for the second period. Kenneth Stein said he found the whole decision-making process very difficult and wondered, if we were to divide the budget into two cycles, if the first cycle of applications would be judged more harshly than the second cycle of applications. The BEDC has never tried

to grant funds only once a year. A question was posed regarding what would happen if a business were considering moving to Bellville and had to wait until the next granting period the following year? David Ottmer stated the budget could be changed at the discretion of the Board. Jerome suggested we might consider two schedules: one for recruiting new businesses and one for other types of applications like the Convention Center and the Lion's Club.

Jerome Peters made a motion the agenda item be tabled for the time being to give everyone to think about 1) how to handle applications which need an immediate response and 2) how to handle other inquiries. The motion was seconded by Bob Simpson and carried unanimously.

Agenda Item #15

Consideration of any Action Necessary and Related to the Organization and Operation of a Corporation Formed under Chapter 4B of the Economic Development Act of 1979, as Amended

Jerome distributed copies of his report on "The Yards: A Heritage Business Development Project by BEDC" for everyone's review and discussion at the next meeting.

Jerome also reported he and David Ottmer will attend a meeting on Thursday, April 18, in Yoakum, TX to meet with the highway department to discuss the possible widening of Highway 36. He requested members call or e-mail him with comments.

There being no further business to come before the BEDC, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Suzanne C. Edwards

Recording Secretary