

Bellville Economic Development Corporation Meeting Minutes

08/16/18 5:00 P.M.	Council Meeting Room, Bellville City Hall 30 South Holland, Bellville, Texas 77418
Meeting Type	Special
Call to Order	Pat Burns @ 5:00 PM
Roll Call & Certification of Quorum	Pat Burns
Present	Pat Burns, Garrett Dornon, Reesa Ueckert, Delwin Rettig, Danny Jacob, Paul Jones
Absent	Annye King
Invocation	Paul Jones
Pledge	Pat Burns
Agenda Item #3 Approve the agenda as posted	
Discussion	Pat Burns stated that some agenda items would be moved around.
Motion	Paul Jones made the motion to approve the agenda as posted
Second	Danny Jacob
Conclusion	Motion carried unanimously
Agenda Item #4 Public comment	
Speaker	Donna Jacob
Subject	Requested that she be placed on the September agenda. Wants everyone to look at the Revitalization Plan and review the grants for the current businesses in Bellville. We need economic development in Bellville. Suggest review of 2008 survey of wanted business in Bellville. She would like to see City Council and EDC work together. Change does not have to mean different. Thanked EDC Board for their time.
Agenda Item #5 Questions and comments from Board Members	
Board Member	Pat Burns
Subject	Texas Municipal League EDC Conference in Bastrop on November 15&16 th To be placed on the September agenda
Board Member	Reesa Ueckert
Subject	Stephen F. Austin statue has not inscription as to who he is/was. Pat Burns suggested that this item be placed on the September agenda.
Board Member	none
Subject	
Agenda Item #6 Consideration and action to approve the Minutes of the previous meeting	
Discussion	None
Motion	Garrett Dornon
Second	Danny Jacob
Conclusion	Motion carried unanimously
Agenda Item #7 Consideration and Action as needed on the Bellville Golf and Recreation Club Grant- Agenda Item #10-Consideration and Action as needed on Business Improvements Grant Program Pat Burns requested that agenda item #10 be moved up to agenda item #7, and there was no objection	
Pat Burns stated The Bellville Golf and Recreation Club is outside of the city limits of Bellville and the EDC Grant guidelines state that a business requesting a grant must be within the city limits.	
Danny Jacob objected to this as these businesses do not contribute to the city sales tax.	
Motion	Paul Jones made the motion to amend the EDC guidelines to extend the EDC grant requirement to include the ETJ of Bellville
Second	Garrett Dornon
	Danny Jacob asked if this violates any state statute. Delwin Rettig brought up the fact that the EDC

Discussion	has worked with businesses outside the city limits in the past, specifically the Seacon project. Reesa Ueckert brought up the fact that all EDC Board members must live within 10 miles of the City of Bellville. Garrett Dornon does not like to see the EDC restricted to just the city limits. Reesa Ueckert also started that she hated to see the EDC choked down. Reesa Ueckert, Danny Jacob and Delwin Rettig asked for a recess so that they could view the ETJ map and exited to the City Hall lobby. Upon returning Paul Jones informed everyone that the City of Bellville being a General Rule city can on have a maximum ETJ of .5 miles.
Conclusion	Motion carried unanimously

Garrett Dornon reported on the finding of the Business Improvement Grants Program Façade, electrical, and general property improvement was the most popular. The following BEDC Incentives were proposed: A. Sign Improvement B. Property Improvement C. Vacant, Underutilized, & Occupancy Incentive D. Mega Grant (See attached Grant Proposals).

Pat Burns addressed the fact that City Council would have to comfortable with the EDC handing out these amounts without their approval. **Danny Jacob** felt that we need to set limits on all these grants, and that the city could also help with things such as providing free dumpsters, and waiving fees for inspection fees. **Reesa Ueckert** liked the idea of Bellville being open for business and the EDC being able to help any new or existing business. **Delwin Rettig** requested a \$6,000.00 cap. **Reesa Ueckert** asked why a cap should be set, and Pat Burns answered that caps need to be in place for budget purposed. **Paul Jones** we need to decided what the cap will be, and the committee needs to put together a workable application. **Pat Burns** suggested that we place this item on the September agenda, kicking this back to the committee with the suggestions that were given tonight and return with formal language in the guidelines within the \$120,000.00 budget. **Reesa Ueckert** reminded everyone that the EDC can bring a business owner into executive session and ask questions. **Pat Burns** will forward the PDF of the guidelines to committee.

Agenda Item #7 Consideration and Action as needed on the Bellville Golf and Recreation Club Grant

Pat Burns reviewed the grant request	
Motion	Paul Jones made a motion to approve the \$2,000.00 request
Second	Delwin Rettig
Discussion	None
Motion	Motion carried with Reesa Ueckert abstaining due to the fact that H.R. Ueckert is the contractor for the project.

Agenda Item #8 Consideration and Action as needed on the Chase Graves Functional Fitness grant request

Motion	Reesa Ueckert made the motion to award the grant request of \$3,000.00
Second	Paul Jones
Discussion	None
Conclusion	Motion carried unanimously

Agenda Item #9 Consideration and Action as needed on EDC Director Position

Paul Jones stated that we should consider an EDC director position. With the growth in the area our EDC will be competing with other cities, and EDC Board members do not have the time it takes to do what is needed. This director could apply for grants that would pay for their position. **Reesa Ueckert** spoke about the growth in Bellville, and the people that want to move to Bellville, and the unavailability of homes for sale in the City of Bellville. **Garrett Dornon** said that the growth is coming. **Pat Burns** asked **John Moore** to speak to the issue. He suggested going out into the market and finding out what the price of a director would be that would meet our needs. **Pat Burns** stated that Brenham has an opening with pay \$69,000.00 to \$103,000.00. With this budget year we have \$150,000.00 to play with. **Paul Jones** stated that now is the time to start and not kick the can down the road. **Pat Burns** declared a committee formed on the issue **Paul Jones, Garrett Dornon, Danny Jacob formed the Administration Committee.**

Motion	None
Second	None
Discussion	None
Conclusion	None

Agenda Item #10 Consideration and Action as needed on Business Improvements Grant Program

See above note on Agenda Item #7	
Motion	none
Second	
Conclusion	

Agenda Item #11 Committee Reports

None	
Motion	
Second	
Discussion	
Conclusion	

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.

none	
Agenda Item #13 Action and matters considered in Executive Session	
Action	None
Agenda Item #14 Adjournment	
Action	Reesa Ueckert stated that she will not be able to make the September meeting and asked if the meeting could be moved to September 13 th , everyone agreed to the meeting change. The meeting was adjourned by Pat Burns.