

**MINUTES OF REGULAR MEETING
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION
BELLVILLE CITY HALL
30 SOUTH HOLLAND STREET
THURSDAY, MARCH 4, 2021
5:30 P.M.**

Notice is hereby given of a meeting of the Bellville Economic Development Corporation to be held on the above mentioned date and time at Bellville City Hall located at 30 South Holland Street, in Bellville, Texas, for the purpose of discussing the following agenda items. All agenda items are subject to action.

The Board of Directors reserve the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberations about Economic Development Matters).

1. Call to Order, Invocation and Pledge. **President Trey Werner called the meeting to order at 5:30 PM and led the Invocation and Pledge.**
2. Roll Call and Certification of a Quorum. **Present: Wade McGee, Trey Werner, Paul Jones, Matthew Dundrea, Dan Bonk, Ric Flores and Rhonda Dean. Absent: None Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted. **Paul Jones made a motion to approve the Agenda as posted. Seconded by Matthew Dundrea. Motion carried unanimously.**
4. Petitions and Requests from the Public
(Members of the public that have completed the Sign-In Sheet who wish to speak either on agenda items, or non-agenda items, will be given three (3) minutes during the Public Comment portion of the meeting. Speakers wishing to speak at the beginning of a specific agenda item/s will also be given three (3) minutes to speak at the beginning of that agenda item if they have completed the Sign-In Sheet. In accordance with the Texas Open Meetings Act, the Board of Directors will not discuss or consider any items addressed during this agenda item. However, the President or Executive Director may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)

Renee Polter introduced herself and explained her role as community and clinical coordinator with Tri County ER in Sealy.

5. Questions and Comments from Board Members
(Discussion is limited to statements of policy or statements of factual matters, or the request of a matter to be placed on the next meeting's agenda.)

Rhonda Dean requested Tienda West business improvement grant be put on the April 8th BEDC meeting agenda and asked the owner to be present at the meeting.

Matthew Dundrea asked the 2020-2021 BEDC budget amendments be on the April 8th BEDC meeting agenda.

6. Executive Director Report

Turnverein

Waiting on Final paperwork approval

BEDC Workshop with City Council postponed till later date

Tax Abatement Tax Credit Policy Creation

Internet Provider (Zochnet)

Fiber Optic installation is in progress

Inside or Outside Bellville City Limits (10 Mile Radius)

– Call Roger at 877-866-7770 for high speed availability

Courthouse Square Alleys Upgrade

Quotes being obtained for asphalt topping for alleys and dumpster pad

Will not be included in Community Development Grant Application

Visited with 2 potential businesses looking at Bellville property as possible location

Met with Grants Works and Engineer concerning both grant projects

ADA Sidewalks around Courthouse Square

Attended webinar about economic development strategies

Strategic Planning projects for 2021-2022

In process of ability for Incode report creation

7. Consideration and Action to Approve Minutes of Previous Meetings Held:

Regular Meeting, February 4, 2021

Special Meeting, February 11, 2021

Paul Jones made to motion to approve the minutes of the Regular meeting of February 4, 2021 and the Special Meeting of February 11, 2021. Matthew Dundrea seconded the motion. Motion carried unanimously.

8. Consideration and Action to Approve the Advertising and Tourism Reports for February, 2021 from the Bellville Chamber of Commerce

Matthew Dundrea made a motion to approve the Advertising and Tourism reports for February, 2021 from the Bellville Chamber of Commerce. Ric Flores seconded the motion. Motion carried unanimously with Dan Bonk abstaining.

9. Consideration and Action to Approve February 2021 Treasurer's Report, Payment of Outstanding Bills, and Investments

Ric Flores made a motion to approve the February, 2021 Treasurer's Report with payment of outstanding bills in the amount of \$7,990.65 with changes noted. Matt Dundrea seconded the motion. Motion carried unanimously.

Outstanding Bills

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	121.34
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	42.13
Brown & Hofmeister LLP	January Legal Services	376.00
Brown & Hofmeister LLP	February Legal Services	470.00
Jerry Olson	Invoice 2543 September, 2020 thru November, 2020	435.00
Jerry Olson	Invoice 2544 December, 2020 thru February, 2021	345.00
Paramount Promotions	February Executive Director Services	5,000.00
The Bellville Times	February Classified Display	101.18
Austin County News Online	February 4th & 11th BEDC Meeting Invoice	150.00
All Out Outdoors LLC	February Maintenance	700.00
City of Bellville	February Accounting Services	250.00
Total		\$ 7,990.65

10. Consideration and Action as needed to approve the Bellville Economic Development Corporation Type 4B State Comptroller Annual Report for the Fiscal Year 2020 (October 1, 2019 thru September 30, 2020)

Matthew Dundrea made a motion to approve filing the BEDC Type 4B State Comptroller Annual Report for the Fiscal Year 2020 (October 1, 2019 thru September 30, 2020). Paul Jones seconded the motion. Motion carried unanimously.

11. Consideration and Action as needed for approving a recommended methodology for determining the BEDC's capacity to approve new grants

Paul Jones made a motion to approve the recommended methodology for determining the BEDC's capacity to approve new grants as presented. Wade McGee seconded the motion. Motion carried unanimously.

12. Consideration and Action as needed for the Guidelines and Criteria for Business Improvement Grant Program

Discussion by Board members and no action.

13. Consideration and Action as needed for the Business Improvement Grant Program Application

Discussion by Board members and no action.

14. Executive Session under Texas Government Code Section 551.071, 551.072 and 551.087 to discuss legal matters with attorney, real property negotiations and/or economic development negotiations

NONE

15. Action on matters considered in Executive Session

NONE

16. Committee Reports

- a. Community Relations Committee
- b. Turnverein Committee
- c. Finance Committee – **Drafting template.**

17. Adjournment

Ric Flores made a motion to adjourn the meeting. Paul Jones seconded the motion. Motion carried unanimously and meeting adjourned at 7:34 pm.