

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: March 7, 2019
Time of Meeting: 5:00 P.M.
Location: Council Meeting Room, Bellville City Hall
30 South Holland St., Bellville, TX 77418

1. Call to Order, Invocation and Pledge
2. Roll Call and Certification of Quorum **Present: Rhonda Dean, Danny Jacob, Pat Burns, Garrett Dornon, Paul Jones, Ric Flores, Reesa Ueckert. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Ms. Ueckert motion to approve, Mr. Flores 2nd. Motion approved unanimously**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **Accepted Business Grant application from Blondies Hair Salon**
5. Questions and Comments from Board Members (discussion is limited to statements of policy or statements of factual matters, or the request that a matter be placed on the next meeting's agenda). **Ms. Dean gave report on TCDI conference. Mr. Jacob said the car show had been moved to April 13 because of weather. Ms. Ueckert also spoke about what she learned from the TCDI conference and said City Council Candidates will have a forum on April 9th at 6 pm at Faith Academy Gym. Meet the Candidates night April 11th from 3-7 at Ruffus Pleasant.**
6. Consideration and Action to Approve Minutes of Previous Meeting held **Ms. Ueckert motion to approve, Mr. Jacob 2nd. Motion approved unanimously.**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Flores presented report. Total current assets are \$779,537.54. Income for the month was \$33,205.35. It was pointed out that an accounting change was made in the way sales tax revenue was being noted. Cathy Ezell explained that it was a change made at the recommendation of the auditor. Because the sales tax numbers lag 2 months behind, 2 months of income was attributed to the previous fiscal year, making it appear that income was running below budget, but in reality, income is running ahead of budget. There was discussion about the best way to present this information. Ms. Ezell and Ms. Luedeker will work with Mr. Flores to find an acceptable solution for the board. Also on committed projects, it was noted that ACTS signage grant had expired without action from the business owner. Mr. Dornon was to send notice to ACTS of the expiration. Bills presented for payment: \$170.42, \$58.73 & \$80.75 to City of Bellville for utilities, \$1,000 to Chase Graves for signage grant, \$1,000 to Ruffus Pleasant for signage grant, \$700 to All Out Outdoors for lawn maintenance, \$56 to Bellville Times for notices, \$350 to LeAnn Luedeker for monthly contract, and \$1245.50 to Brown and Hofmeister for legal services for a total of \$4661.40. Ms. Ueckert motion to approve report and pay bills as presented, Mr. Jacob 2nd. Motion approved unanimously.**
8. Consideration and Action to Approve the Advertising and Tourism Report from the Chamber of Commerce **Mr. Jones motion to approve Jan & Feb reports. Mr. Burns 2nd. Motion approved unanimously.**
9. Discussion and Action as needed on Hospital. (Moved from lower on agenda) **Tony Causey from the Bellville Hospital District gave update on hospital status. Expected to sign a management contract with a consultant to take over operation of the hospital. The consultant will be interim manager until May 7th. At that point the CHI, will terminate its contract, and the Hospital District will take back operation, with the consultant as manager. Noted this will be a major challenge, but there is great community support to keep the hospital open. Money will be a challenge, as CHI owns the receivables, so the Hospital District will not have income immediately, and only has enough funds to operate for about 3 months. Has discussed a line of**

credit with local banks. Is also working with the Foundation for fundraising. He knows immediate needs from the EDC will be help with paying for new signage, jobs training, and possible interior remodeling to the Bosse Clinic. They hope to reopen the O.R., and keep as many jobs as possible. Mr. Dornon asked him to let the EDC know what we can do to help.

10. Consideration and Action as needed on Holland Haus business improvement grant. **Mr. Jones motion to approve signage grant for \$473. Mr. Jacob 2nd. Motion approved unanimously.**
11. Consideration and Action as needed on Bellville Village business improvement grant. **Bellville Village requests a \$10,000 grant for exterior paint, prep and labor. Ms. Ueckert explained the new owners had started to paint the buildings with paint they already had, which would have included bright red railings and electric blue buildings. After discussions, the owners agreed to work with the EDC on colors that might be blend better with community paint schemes. Ms. Ueckert and Kerri Byler from the merchants group offered to work with the owners on colors. Mr. Jones motion to approve the grant with stipulation that the final colors chosen were approved by the EDC committee. Mr. Jacobs 2nd. Motion approved unanimously.**
12. Consideration and Action as needed on grant to Forged in Fire. **Forged in Fire requested help for the upcoming event in April. The Chamber has used EDC funds to help with marketing the event. Ms. Ueckert pointed out this event was unique, in that it was being organized primarily by just one local business owner, and that it had the potential to be a signature event for Bellville. Mr. Jacob expressed concern that the reason for establishing the marketing fund was so that all support be funneled through the Chamber. Mr. Burns suggested that because the event was so new, that a one time grant could be made to help get it off the ground. Mr. Burns motion to grant \$500 for legally acceptable expenses. Mr. Jones 2nd. Motion approved unanimously.**
13. Discussion and Action as needed on early payment of Clark Park debt. **Ms. Ezell participated in the discussion. The board discussed the pro's and con's of moving the debt off the board's books. An early payment of the bonds would trigger a penalty. She noted the bonds can be paid off without penalty in 2 years. The board could also transfer the money to an escrow account, essentially freeing up cash flow to hire an executive director. Ms. Ezell will ask the bond company to work up an analysis on costs. Motion tabled.**
14. Discussion and Action as needed on possible Executive Director position. **The board discussed the pro's and con's of a contractor position versus a part time or full time. Ms. Ezell explained the law for hiring, and discussed possible options, including creating a joint EDC/City committee to oversee the position. Mr. Flores expressed concern with hiring someone before a Strategic Plan was drafted. There was also discussion of immediate things the board could do to be more responsive to outside interest. The Administrative Committee will look into options on establishing a phone line, or cell phone number that can be answered.**
15. Discussion and Action as needed on changing accounting status of certain EDC assets. **Mr. Dornon said he wondered why certain items such as Bell street were listed as assets on the EDC books, when they couldn't be sold. Mr. Jones explained it was originally so we could show how the EDC money was being spent, and that it was also because the EDC board at that time wanted to remain responsible for upkeep. There was discussion that the fixed assets make it look to the general public like the EDC has more money than it does. No Action.**
16. Discussion and Action as needed on Town Hall. **Ms. Ueckert discussed briefly the results of the recent town hall with Texas A&M. One point at the hall was if you wanted to know the growth prospects of a town, look at the Kindergarten size. Ms. Ueckert compiled the numbers, which showed class size was essentially flat over the last 10 years. This might point to stagnant growth in Bellville.**
17. Consideration and Action as needed on Bank Signature Cards. **Mr. Burns motion to approve all current board members as signatories on bank cards, and to remove former members. Mr. Jones 2nd. Motion approved unanimously.**
18. Committee Reports
 - a. Quiet Zone Committee **Mr. Burns said he had just received the estimate for the last crossing to be priced from our consultant Mr. Albritton. The North Granville crossing came in at \$276, 649. Mr. Albritton explained this was because the equipment at the crossing was old and not compatible with the necessary equipment. Mr. Burns suggested that the**

board look at just designating the zone from Hacienda to Glenn street. Those are the crossings in the City limits, and would cost approx. \$150,000. Mr. Burns asked that an item be placed on next months agenda.

- b. Main Street Committee
 - c. Community Relations Committee
 - d. Hotel Committee
 - e. Strategic Plan Committee **Mr. Flores recommended moving ahead with a joint session with City Council to discuss the Strategic plan. Mr. Burns suggested working at the committee level with Council until after the election. But the board suggested Mr. Dornon go ahead and ask for a full joint workshop.**
 - f. EDC Administration Committee
19. 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.
20. Action on matters considered in Executive Session. **None**
21. Adjournment. **7:45**