

**MINUTES OF REGULAR MEETING
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION
BELLVILLE CITY HALL
30 SOUTH HOLLAND STREET
THURSDAY, APRIL 8, 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 **Vice-President Ric Flores called the meeting to order at 5:30 PM and led the Invocation and Pledge.**
2. Roll Call and Certification of a Quorum **Present: Paul Jones, Matthew Dundrea, Dan Bonk, Ric Flores and Rhonda Dean. Absent: Wade McGee Trey Werner had resigned since last BEDC meeting. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Paul Jones made a motion to table Agenda item #11 and approve the remaining Agenda as posted. Matthew Dundrea seconded the motion. 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.)

None

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.)

Dan Bonk made a motion to elect a new President and Vice President (if necessary) at the May 6th BEDC meeting. Paul Jones seconded the motion. Motion carried unanimously.

6. Executive Director Report

Turnverein

Waiting on Final paperwork approval

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

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

Potential Residential Subdivisions

Met with Grants Works and Engineer concerning both grant projects

ADA Sidewalks around Courthouse Square

Strategic Planning projects for 2021-2022

In process of ability for Incode report creation

Met with Bellville ISD superintendent about short and long term visions

Potential Hotel

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

Regular Meeting, March 4, 2021

Matthew Dundrea made to motion to approve the minutes of the Regular meeting of March 4, 2021. Paul Jones seconded the motion. Motion carried unanimously.

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

Matthew Dundrea made a motion to approve the Advertising and Tourism reports for March, 2021 from the Bellville Chamber of Commerce. Paul Jones seconded the motion. Motion carried unanimously.

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

Dan Bonk made a motion to approve the March, 2021 Treasurer's Report with payment of outstanding bills in the amount of \$32,694.65. Paul Jones seconded the motion. Motion carried unanimously.

Outstanding Bills

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	121.23
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	60.92
Brown & Hofmeister LLP	March Legal Services	681.50
Bellville Chamber of Commerce	Professional Services (Payment 2 of 2)	12,000.00
Bellville Chamber of Commerce	Promotions & Advertising (Payment 2 of 2)	12,500.00
Bellville Chamber of Commerce	Strategic Planning (Payment 2 of 2)	550.00
Paramount Promotions	March Executive Director Services	5,000.00
The Bellville Times	March Classified Display	56.00
Austin County News Online	March 4th BEDC Meeting Invoice	75.00
All Out Outdoors LLC	February Maintenance	700.00
All Out Outdoors LLC	March Maintenance	700.00
City of Bellville	March Accounting Services	250.00
Total		\$ 32,694.65

10. Consideration and Action as needed related to the amendments to the Bellville EDC 2020-2021 Annual Budget

Paul Jones made a motion to approve the amendments to the Bellville EDC 2020-2021 Annual Budget. Dan Bonk seconded the motion. Motion carried unanimously.

11. Consideration and Action as needed in regards to BEDC support of the Bellville Medical Center mandated 3 year Community Health Needs Assessment for Austin County **Tabled**

12. Consideration and Action as needed concerning update on the Tienda West LLC Business Improvement Grant

No Action

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

Paul Jones made a motion to approve the proposed Guidelines and Criteria for Business Improvement Grant Program along with replacing “any improvements” to be “any requested reimbursable improvements” in Section 4 (L). Dan Bonk seconded the motion. Motion carried unanimously.

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

Matthew Dundrea made a motion to approve the proposed Business Improvement Grant Program Application. Dan Bonk seconded the motion. Motion carried unanimously.

15. 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

16. Action on matters considered in Executive Session

None

17. Committee Reports

- a. Community Relations Committee
- b. Turnverein Committee
- c. Finance Committee

18. Adjournment

Dan Bonk made a motion to adjourn the meeting. Matthew Dundrea seconded the motion. Motion carried unanimously and meeting adjourned at 6:28 pm.