

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: July 11, 2019
Time of Meeting: 5:30 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: Reesa Ueckert, Pat Burns, Danny Jacob, Garrett Dornon, Paul Jones, Ric Flores, Rhonda Dean. Quorum certified.**
3. Consideration and Action to Approve the Agenda as Posted **Motion to approve by Mr. Flores, Mr. Jacob 2nd. Motion approved unanimously.**
4. Public Comment (3-Minute Remarks of Speakers who have completed Sign-in Sheet) AND Receipt of Grant Applications **No Speakers. Grant application received for Brooks Fender Joint Venture for a Short Term rental at 531 S. Holland**
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. Ueckert stated that her Father had been admitted at Bellville Medical Center for treatment, and that the family had a great experience with the high level of care. Mr. Dornon stated that the Turnverein Restoration group had turned in the Part B to the Texas Historical Commission as required by the terms of the agreement. Ms. Ueckert also showed pictures of the newly renovated Mockingbird Landing short term rental. All work is completed, and the first guests were due to come in this weekend.**
6. Consideration and Action to Approve Minutes of Previous Meeting held. **Mr. Jones motion to approve. Mr. Flores 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 \$815,404.17. Total contingent liabilities are \$191,250.23. Revenue for the month was \$22,264.54. Revenue continues to pace ahead of budget. Bills presented for payment were \$79.25, \$47.60 & \$45.75 to City of Bellville for utilities, \$395 to Association of Rural Communities for annual dues, \$117 to Brown and Hofmeister for legal services, \$55.99 to Bellville Times for notices, \$125 to Texas Economic Development Council for annual dues, \$10,000 to Mockingbird Landing for Business improvement grant, \$700 to All Out Outdoors for lawn maintenance, \$350 to LeAnn Luedeker for monthly contract, and \$3,300 to Public Admin Consulting for the Strategic Plan. Mr. Dornon also stated that the board owed Mr. Jones reimbursement for training for the Sales Tax conference and because Mr. Jones had used his personal credit card to pay for EDC website hosting. Mr. Dornon did not have the exact numbers with him. Mr. Burns made a motion to approve the Treasurer's report and to pay bills as presented, including the reimbursement for Mr. Jones, as long as it did not exceed \$1,000. Mr. Jacob 2nd. Motion approved unanimously. Final total for Mr. Jones reimbursement was \$990.74, including \$815.74 to IT/Network Solutions, and \$175 for Sales Tax conference.**

8. Consideration and Action to Approve the Advertising and Tourism Report from the Chamber of Commerce. **Sabrina Sandoval from the Marketing committee presented the report. The Marketing account has a current balance of \$10,829.94. Market Day is on summer break, but the Farmer's Market has had two very successful sessions. July 12 will be the first Brew Crawl on the Square. The committee has provided radio and other marketing for the event. Also provided support for the 4th of July event at Emery's Buffalo Creek. They are working with Emery's to encourage more guests from their wedding events to shop on the Square. Mr. Burns motion to approve report, Ms. Dean 2nd. Motion approved unanimously.**
9. Consideration and Action as needed to approve grant request from Life Changes Home Staffing. **Requested matching grant for signage at their office at 112 S. Front St. Total cost of sign \$1190.75. EDC would pay for half, or \$595.40. Mr. Burns motion to approve. Mr. Jacob 2nd. Motion approved unanimously.**
10. Consideration and Action as needed on funding for repair of Downtown Lights. **Ms. Ueckert had asked if the EDC could help with the lights around the Square, as they were looking unsightly. Mr. Burns explained the history of the lights, that the EDC had paid for their purchase originally, but that the City was unwilling to be involved in upkeep at the time because of perceived liability issues. Mr. Burns formed Downtown Bellville Inc., and it was responsible for the maintenance. Mr. Burns had raised funds for repairs over the years through donations and as part of revenues from various merchant events. Last year, Mr. Burns had turned Downtown Bellville over to Denise Bro from Coco and Duckie's. It was suggested that the EDC should fund the repairs. Ms. Dean asked if it was time to go back to Council to see if the City would handle the repairs, as other neighboring cities do. It was agreed Mr. Burns would speak to Ms. Bro about a repair schedule and budget and would turn off the lights until the repairs could be made.**
11. Consideration and Action as needed on 2019-2020 annual EDC budget. **Mr. Flores presented a proposed budget as a starting point for discussions. Using actual revenue from this year, the budget calls for an increase from \$272,000 to \$288,994 next year. There was extensive discussion on ways to best lay out the budget to provide better guidance to the board on the actual funds available and on revenue projections throughout the year. There was discussion on whether to break out the Business Grant program from the Special Projects line and how to keep track of special projects and contingent liabilities. There was also discussion about whether to include a line item for an Executive Director, and at what funding level. Mr. Flores, Mr. Dornon and Mr. Jones were going to discuss options for achieving these various goals and present those options at the next EDC meeting.**
12. Consideration and Action as needed on Backdoor Square plan. **Ms. Ueckert showed pictures of the improvement after the old Habitat building was torn down and replaced with a parking lot, including the new planters and light fixtures. There was discussion of other places behind the Square where similar improvements could be made.**
13. Committee Reports
 - a. Main Street Committee
 - b. Quiet Zone Committee **Mr. Burns said that the City had filed the Notice of Intent to establish a Quiet Zone, and that we were in the 30-day comment**

period for the stakeholders such as BNSF, TXDOT etc.

c. Community Relations Committee

d. Hotel Committee **Following on the opening of Mockingbird Landing, there was more discussion on how these short term rentals could help bring more tourists to Bellville, in lieu of a new hotel. Mr. Jacob shared figures from the City showing an increase in collection of City Hotel Tax, with most of the new revenues coming from the short term rentals which had been supported by EDC grants.**

e. Strategic Plan Committee **Mr. Flores said the committee was making good progress and praised the commitment from all the members. He said there was general agreement on the sense of urgency to complete the project. Mr. Dornon said a survey on City priorities would be going out in the August utility bill.**

f. EDC Administration Committee

g. Other committees

14. 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.
15. Action on matters considered in Executive Session.
16. Adjournment.