

**MINUTES OF SPECIAL MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
MONDAY, JULY 19, 2021  
5:00 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 Negotiations).**

1. Call to Order, Invocation and Pledge **President Ric Flores called the Special Meeting to order at 5:00 PM.**

2. Roll Call and Certification of a Quorum

**Present: Paul Jones, Matt Dundrea, Ric Flores, Tony Krueger and Rhonda Dean.**

**Absent: Dan Bonk and Wade McGee. Quorum certified.**

3. Consideration and Action to Approve the Agenda as Posted **Mr. Jones made a motion to approve agenda as posted. Mr. Dundrea seconded the motion. Unanimous. Motion carried.**

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.) Paul Jones stated Main Street Collective LLC application was fully vetted.**

6. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Main Street Collective LLC Project to provide funding for the Project to promote new business development and enterprises. Proposed incentives include sign improvements, property improvements, targeted infrastructure assistance and construction incentives for vacant buildings. Total of all incentives not to exceed \$50,000.00.

**Public Hearing was opened at 5:03 PM. Nobody provided comments and Public Hearing was closed at 5:04 PM.**

7. Consideration and Action as needed related to the business improvement grant program application submitted by Main Street Collective LLC

**Matt Dundrea made a motion to approve a Business Improvement Grant to Main Street Collective LLC for 50% of Qualifying Expenditures as shown on the Phase 1 schedule dated 7/8/21 provided by Applicant with total reimbursements not to exceed \$50,000. This grant is conditioned on approval by City Council and execution of a Performance Agreement that incorporates the terms, conditions and representations in the final Application submitted by Main Street Collective LLC and the BEDC Guidelines and Criteria for the Business Improvement Grant Program. Paul Jones seconded the motion and the motion carried unanimously.**

8. Adjournment **Paul Jones made a motion to adjourn. Tony Krueger seconded the motion. Motion carried unanimously. Meeting was adjourned at 5:19 PM.**