

Minutes
Regular Meeting
Bellville Economic Development Corporation

Date of Meeting: August 1, 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: **Ric Flores, Pat Burns, Danny Jacob, Garrett Dornon. Paul Jones joined by videoconference. Reesa Ueckert joined at 5:54. Absent: Rhonda Dean**
3. Consideration and Action to Approve the Agenda as Posted **Mr. Burns motion to move agenda item 9 after item 6 and motion to approve agenda, 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 **None**
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). **None**
6. Consideration and Action to Approve Minutes of Previous Meeting held **Mr. Jacob motion to approve, Mr. Burns 2nd. Motion approved unanimously.**
9. Consideration and Action as needed on 2019-2020 annual EDC budget. **Item moved for Mr. Jones on videoconference. Mr. Flores presented report. Mr. Flores presented options for changing the format of budget presentations going forward to streamline the presentation, to provide better management tools, and to comply with the auditor's requirements. There was discussion on how to breakout revenue sources, consensus was that breakdown could be done in a quarterly format. There was extensive discussion on how to present contingent liabilities, and what format would be best to give an accurate portrayal of the financials. It was agreed that LeAnn Luedeker would provide a couple of options at the September meeting for approval. Next Mr. Flores presented the 2019-2020 budget. The budget calls for revenue of \$288,994, which is based on actual revenue from the previous 12 months. The only major change to the budget was the addition of an Executive Director's position. There was discussion of the history of the position, the need for the position, whether it was best to include it in the budget or wait until the completion of the Strategic Vision plan, and what would be an appropriate amount to apply to the position. There was agreement that it would not be at least until the second quarter of the budget year that a person could be hired. Mr. Flores made a motion to approve the Executive Director line item at a \$60,000 a year annual rate. Ms. Ueckert 2nd. Motion approved unanimously. Other changes to the budget were to increase the maintenance budget from \$15,000 to \$16,500 to include Downtown lights. Because of the addition of the Executive Director line, the Business Improvement Grant program was reduced from \$118,797 in the current year, to \$100, 820 in 2019-2020. Mr. Jones made motion to approve budget as presented, Ms.**

- Ueckert 2nd. Motion approved unanimously. Mr. Jones left meeting at this point**
7. Consideration and Action to Approve Treasurer's Report, Payment of Outstanding Bills, and Investments. **Mr. Flores presented report. The balance sheet shows \$826,401.32 in Total Current Assets. Sales tax revenue for the month was \$26,977.84, continuing to pace ahead of budget. Bills presented for payment: \$198.41, \$53.76 and \$179.25 to City of Bellville for utilities. It was noted the water bill for Bell Street was much higher than normal, and the board will ask the landscapers to check for a leak. \$4,873.94 to City of Bellville for semi-annual Clark Park debt payment (interest only), \$700 to All Out Outdoors for lawn maintenance, \$350 to Le Ann Luedeker for monthly contract, \$595.38 to Life Changes for sign grant, and \$40,895.29 to Bellville Hospital Foundation for signage reimbursement. Mr. Burns made motion to approve report and pay bills as presented (at time, total for Hospital Foundation was not know, motion included paying it as long as it did not exceed budgeted \$63,000). Mr. Jacob second, motion approved unanimously.**
 8. Consideration and Action to Approve the Advertising and Tourism Report from the Chamber of Commerce. **Mr. Burns motion to approve. Ms. Ueckert 2nd. Motion approved unanimously.**
 10. Consideration and Action as needed on grant request for Brooks Fender Joint Venture for a Short-Term rental at 531 S. Holland. **The applicant wants to open a short term rental. The original request included items for furniture and appliances that the Grant program does not cover. Mr. Burns expressed concern that small affordable houses like this one were being converted to short term rentals, when it was becoming increasingly difficult to find affordable housing in Bellville. There was general agreement that short term rentals did fill a need because of the lack of a hotel. Mr. Jacob made motion to approve grant to split cost of electric, plumbing, painting, landscaping and fencing. EDC's portion of the grant would be for a total of \$5,004.25. Motion approved 3-1, with Mr. Burns voting no.**
 11. Consideration and Action as needed on grant request for 22 N. Holland restaurant. **Applicant presented request for grant for new restaurant. A total of \$19,600 was listed by applicant Cody Vasek. Ms. Ueckert expressed concern that all of the work requested was for Due Diligence, such as Engineers drawings, Architect measurements and Asbestos testing, and not for actual repairs as outlined in the Grant guidelines. Board members agreed that the purpose of the Grant program was to make sure actual improvements were made to a structure, and in this case the Grant could be made, and no improvements actually made. Mr. Dornon said it is within our guidelines in his opinion because the guidelines include the "but not limited to" language intentionally added when we revised our guidelines recently. He reminded the board we are allowed to include additional stipulations and could include one that says we would require the physical work associated with these plans/drawings be completed within 9-12 months or we would exercise our right to recoup the grant money to insure the physical work was completed. Ms. Ueckert made motion that the EDC board supports this project, believe it to be an economic asset and look forward to working with the applicant for a Grant that would meet our guidelines. Mr. Jacob 2nd. Motion approved unanimously.**
 12. Consideration and Action as needed on Austin County Jail Museum. **Mr. Jacob said that Bruce Noviskie from the Jail museum had approached him about help with**

installing air conditioning on the upper floor of the jail. The bottom floor is air conditioned, but the top is not, and the high humidity is causing deterioration to the building. He believes it would cost \$24,000 for the drawings before they could even purchase the air conditioning, and said the County, which owns the building, has approved \$10,000. He wondered if the EDC would be able to add \$10,000. No formal request was made, so no action taken.

13. Consideration and Action as needed on Bellville Villages. **Moved to Executive Session.**

14. Committee Reports

a. Main Street Committee **Agreed to disband**

b. Quiet Zone Committee **Mr. Burns said process still underway, no new update.**

c. Community Relations Committee

d. Hotel Committee **Agreed to disband**

e. Strategic Plan Committee **Mr. Flores had presented an update to the City Council, and will forward a copy of the update to EDC board members.**

f. EDC Administration Committee

g. Other committees

15. 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. **Session began at 7:29. Ended at 7:51.**

16. Action on matters considered in Executive Session. **None**

17. Adjournment. **7:51**