

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, APRIL 6, 2023  
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 Negotiations).

1. Call to Order, Invocation and Pledge

**President Tony Krueger called the meeting to order at 5:30 pm. Wade McGee led the Invocation and Pledge.**

2. Roll Call and Certification of a Quorum

**Present: Tony Krueger, David Garner, Andrew Murrell, Shawna Powell, Dan Bonk and Wade McGee.**

**Absent: None**

**Quorum Certified**

3. Consideration and Action to Approve the Agenda as Posted

**Shawna Powell made a motion to approve agenda as posted. Dan Bonk 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.)

**No Comments: Wade McGee, Dan Bonk, David Garner, Shawna Powell, Andrew Murrell and Tony Krueger**

6. Consideration and Action to Approve Minutes of Previous Meeting Held:

**Regular Meeting, March 9, 2023**

**David Garner made a motion to approve the minutes of the March 9, 2023 Regular Meeting. Dan Bonk seconded the motion. Motion carried unanimously.**

7. Consideration and Action to Approve the Advertising and Tourism Reports for March, 2023 from the Bellville Chamber of Commerce and Presentation from Chamber of Commerce Executive Director

**Wade McGee made a motion to approve the Advertising and Tourism Reports for March, 2023 from the Bellville Chamber of Commerce. Andrew Murrell seconded the motion. Motion carried unanimously**

8. Consideration and Action to Approve March, 2023 Treasurer’s Reports, Payment of Outstanding Bills and Quarterly Investment Report

**Shawna Powell made a motion to approve the March, 2023 Treasurer’s Reports, payment of outstanding bills in the amount of \$31,350.36 and Quarterly Investment Report. Wade McGee seconded the motion. Motion carried unanimously.**

**Outstanding Bills**

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	128.12
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	42.24
Austin County News Online	March 9th BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	March Executive Director Services	5,500.00
Bellville Chamber of Commerce	Independent Contractor Agreement	12,000.00
The Bellville Times	March Classified Display	80.00
Bellville Chamber of Commerce	Advertising & Marketing Contract	12,500.00
All Out Outdoors LLC	March Maintenance	700.00
City of Bellville	March Accounting Services	250.00
<b>Total</b>		<b>\$ 31,350.36</b>

9. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Schiel Enterprise Inc, DBA Hometown Hardware Corporation 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 \$190,000.00.

**Public Hearing was opened at 5:48 pm**

**Comments: David Schiel presented the property and building improvements to the Board at an estimated cost of \$1,900,000.00.**

**Public Hearing was closed at 6:00 pm**

10. Consideration and Action as needed related to the business improvement grant program application submitted by Schiel Enterprise Inc, DBA Hometown Hardware Corporation

**Shawna Powell made a motion to approve a Business Improvement Grant to Schiel Enterprise Inc DBA Hometown Hardware Corporation for reimbursement of \$82,500.00 upon completion of the property and building improvements and renovations per the grant application.**

**Total renovations and improvements equal \$1,900,000.00. This grant is conditioned on approval by Bellville City Council and execution of a Performance Agreement that incorporates the terms, conditions and representations in the final Application submitted by Schiel Enterprise Inc DBA Hometown Hardware Corporation and the BEDC Guidelines and Criteria for the Business Improvement Grant Program. David Garner seconded the motion and the motion carried unanimously.**

11. Consideration and Action as needed to authorize BEDC President to execute Independent Contractor Agreement for Landscaping Services at the SFA Bust and/or Bishop Pavilion

**David Garner made a motion to authorize BEDC President to execute an Independent Contractor Agreement for Landscaping Services at the SFA Bust and/or Bishop Pavilion with Schultz & Son's Landscapes LLC at a monthly amount of \$475.00. Dan Bonk seconded the motion and the motion carried unanimously.**

12. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project  
Community Message Board  
Mural Project

**Updates were given to the Board**

13. Committee Reports  
a. Administration Committee & Executive Director

**Executive Director Report  
April 6, 2023**

**Working with City and TxDOT about traffic signal at Highway 36 due to new developments**

**September, 2023 Traffic Signal Upgrade for radar detection at Newman Bakery. Contractor is waiting on supplies**

**September, 2023 New Traffic Signal at Highway 36 and FM 2429**

**Proposed Electrical Improvements to City Parking Lot and Bishop Pavilion (2nd Qtr, 2023)**

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects Utility Upgrades – 2nd Qtr, 2023**

**TLD Ramp continues to progress in opening to full capacity its major operations facility in Bellville. TLD Ramp has been filming commercials and interviews to promote the Austin County Model and also planning to double the size of the current site in Bellville. Plans for a dedicated additional entrance is currently being pursued.**

**ADA sidewalk grant project with Texas Department of Agriculture has started the process. Currently waiting on final plan approval from ADA and taking bids for project with bid award in 1<sup>st</sup> Qtr, 2023. Sidewalk Drawing distributed to the Board of Directors. May, 2023 is anticipated construction start of project with completion of October, 2023**

**Discussion continuing with possible developers about soccer complex in Bellville area and venue location.**

**SBEC community message board – LCRA grant application did not receive funding and will be re-submitted before the July 1<sup>st</sup> deadline for consideration.**

**Bishop Park – expanded irrigation to include mini-park interior area**

**Tree Replacements and low voltage lights**

**Zoom 30 minute Podcast with Discover America about Bellville**

**Appointed to Houston Galveston Area Council High Speed Broadband Internet Panel to advise cities and counties about the process of finding the right company and funding**

**Independent High Speed internet company has been licensed for the Bellville Rural area and is currently seeking funding options.**

- b. Business Development Review Committee
- c. Finance Committee

14. Executive Session under Texas Government Code Section 551.072 for Deliberations about Real Property and 551.087 for Deliberations about Economic Development Negotiations

**NO EXECUTIVE SESSION**

15. Action on matters considered in Executive Session

**NONE**

16. JOINT WORKSHOP OF THE BELLVILLE ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF BELLVILLE CITY COUNCIL:

**Mayor James Harrison called the workshop to order at 6:06 pm.**

During a joint Bellville Economic Development Corporation and City of Bellville workshop, the Board of Directors and City Council do not take final action on the agenda items and any consideration of final action will be scheduled at a Regular or Special Bellville Economic Development Corporation Meeting and/or City of Bellville City Council Meeting. Public comments are welcomed at Regular or Special Bellville Economic Development Corporation and/or City of Bellville City Council Meetings. No public comments will be received at a Workshop Meeting.

**1. DISCUSSION CONCERNING FUTURE EDC PROJECTS AND DIRECTION OF CITY GROWTH.**

**Comments: Types of EDC Projects, Direction: Professional job market, skilled, residential and commercial growth**

**2. DISCUSSION CONCERNING METRICS USED TO DETERMINE GRANT AMOUNTS**

**Comments: Commercial Type, Sales tax amounts, number of employees, infrastructure impact, community impact (school, law enforcement, etc), type of jobs, Existing or New Company, Capital Improvement Amount, Profit vs Non-Profit**

**3. DISCUSSION CONCERNING COB AND BEDC CO-PROJECTS.**

**Comments: Enhanced parks, playground equipment, splash pad, etc.**

**4. DISCUSSION CONCERNING TRANSPORTATION ISSUES.**

**Comments: City Streets, County Roads & State Highways**

**Mayor James Harrison adjourned the workshop at 7:08 pm.**

17. Adjournment

**David Garner made a motion to adjourn the meeting. Dan Bonk seconded the motion. Motion carried unanimously and meeting adjourned at 7:08 pm.**