

**NOTICE OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, JUNE 8, 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
2. Roll Call and Certification of a Quorum
3. Consideration and Action to Approve the Agenda as Posted
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.)
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.)
6. Consideration and Action to Approve Minutes of Previous Meeting Held:

**Regular Meeting, May 4, 2023**

7. Consideration and Action to Approve the Advertising and Tourism Reports for May, 2023 from the Bellville Chamber of Commerce
8. Consideration and Action to Approve May, 2023 Treasurer's Reports and Payment of Outstanding Bills

9. Consideration and Action to Approve the partial payment of the Business Development Grant approved for Schiel Enterprise Inc, DBA Hometown Hardware Corporation in an amount not to exceed \$82,500.00 for improvements at 513 East Main Street
10. Consideration and Action to Approve the partial payment of the Non-Profit Grant approved for Bellville Small Town Christmas in an amount not to exceed \$30,000.00 for Christmas tree and decorations
11. Executive Session under Texas Government Code Section 551.072 for Deliberations about Real Property and 551.087 for Deliberations about Economic Development Negotiations
12. Action on matters considered in Executive Session
13. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the PNB Holdings LLC Project to provide funding for the Project to promote new property improvements for 3 potential businesses. Proposed incentives include upgrading up to ADA Restrooms, signage, various interior and exterior improvements of the current building. Total of all incentives not to exceed \$50,000.00.
14. Consideration and Action concerning BEDC Business Development Grant Application submitted by PNB Holdings LLC
15. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Sanders Veterinary Services PLLC DBA Main Street Animal Clinic Project to provide funding for the Project to enhance new property improvements for providing additional services in the business. Proposed incentives include retrofitting of an existing facility to a dedicated pet grooming salon. The scope of the project will include, but not limited to, adding utilities, finishing, outfitting the space and resurfacing the parking area to accommodate increased traffic/parking. Total of all incentives not to exceed \$50,000.00.
16. Consideration and Action concerning BEDC Business Development Grant Application submitted by Sanders Veterinary Services PLLC DBA Main Street Animal Clinic
17. Consideration and Action as needed concerning a joint Hotel Feasibility Study with the City of Bellville
18. Discussion and Update concerning potential future Capital Projects
  - Courthouse Lighting Project
  - Community Message Board
  - Mural Project
19. Committee Reports
  - a. Administration Committee & Executive Director
  - b. Business Development Review Committee
  - c. Finance Committee
20. Adjournment

## **CERTIFICATION**

I hereby certify that this Notice of Meeting of the **June 8, 2023** agenda of items to be considered by the Bellville Economic Development Corporation Board of Directors was posted on the bulletin board at City Hall, 30 South Holland Street, City of Bellville, Texas pursuant to the Texas Open Meetings Act (Texas Government Code, Ann, Section 551.041) on/or before the 72-hour notice requirement.

ATTEST: \_\_\_\_\_

Rachael Lynch, TRMC, CMC  
City of Bellville City Secretary

## **NOTICE**

**NOTICE OF ASSISTANCE AT PUBLIC MEETING:** In compliance with the Americans with Disability Act, the Bellville Economic Development Corporation will provide for reasonable accommodations for persons with disabilities who plan to attend the meeting and who might need auxiliary aids or services. Requests for special accommodations must be made 48 hours prior to the meeting. Please contact the Executive Director at (979) 865-3136 or lkuciembra@bellvilleedc.com.