

**MINUTES OF REGULAR MEETING
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION
BELLVILLE CITY HALL
30 SOUTH HOLLAND STREET
THURSDAY, AUGUST 3, 2023
5:30 P.M.**

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, Wade McGee, David Garner and Shawna Powell

Absent: Mary Sanders, Dan Bonk and Andrew Murrell

Quorum Certified

3. Consideration and Action to Approve the Agenda as Posted

Wade McGee made a motion to approve agenda as posted. David Garner 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: Shawna Powell, Wade McGee, David Garner, and Tony Krueger

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

Regular Meeting, July 6, 2023

Shawna Powell made a motion to approve the minutes of the July 6, 2023 Regular Meeting. Wade McGee seconded the motion. Motion carried unanimously.

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

David Garner made a motion to approve the Advertising and Tourism Reports for July, 2023 from the Bellville Chamber of Commerce. Shawna Powell seconded the motion. Motion carried unanimously.

8. Consideration and Action to Approve July, 2023 Treasurer’s Reports and Payment of Outstanding Bills

Shawna Powell made a motion to approve the July, 2023 Treasurer’s Reports and payment of outstanding bills in the amount of \$7,616.67. Wade McGee seconded the motion. Motion carried unanimously.

Outstanding Bills

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	129.25
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	42.17
City of Bellville	Clark Park Interest Payment	1,006.25
Austin County News Online	July 6th BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	July Executive Director Services	5,500.00
The Bellville Times	July Classified Display & Legals	64.00
City of Bellville	July Accounting Services	250.00
Schultz & Son's Landscapes LLC	July Maintenance	475.00
Total		\$7,616.67

9. Consideration and Action to Approve the partial payment of the Non-Profit Grant approved for Bellville Pickleball in an amount not to exceed \$51,000.00 for improvements at 591 South Bell Street

Wade McGee made a motion to approve the partial payment of the Non-Profit Grant approved for Bellville Pickleball in the amount of \$35,000.00 for improvements at 591 South Bell Street. David Garner seconded the motion. Motion carried unanimously.

10. Consideration and Action to Approve the partial payment of the Business Improvement Grant approved for PNB Holdings LLC in an amount not to exceed \$50,000.00 for improvements at 538 & 540 West Main Street

David Garner made a motion to table this agenda item until the September 7th BEDC meeting. Shawna Powell seconded the motion. Motion carried unanimously.

11. Consideration and Action to Approve the partial payment of the Business Improvement Grant approved for Sanders Veterinary Services PLLC in an amount not to exceed \$34,000.00 for improvements at 763 West Main Street

Shawna Powell made a motion to table this agenda item until the September 7th BEDC meeting. Wade McGee seconded the motion. Motion carried unanimously.

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

5:40 pm Recess open Meeting

5:41 pm Convene Executive Session

6:04 pm Adjourn Executive Session

6:05 pm Reconvene Open Meeting

13. Action on matters considered in Executive Session

NONE

14. 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 additional event space and full wine bar with food menu. Proposed incentives include upgrading up to ADA Restrooms and plumbing, new HVAC, various interior and exterior improvements of the current building. Total of all incentives not to exceed \$50,000.00.

Public Hearing was opened at 6:05 pm

Comments: None

Public Hearing was closed at 6:06 pm

15. Consideration and Action concerning BEDC Business Development Grant Application submitted by Main Street Collective LLC

Wade McGee made a motion to table this item and refer back to the Business Development Review Committee. Shawna Powell seconded the motion and the motion carried unanimously.

16. Consideration and Action as needed to authorize the President to execute the Consultant – Independent Contractor Agreement with the Bellville Chamber of Commerce effective October 1, 2023

Shawna Powell made a motion to authorize the President to execute the Consultant – Independent Contractor Agreement with the Bellville Chamber of Commerce effective October 1, 2023. Wade McGee seconded the motion. Motion carried unanimously.

17. Consideration and Action as needed to authorize the President to execute the Marketing & Promotions Performance Agreement with the Bellville Chamber of Commerce effective October 1, 2023

Wade McGee made a motion to authorize the President to execute the Marketing & Promotions Performance Agreement with the Bellville Chamber of Commerce effective October 1, 2023. David Garner seconded the motion. Motion carried unanimously.

18. Consideration and Action as needed to authorize the President to execute the Executive Director Performance Agreement effective October 1, 2023

David Garner made a motion to authorize the President to execute the Executive Director Performance Agreement effective October 1, 2023. Shawna Powell seconded the motion. Motion carried unanimously.

19. Consideration and Action as needed related to the amendments to the Bellville EDC 2022 - 2023 Annual Budget

Shawna Powell made a motion to approve the amendments to the Bellville EDC 2022- 2023 Annual Budget. Wade McGee seconded the motion. Motion carried unanimously.

20. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project
Community Message Board
Mural Project

Updates were given to the Board

21. Committee Reports

- a. Administration Committee & Executive Director
Executive Director Report
August 3, 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 and safety issues are being addressed.

September, 2023 New Traffic Signal at Highway 36 and FM 2429. New and improved entrance to TLD Ramp

Proposed Electrical Improvements to City Parking Lot and Bishop Pavilion (4th Qtr, 2023)

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects
Utility Upgrades – 3rd Qtr, 2023**

TLD Ramp continues to progress in opening to full capacity its major operations facility in Bellville. TLD Ramp are finalizing plans to double the size of the current site in Bellville and an improved and safer entrance. In addition, TLD Ramp has a possible 3 more companies moving to the Bellville area.

ADA sidewalk grant project with Texas Department of Agriculture has started the process. Construction started July 24, 2023 with anticipated completion in October, 2023

Discussion continuing with 2 possible developers about 40 to 50 room hotel in Bellville. The first step of conducting a Hotel Feasibility Study is moving forward.

Network Solutions is upgrading the email system. More information will be disbursed to users in the next few weeks.

2 possible business development grant applications are in the process of completion and submittal to the BEDC Grant Review Committee.

Will be attending Houston Galveston Area Council Comprehensive Economic Development Strategy workshop in Katy next week

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

22. Adjournment

David Garner made a motion to adjourn the meeting. Shawna Powell seconded the motion. Motion carried unanimously and meeting adjourned at 6:18 pm.