

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, SEPTEMBER 7, 2023  
5:30 P.M.**

1. Call to Order, Invocation and Pledge

**Vice-President Wade McGee called the meeting to order at 5:31 pm. Wade McGee led the Invocation and Pledge.**

2. Roll Call and Certification of a Quorum

**Present: Wade McGee, David Garner, Andrew Murrell and Shawna Powell**

**Absent: Dan Bonk, Tony Krueger and Mary Sanders**

**Quorum Certified**

3. Consideration and Action to Approve the Agenda as Posted

**Andrew Murrell 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 Andrew Murrell**

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

**Regular Meeting, August 3, 2023**

**Shawna Powell made a motion to approve the minutes of the August 3, 2023 Regular Meeting. David Garner seconded the motion. Motion carried unanimously.**

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

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

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

**Shawna Powell made a motion to approve the August, 2023 Treasurer’s Reports and payment of outstanding bills in the amount of \$6,688.24. David Garner seconded the motion. Motion carried unanimously.**

**Outstanding Bills**

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	112.27
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	57.22
Austin County News Online	August 3rd BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	August Executive Director Services	5,500.00
The Bellville Times	August Classified Display & Legals	143.75
City of Bellville	August Accounting Services	250.00
Schultz & Son's Landscapes LLC	August Maintenance	475.00
Total		\$6,688.24

9. Consideration and Action to Approve the partial payment of the Non-Profit Grant approved for Bellville Pickleball in an amount not to exceed \$16,000.00 for improvements at 591 South Bell Street

**David Garner made a motion to approve the partial payment of the Non-Profit Grant approved for Bellville Pickleball in the amount of \$10,000.00 for improvements at 591 South Bell Street. Shawna Powell 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

**Andrew Murrell made a motion to approve the payment of the Business Improvement Grant for PNB Holdings LLC in the amount of \$50,000.00 for improvements at 538 & 540 West Main Street. 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 approve the payment of the Business Improvement Grant for Sanders Veterinary Services PLLC in the amount of \$20,000.00 for improvements at 763 West Main Street. David Garner 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

**5:49 pm Recess open Meeting**

**5:50 pm Convene Executive Session**

**5:58 pm Adjourn Executive Session**

**5:59 pm Reconvene Open Meeting**

13. Action on matters considered in Executive Session

**NONE**

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

**Shawna Powell made a motion to approve a Business Improvement Grant to Main Street Collective LLC for reimbursement of \$15,000.00 upon completion of the property and building improvements and renovations per the grant application.**

**Total renovations and improvements equal \$60,331.00. 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 Main Street Collective LLC and the BEDC Guidelines and Criteria for the Business Improvement Grant Program. David Garner seconded the motion and the motion carried unanimously.**

15. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project

Community Message Board

Mural Project

**Updates were given to the Board**

16. Committee Reports

- a. Administration Committee & Executive Director

**Executive Director Report  
September 7, 2023**

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

**October, 2023 Traffic Signal Upgrade for radar detection at Newman Bakery. Contractor is waiting on supplies and safety issues are being addressed.**

**November, 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 is 60% complete. 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.**

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

**Attended Houston Galveston Area Council Comprehensive Economic Development Strategy workshop in Katy**

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

17. Adjournment

**Andrew Murrell made a motion to adjourn the meeting. Shawna Powell seconded the motion. Motion carried unanimously and meeting adjourned at 6:08 pm.**