

**MINUTES OF REGULAR MEETING  
BELLVILLE ECONOMIC DEVELOPMENT CORPORATION  
BELLVILLE CITY HALL  
30 SOUTH HOLLAND STREET  
THURSDAY, FEBRUARY 8, 2024  
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: Shawna Powell, Dan Bonk, Tony Krueger, David Garner**

**Wade McGee and Andrew Murrell**

**Absent: Mary Sanders**

**Quorum Certified**

3. Consideration and Action to Approve the Agenda as Posted

**Dan Bonk made a motion to approve agenda as posted. David Garner seconded the motion. Motion carried unanimously.**

4. Presentation from First National Bank of Bellville Representative

**No Presentation**

5. 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**

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

**Comments: None**

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

**Regular Meeting, January 4, 2024**

**Shawna Powell made a motion to approve the minutes of the January 4, 2024 Regular Meeting. Wade McGee seconded the motion. Motion carried unanimously.**

8. Consideration and Action to Approve the Advertising and Tourism Reports for January, 2024 from the Bellville Chamber of Commerce

**David Garner made a motion to approve the Advertising and Tourism Reports for January, 2024 from the Bellville Chamber of Commerce. Andrew Murrell seconded the motion. Motion carried unanimously.**

9. Consideration and Action to Approve January, 2024 Treasurer’s Reports and Payment of Outstanding Bills

**Dan Bonk made a motion to approve the January, 2024 Treasurer’s Reports and payment of outstanding bills in the amount of \$74,688.34. David Garner seconded the motion. Motion carried unanimously.**

**Outstanding Bills**

Payee	Explanation	Amount
City of Bellville	Monthly Utility Bill (Pavilion - AUTODRAFT)	117.63
City of Bellville	Monthly Utility Bill (Statute - AUTODRAFT)	42.46
City of Bellville	Clark Park Principal Payment	67,083.00
City of Bellville	Clark Park Interest Payment	1,006.25
Austin County News Online	January 4th BEDC Video Recording, Website Maintenance	150.00
Paramount Promotions	January Executive Director Services	5,500.00
The Bellville Times	January Classified Display	64.00
City of Bellville	January Accounting Services	250.00
Schultz & Son's Landscapes LLC	January Maintenance	475.00
<b>Total</b>		<b>\$ 74,688.34</b>

10. PUBLIC HEARING: The BEDC will receive comments for proposed incentives and the expenditure of funds for the Blondie’s Hair Salon DBA Project to provide funding for remodeling, electrical and plumbing upgrades to current codes. Proposed incentives include upgrading up to ADA Restrooms, electrical and plumbing, various interior improvements of the current building. Total of all incentives not to exceed \$32,332.16.

**Public Hearing was opened at 5:39 pm**

**Comments: Ivy Wendt commented about her proposed project.**

**Public Hearing was closed at 5:41 pm**

11. Consideration and Action concerning BEDC Business Development Grant Application submitted by Blondie's Hair Salon DBA

**Andrew Murrell made a motion to approve a Business Improvement Grant to Blondie's Hair Salon reimbursement of \$21,000.00 upon completion of the property and building improvements and renovations per the grant application.**

**Total renovations and improvements equal \$64,664.33. 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 Blondie's Hair Salon and the BEDC Guidelines and Criteria for the Business Improvement Grant Program. David Garner seconded the motion and the 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

**None**

13. Action on matters considered in Executive Session

**None**

14. Discussion and Update concerning potential future Capital Projects

Courthouse Lighting Project  
Community Message Board  
Mural Project  
Tree Restoration Program

**Updates were given to the Board**

15. Committee Reports

- a. Administration Committee & Executive Director  
**Executive Director Report**  
**February 8, 2024**

**Traffic Signal Upgrade for radar detection at Newman Bakery. Contractor is waiting on supplies and safety issues are being addressed. Anticipated work to start in April, 2024**

**Work at 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 (1st Qtr, 2024) and New Trees to replace 2 dead trees.**

**Dead Tree at SFA Bust area is being cut down by Texas Department of Transportation**

**Continuing to work with City in regards to work schedule for Alley Capital Improvement Projects Utility Upgrades – 1st Qtr, 2024**

**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 90% complete. Final Walk thru will be February 2024 with anticipated completion end of February, 2024**

**Discussion continuing with 2 possible developers about 40 to 50 room hotel in Bellville.**

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

**Assisting Bellville Chamber of Commerce in regards to grants pertaining to community message board which was submitted to LCRA**

**Attend Bellville parks board meeting in regards to proposed park improvements**

**Working with Texas A&M Forestry in regards to tree program (Grants and Reduced Costs)**

**Bishop Pavilion beautification proposal being compiled for Board approval**

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

**Certificates of Deposits will be maturing next month**

16. Adjournment

**Shawna Powell made a motion to adjourn the meeting. Dan Bonk seconded the motion. Motion carried unanimously and meeting adjourned at 5:47 pm.**