

Randy Bruett  
Ray Lamberth  
Drew Pope  
Michelle Tackitt

**MINUTES**  
City of Floresville  
**Floresville Economic  
Development Corporation**  
**SPECIAL MEETING**

Nick Nissen, Treasurer  
Jacob Silva, Secretary  
Jordan Martin  
Courtland Holman,  
Economic Development Director  
Charlotte Ximenez-Nelson,  
Asst. Executive Director

**May 28, 2024**  
**6:00 p.m.**

**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

Meeting called to order by Nick Nissen at 6:00 pm.

**ATTENDANCE:** Ray Lamberth, Nick Nissen, Michelle Tackitt, Drew Pope, Randy Bruett, Jordan Martin, Jacob Silva, Courtland Holman, Charlotte Ximenez-Nelson, Andy Joslin, Cindy Sturm

**GUESTS:** Allison Lamberth, Ben Lamberth, Fred Gonzales, Pam Burgess, Tass and Kristy Leasman, Richard Herwald, Charlotte Kelly, Jerod Bleibrey, Morgan Leonhardt of WCN

**ITEM 2.) INVOCATION – Led by Drew Pope**

**ITEM 3.) PLEDGE recited by all**

**ITEM 4.) PUBLIC COMMENTS**

At this time, any person with business related to Floresville Economic Development Corporation may speak to the Board. Anyone wishing to speak should inform the Board of their name and address. Comments from the public should be limited to a maximum of three (3) minutes per individual speaker. In compliance with the Texas Open Meetings Act, the Board may not deliberate or take action on items not appearing on the agenda but may consider placing an item on a future agenda if deliberation is necessary.

**None**

**ITEM 5.) CONSENT AGENDA**

The following items are considered routine by the Floresville Economic Development Corporation and will be enacted by one motion. There will not be a separate discussion on these items unless requested by a Board Member, in which event, the item will be removed from the consent agenda and discussed after the consent agenda.

Motion by Ray Lamberth to move item 6K. to the top for discussion and action.

Motion: Ray Lamberth, Seconded: Michelle Tackitt  
Citizens Comments: None

Vote: For: 7 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

- 6K. Discussion and Possible Action regarding Election of Officers for the FEDC commencing on May, 28, 2024.
- a. President
  - b. Vice President
  - c. Treasurer
  - d. Secretary
- a. Motion by Michelle Tackitt to nominate Ray Lamberth as President.

Motion: Michelle Tackitt, Seconded: Randy Bruett  
Citizens Comments: None

Vote: For: 7 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

- b. Motion by Ray Lamberth to nominate Randy Bruett as Vice-President.

Motion: Ray Lamberth, Seconded: Michelle Tackitt  
Citizens Comments: None

Vote: For: 7 Against: 0 Abstain: 0 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

c. Motion by Randy Bruett to nominate Michelle Tackitt as Treasurer.

**Motion: Randy Bruett, Seconded: Ray Lamberth**

**Citizens Comments:** None

**Vote: For: 7 Against: 0 Abstain: 0 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

d. Motion by Nick Nissen to nominate Jacob Silva as Secretary.

**Motion: Nick Nissen, Seconded: Randy Bruett**

**Citizens Comments:** None

**Vote: For: 5 Against: 0 Abstain: 2 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt			X	
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

5A. Consideration and possible action to approve the Minutes from FEDC's Regular Meeting held on April 8, 2024.

President Lamberth suggested to table the minutes on both items 5A. and B. to allow the new board time for additional review and discuss at our next meeting.

**Motion to table item 5A. and 5B.**

**Motion: Nick Nissen, Seconded: Michelle Tackitt**

**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

5B. Consideration and possible action to approve the Minutes from FEDC's Special Meeting held on Meeting Minutes April 24, 2024.

**Tabled, see item 5A.**

5C. Review and Take Action on Finance Statement Financials for April 2024.

**Motion: Nick Nissen, Seconded: Randy Bruett  
Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

**ITEM 6.) DISCUSSION AND POSSIBLE ACTION CONCERNING**

6A. Discussion and Possible action in Amending the FEDC Budget.

Fred Gonzales advised we have 3 new board members and we were talking about significant changes of items and/or events. He recalled a past board setting aside funding for the Northcrest park. He brought up a past agreement made in 2007, the city got 12 acres in exchange for setting up or building a park. It had been approved in the past and nothing has been done. He reiterated that significant changes being done to the budget and now we have new board members. He also added that Northcrest subdivision being the biggest sales tax payer of any unit or subdivision and they have received nothing from it.

City Manager Andy Joslin added he will need direction from the new board and new council of which direction they should proceed moving forward since a lot of work has been put into projects. For the new board members, the EDC board contracted with the city to handle the finances. The finance Director is available as we move forward, she needs to be involved in the finance changes, where they are and how we can move them. Mr. Holman needs to account for recent expenses but we want to make sure to follow the processes of involving the finance director.

Mr. Gonzales again spoke to the danger of citizens walking in the neighborhood and having near accidents and the need of a walking trail.

President Lamberth discussed that he would like to table this item until the next meeting as he would like the new board more time to review.

**Motion by Nick Nissen to table.**

**Motion to Table: Nick Nissen, Seconded: Randy Bruett  
Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6B. Discussion and Possible action in contracting with Retail Strategies.

President Lamberth discussed that he would like to table this item until the next meeting as he would like the new board more time to review the service.

**Motion by Nick Nissen to table**

**Motion to Table: Nick Nissen, Seconded: Drew Pope  
Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6C. Discussion and possible action regarding proposal for FEDC contract with Foreign Direct Investment Alliance International - a marketing publication.

Ray discussed that he would like to table the following items 6. C., D., F., G. and M as he would like the new board to have sufficient time to review the items presented.

**Motion by Nick Nissen to table items 6. C., D., F., G. and M.**

**Motion: Nick Nissen, Seconded: Randy Bruett  
Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6D. Discussion and possible action regarding proposal for FEDC contract with Expansion Solutions Magazine - a marketing publication.

**Tabled, see item 6.C.**

6E. Discussion and possible action approving a Façade Improvement Matching Grant up to a maximum of \$7,500 for City Cleaners (suite 2) and Commercial Space (suite 1) are located at 1423 Third Street, Floresville, TX 78114.

Nick Nissen made a motion to approve the downtown façade and signage grant for \$4113.75 which is 50% of the total estimated amount of \$8227.50.

**Motion: Nick Nissen, Seconded: Jacob Silva**  
**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<b>B.O.D. Names</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Absent</b>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6F. Discussion and Possible Action approving a contract to repair the roof on FEDC property located at 1400 4<sup>th</sup> Street.

**Tabled, see item 6.C.**

6G. Discussion and Possible Action approving License Agreement format for Downtown Electrical Equipment operated by FEDC.

**Tabled, see item 6.C.**

6H. Discussion and Possible Action regarding a proposal from Coastal Bend College Trades Courses in Partnership with FEDC.

Presentation by Jarod Bleibdrey, Dean of Career and Technical Education at Coastal Bend College (C.B.C.), about a partnership with EMC's Ernie Gonzales and what they are currently doing in Pleasanton. CBC offers short-term training that puts individuals directly to work. The training can be completed within 2-6 months in an on-line format, providing training of plumbing, electrical, HVAC, manufacturing, technology troubleshooting for individuals who can complete the training and go right into the workplace. This is continuing education not associate degree work for the student. Providing immediate employability and skills. Some are already employed and CBC can offer upskilling them. They also partner with businesses in the area due to some trades becoming increasingly difficult to hire due to lack of training needed. The trades program teaches the theory and the business offers the hands-on training for the trade.

In the partnership they only provide the training, making sure the student qualifies based on the standards we set. CBC would make sure they have access to the computers and materials needed to complete the training. CBC would make sure the student is being successful in the program and then CBC would invoice accordingly. Nothing upfront is being requested they would have to qualify to the parameters set.

In Pleasanton, they have secured their grant. The council and committees regulate the rules for their residents to go through their program. This is an on-line format no location would be needed. CBC would reach out to our local businesses who could serve the apprenticeship program, establish the partnerships to see if they are willing to take on a graduate of the training to run through the apprenticeship through them. We would pay for the apprenticeship license.

Jacob Silva made a motion to take no action.

**Motion: Jacob Silva, Seconded: Nick Nissen**

**Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6I. Discussion and Possible action in contracting with CoStar.

The representative from CoStar both present and on-line requested that this agenda item be tabled to allow the board to review what was in the board packet.

Motion by Nick Nissen to table.

Motion: Nick Nissen, Seconded: Randy Bruett

Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6J Discussion and Possible Action approving a sign grant for Flow Town Carwash.

Motion by Randy Bruett to approve grant match up to a maximum of \$7,500.

Motion: Randy Bruett, Seconded: Drew Pope

Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

6L. Discussion and Possible Action regarding moving the Regular Board meeting date currently scheduled June 10<sup>th</sup> to June 17, 2024 at 6:00 PM.

Executive Director made a recommendation to move the meeting to Monday, June 24<sup>th</sup>.

Motion: Randy Bruett, Seconded: Drew Pope

Citizens Comments: None

Vote: For: 6 Against: 0 Abstain: 1 Absent: 0

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			



- 6M. Discussion and Possible Action regarding Floresville Police Officer Association, a 501C3 organization to create and operate events within the Downtown and FEDC property.

**Tabled, see item 6.C.**

**ITEM 7.) EXECUTIVE (CLOSED) SESSION(S)**

The Board went into a closed executive meeting at **7:28 p.m.** pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- 7.A. Texas Government Code Section 551.071- Consultation with Attorney regarding pending litigation and matters in which the duty of the Floresville Economic Development Corporation attorney requires to be discussed in closed meetings.
- 7.B. Texas Government Code Section 551.072- Deliberation regarding real estate property: purchase, exchange, lease, or value for real estate property, to wit: discuss FEDC real estate properties, incubator, and leases.
- 7.C. Texas Government Code Section 551.087- Discussion regarding Economic Development negotiations and opportunities, to wit: discuss potential incentives.

**Executive Director noted, 7.A. will not be discussed since Attorney not present.**

**Motion: Nick Nissen, Seconded: Randy Bruett**

**Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

**ITEM 8.) ACTION ITEMS FROM EXECUTIVE (CLOSED) SESSION(S)**

The Floresville Economic Development Corporation reconvened to the open session at **8:47 p.m.**

**Nick Nissen made a motion to come out of Executive Session.**

- 8.A. Consideration and take possible action on FEDC real estate, incubator and leasing opportunities.

8.C. Consideration and take possible action regarding Economic Development negotiations.

**Motion by Jacob Silva to give the Executive Director a directive to seek an appraisal on properties located at 1400 4<sup>th</sup> Street and 1146 Hwy. 181 S. and consolidate his motion to include 8.C. with no action.**

**Motion: Jacob Silva, Seconded: Drew Pope  
Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**  
**B.O.D. Names      For      Against      Abstain      Absent**

Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

**ITEM 9.)      PRESENTATION**

9A.      EMC Update – No presentation

**ITEM 10.)      DIRECTOR'S UPDATE**

The director's update is in the packet

**ITEM 11.)      ADJOURNMENT**

The meeting adjourned at **8:48 p.m.**

**Motion: Randy Bruett, Seconded: Michelle Tackitt  
Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 1 Absent: 0**  
**B.O.D. Names      For      Against      Abstain      Absent**

Ray Lamberth			X	
Randy Bruett	X			
Michelle Tackitt	X			
Jacob Silva	X			
Nick Nissen	X			
Jordan Martin	X			
Drew Pope	X			

  
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Ray Lamberth, President