

MINUTES
FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION
PUBLIC NOTICE & REGULAR MEETING APRIL 8th, 2024, 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBERS
1120 D STREET, Floresville, Texas 78114

Call meeting to order at 6:00 pm by Vice President Mary Helen Tieken.

Establish Quorum: Jacob Silva, Mary Helen Tieken, Nick Nissen, Sam Carter, Joel Arroyo

Absent: David Del Bosque

Guests: Megan Santee Attorney, Andy Joslin, Cynthia Sturm, Courtland Holman, Charlotte Ximenez-Nelson, Robert Carter of Leal & Carter, James Martinez, Morgan Leonhardt WCN

Invocation led by Andy Joslin

Recite U.S. Pledge of Allegiance & Texas Pledge all recited.

Citizen Comments:

At this time, any person with business related to the Floresville Economic Development Corporation may speak to the Board. Anyone wishing to speak should inform the board of their name. 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.

James Martinez

1. **PUBLIC NOTICE**– READ INTO RECORD AT 6:06 PM by Vice-President, Mary Helen Tieken.

NOTICE IS HEREBY GIVEN that the Floresville Economic Development Corporation (the “Corporation”) for the City of Floresville, Texas (the “City”), shall consider authorizing (i) the expenditure of funds, for the infrastructure improvements, located at 1600 S. 10th Street, Floresville, Texas.

No Comments - CLOSED AT 6:07PM.

REOPENED AT 8:46 PM AND CLOSED AT 8:47 PM.

2. **OLD BUSINESS**

- a. C&A to approve meeting minutes from the Regular Meeting held on March 11th, 2024.

Motion: Joel Arroyo, **Seconded:** Nick Nissen

Vote: For: <u>4</u> Against: <u>0</u> Abstain: <u>0</u> Absent: <u>1</u>				
<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

- b. C&A to approve meeting minutes from the Special Meeting held on March 19th, 2024.

Motion: Sam Carter, **Seconded:** Jacob Silva

Vote: For: <u>4</u> Against: <u>0</u> Abstain: <u>0</u> Absent: <u>1</u>				
<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

3. PRESENTATION/DISCUSSION

- a. Financial overview of March 2024 Treasurer: Nick Nissen / Cynthia Sturm
 b. Presentation by Financial Auditor Leal & Carter

4. NEW BUSINESS

- a. Discussion and possible action regarding contracting GIS Planning ZoomProspector, a property locator.
 i. Presentation via remote access by Bryan Beatty.

Motion: Jacob Silva, **Seconded:** Joel Arroyo

Vote: For: <u>4</u> Against: <u>0</u> Abstain: <u>0</u> Absent: <u>1</u>				
<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

- b. Discussion and possible action regarding FEDC office equipment. Nick Nissen

Jacob Silva made a motion to approve the sale of the used office equipment on Saturday, May 4th from 9-3pm to be posted on city webpage and other media.

Motion: Jacob Silva, **Seconded:** Sam Carter

Vote: For: 4 Against: 0 Abstain: 0 Absent: 1

B.O.D. Names	For	Against	Abstain	Absent
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

- c. Discussion and possible action regarding contracting ReSimplifi to insert content into ZoomProspector. Courtland Holman

Motion: Jacob Silva, **Seconded: Sam Carter**

Vote: For: 4 Against: 0 Abstain: 0 Absent: 1

B.O.D. Names	For	Against	Abstain	Absent
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

- d. Discussion and possible action regarding attending ICSC RECON in Las Vegas, a retail and economic development trade show. Courtland Holman

No action

- e. Discussion and Possible action regarding agreement with Retail Coach. Courtland Holman
- Jacob Silva made a motion to terminate Retail Coach at the end of their natural term, current year.

Motion: Jacob Silva, **Seconded: Sam Carter**

Vote: For: 4 Against: 0 Abstain: 0 Absent: 1

B.O.D. Names	For	Against	Abstain	Absent
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

- f. Discussion and possible action to authorizing Courtland Holman – Executive Director:
- i. To sign all legal documents and contracts.
 - ii. Add as a signer on FEDC Wells Fargo accounts and any financial accounts.

Motion: Sam Carter, Seconded: Nick Nissen
Vote: For: 4 Against: 0 Abstain: 0 Absent: 1

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				

5. **EXECUTIVE SESSION**

The time is now 7:32 p.m. and the Board will now hold a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

- 5.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.
- 5.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.
- 5.C. Texas Government Code Section 551.087- Discussion regarding Economic Development negotiations and opportunities, to wit: discuss potential tenants and negotiation of leases.

6. **RECONVENE**

The time is now 8:44 p.m. and hereby close the Executive Session of The Floresville Economic Development Corporation and do hereby reconvene the open session.

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

No action.

- 6.B. Consideration and take possible action on potential tenants and negotiation of leases and grants.

No action.

7. **DIRECTOR'S UPDATE**

- 1. Discussed marketing the City of Floresville with a site selection magazine; Expansion Solutions or FDI Alliance.
- 2. Mission Rail Park project submittal to the Governor's office.

3. Trip to Austin Texas on April 4th, 2024, was productive; met with Dept. of Agriculture, Texas Workforce Commission, Economic Development and Tourism and Texas Department of Transportation.
4. Board members will need to attend the TEDC sales tax workshop held in San Antonio, Texas. (Austin Nov 8 or Virtual Dec 2 -13th)
8. **ADJOURNMENT** – The meeting ended at 8:58 p.m.

Motion: Joel Arroyo, **Seconded:** Sam Carter

Vote: For: 4 Against: 0 Abstain: 0 Absent: 1

B.O.D. Names	For	Against	Abstain	Absent
Joel Arroyo	X			
Sam Carter	X			
David Del Bosque				X
Nick Nissen	X			
Jacob Silva	X			
Mary Helen Tieken				



Ray Lamberth, President

(minutes approved 6/24/24)