

Ray Lamberth – President  
Randy Bruett – Vice President  
Michelle Tackitt - Treasurer  
Angela Turner - Secretary

**City of Floresville  
Floresville Economic  
Development Corporation  
REGULAR MEETING MINUTES  
JUNE 24, 2024 AT 6PM**

Ben Lamberth  
Fred Gonzales  
Drew Pope  
Courtland Holman,  
Economic Development Director  
Charlotte Ximenez-Nelson,  
Asst. Executive Director

**1120 D Street, Floresville, Texas 78114**

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

**Meeting called to order by President Ray Lamberth called at 6:04 pm.**

**ATTENDANCE:** Ray Lamberth, Michelle Tackitt, Drew Pope, Fred Gonzales, Angela Turner  
Courtland Holman, Charlotte Ximenez-Nelson, Cynthia Sturm

**ABSENT:** Randy Bruett, Ben Lamberth

**GUESTS:** Stephaie Moore, Betty Freasier, Brenda Trevino, Veronica Stubbs

**ITEM 2.) INVOCATION – led by Fred Gonzales**

**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.

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

President Lamberth read an email from Attorney Daniel Santee, advising the board approval of the minutes is ministerial and a person need not be present or even on the board for the meeting minutes being approved. Their approval is not attesting to accuracy or veracity of the minutes.

Motion by Drew Pope to approve the minutes.

**Motion: Drew Pope, Seconded: Angela Turner**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Motion by Michelle Tackitt to approve the minutes.

**Motion: Michelle Tackitt, Seconded: Drew Pope**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

- 5C. Consideration and possible action to approve the Minutes from FEDC's Special Meeting held on Meeting Minutes May 28, 2024.

Motion by Drew Pope to approve the minutes.

**Motion: Drew Pope, Seconded: Michelle Tackitt**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

5D. Review and Take Action on Finance Statement Financials for May 2024.

Motion by Drew Pope to approve the Financials.

**Motion: Drew Pope, Seconded: Angela Turner**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

6A. Discussion and Possible Action regarding Floresville Peanut Festival Association and for the upcoming Royal Court.

Presentation by Betty Freasier, President of the Floresville Peanut Festival Association, discussed the expansion footprint of the festival this year. The association is requesting use of the FEDC property located at the corner of 4<sup>th</sup> Street and C Street downtown. The association is also going to advertise the festival on a 14 x 46 billboard on I37 southbound. The amount requested from the FEDC Board for marketing and advertisement is \$2130.

The electrical box uses and agreement was discussed. President Freasier also introduced and the Royalty Court.

Motion to approve use of property, approve the funding for advertisement and the electrical box agreement.

**Motion: Michelle Tackitt, Seconded: Angela Turner**  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Motion to table until the Finance Director concerns are addressed.

**Motion: Drew Pope, Seconded: Angela Turner**  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Lacey Beasley, President of Retail Strategies, presented via zoom, the benefits Retail Strategies can provide. Lacey presented the strengths of Retail Strategies in retail attraction, development, and planning services. Lacey with a staff of 70 is moving to the Dallas Texas office.

President Lamberth made a recommendation to table this item for further review.

**Motion: Fred Gonzales, Seconded: Michelle Tackitt**  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<b><u>B.O.D. Names</u></b>	<b><u>For</u></b>	<b><u>Against</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Ray Lamberth			X	
Randy Bruett				X
Michelle Tackitt	X			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Motion to table this item.

**Motion: Drew Pope, Seconded: Angela Turner**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<b><u>B.O.D. Names</u></b>	<b><u>For</u></b>	<b><u>Against</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Ray Lamberth			X	
Randy Bruett				X
Michelle Tackitt	X			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Jeff Cornett presented via Zoom the Expansion Solutions marketing publication and web page benefits.

Angela Turner made a motion to table this item until the board has reviewed the budget to obtain a comfort level on spending.

**Motion: Angela Turner, Seconded: Fred Gonzales**

**Citizens Comments:** None

**Vote: For: 4 Against: 1 Abstain: 1 Absent: 2**

<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			
Drew Pope		X		
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Recommendation by Executive Director to approve the lower bid provided by Texas Roofing in the amount of \$46,000.

**Motion: Drew Pope, Seconded: Angela Turner**  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

**THE BOARD TOOK A 10 MINUTE BREAK.**

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

Executive Director Holman made a recommendation to approve the license agreement, which can be modified when our property needs to be leased.

**Motion: Michelle Tackitt, Seconded: Drew Pope**  
**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

Presentation by Rebecca Seitz via Zoom regarding CoStar and the detailed services they can provide.

Motion by Fred Gonzales to table this item until Mr. Holman can provide a comparison of the services he is recommending for approval.

**Motion: Fred Gonzales, Seconded: Drew Pope**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

6I. Discussion and Possible Action regarding Election of Officers for the FEDC commencing on June 24, 2024.

a. Secretary

Motion by Michelle Tackitt to appoint Angela Turner as Secretary.

**Motion: Michelle Tackitt, Seconded: Fred Gonzales**

**Citizens Comments:** None

**Vote: For: 4 Against: 0 Abstain: 1 Absent: 2**

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

6J. Discussion and Possible Action to hold next regular FEDC Board meeting on July 15, 2024.

Angela Turner advised she will be out of town until July 17, 2024.

Motion: Fred Gonzales, Seconded: Drew Pope

Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 2

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

Finance Director Cynthia Sturm requested a Budget Workshop date to review FEDC Budget for FY 2024/2025.

Motion by Angela Turner to approve date of Tuesday, July 23, 2024.

Motion: Angela Turner, Seconded: Fred Gonzales

Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 2

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

The time is now 8:55 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:

- 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.



Before entering closed session, Executive Director Courtland Holman announced, item 7.A. will not be discussed since no attorney is present.

Motion: Michelle Tackitt, Seconded: Fred Gonzales  
Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 2

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

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

The time is now 9:21 p.m. and hereby close the Executive Session of The Floresville Economic Development Corporation and do hereby reconvene the open 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 Drew Pope to allow the Executive Director to proceed with the FEDC real estate negotiations for both A. and C.

Motion: Drew Pope, Seconded: Michelle Tackitt  
Citizens Comments: None

Vote: For: 4 Against: 0 Abstain: 1 Absent: 2

<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			
Drew Pope	X			
Angela Turner	X			
Fred Gonzales	X			
Ben Lamberth				X

**ITEM 9.) PRESENTATION**

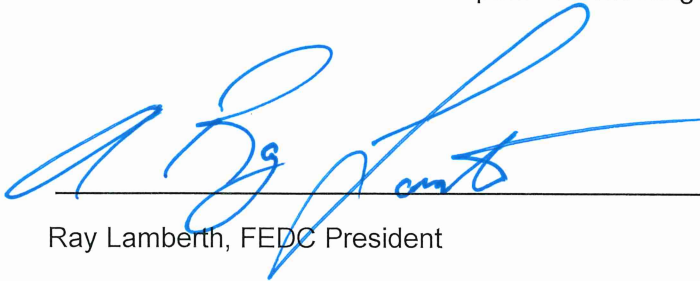
9A. EMC Update – the board will review at their leisure.

**ITEM 10.) DIRECTOR'S UPDATE**

The board will review at their leisure.

**ITEM 11.) ADJOURN**

The time is now 9:27 p.m. The meeting is adjourned.

A handwritten signature in blue ink, appearing to read 'Ray Lamberth', is written over a horizontal line. The signature is stylized and cursive.

Ray Lamberth, FEDC President