

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

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

Ben Lamberth
Drew Pope
Stephen Moore
Vacant, Exec. Director
Charlotte Ximenez-Nelson,
Asst. Executive Director

December 9th, 2024
6:00 p.m.

NOTICE is hereby given of a **REGULAR BOARD MEETING** of the Floresville Economic Development Corporation for the City of Floresville, County of Wilson, State of Texas, to be held on **Monday December 9, 2024, at 6:00 p.m. at 1120 D Street, Floresville, Texas 78114** at City Council Chambers for the purpose of considering the following numbered items.

The Floresville Economic Development Corporation of the City of Floresville, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

Meeting called to order by President Ray Lamberth at 6:00 pm.

ATTENDANCE: Ray Lamberth, Randy Bruett, Michelle Tackitt, Ben Lamberth, Angela Turner, Stephen Moore, Andy Joslin City Manager, Cynthia Sturm Finance Director, Daniel Santee and Drew Pope arrived at 6:55 pm

Guests: Krista Scott, Derek Gaudlitz, Ron Valentin of Collaborate

ITEM 2.) INVOCATION Michelle Tackitt

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.

Charlotte Ximenez-Nelson asked Krista Scott of Vanilla Moon Marketing to provide her update on the Christmas Market that occurred on November 30th, 2024.

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 November 12, 2024.

Motion by Angela Turner to approve, seconded by Ben Lamberth.

| <i>NAME</i> | <i>YES</i> | <i>NO</i> | <i>ABSTAIN</i> | <i>ABSENT</i> |
|--------------------------------------|-------------------|------------------|-----------------------|----------------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | | | | X |
| Stephen Moore | X | | | |
| <i>Motion Carries 5-0-0-1</i> | | | | |

- 5B. Consideration and possible action on Finance Statement Financials for November 2024.

Finance Director, Cynthia Sturm presented. No action.

ITEM 6.) DISCUSSION AND POSSIBLE ACTION CONCERNING

- 6A. Consideration and action to approve the Lux Electric repair bid in the amount of \$12,000 for the electrical outlets located on the Courthouse grounds.

Charlotte Ximenez-Nelson advised Director Drew Pope is driving in from Victoria and will have an update on this agenda item.

Motion by Stephen Moore to postpone, seconded by Randy Bruett.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | | | | X |
| Stephen Moore | X | | | |
| Motion Carries 5-0-0-1 | | | | |

- 6B. Consideration and action to approve Viking FilmWorks working with the FEDC in obtaining the photographs required to make Floresville a certified Texas Film Friendly Community.

Motion by Angela Turner to obtain additional quotes so we can review an action item in obtaining the final steps for the Texas Film Friendly requirements, seconded by Ben Lamberth.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | | | | X |
| Stephen Moore | X | | | |
| Motion Carries 5-0-0-1 | | | | |

- 6C. Consideration and action to approve obtaining bids for mowing of the FEDC properties.

Ben Lamberth made a motion to allow Charlotte Ximenez-Nelson to obtain mowing bids for the FEDC properties, seconded by Michelle Tackitt.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | | | | X |
| Stephen Moore | X | | | |
| Motion Carries 5-0-0-1 | | | | |

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

The time is now **6:26 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 551.074 – Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties of a public officer or employee; Interim Executive Director pay for Assistant Executive Director, Charlotte Ximenez-Nelson.
- 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: a) discuss potential incentives.
 - Project Purple
 - 1146 Hwy 181 S

Stephen Moore made a motion to go into closed session, seconded by Michelle Tackitt.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | | | | X |
| Stephen Moore | X | | | |
| Motion Carries 5-0-0-1 | | | | |

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

The time is now 7:29 p.m. and hereby close the Executive Session of The Floresville Economic Development Corporation and do hereby reconvene the open session.

Drew Pope arrived at 6:55 pm during Executive Session.

Motion to open session by Stephen Moore, seconded by Randy Bruett.

| <i>NAME</i> | <i>YES</i> | <i>NO</i> | <i>ABSTAIN</i> | <i>ABSENT</i> |
|--------------------------------------|-------------------|------------------|-----------------------|----------------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| <i>Motion Carries 6-0-0-0</i> | | | | |

President Ray Lamberth requested we go back to item 6.A.

Drew Pope explained his inspection of the downtown electrical boxes located on the County Courthouse property. He and Lux Electric conducted a joint inspection and the Lux quote came in at \$12,000. Director Pope also met with Srala Electric today and received a verbal to repair for an amount not to exceed \$9000.

Angela Turner made a motion to obtain additional bids for the electrical work needed, seconded by Stephen Moore.

| <i>NAME</i> | <i>YES</i> | <i>NO</i> | <i>ABSTAIN</i> | <i>ABSENT</i> |
|--------------------------------------|-------------------|------------------|-----------------------|----------------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| <i>Motion Carries 6-0-0-0</i> | | | | |

- 8.A. Consideration and take possible action on Personnel Matters regarding interim Executive Director pay for Charlotte Ximenez-Nelson, Assistant Executive Director.
- 8.B. Consideration and take possible action on FEDC real estate, incubator, and leasing opportunities.

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

- Project Purple
- 1146 Hwy 181 S

Regarding item 8.A.

Motion by Angela Turner to allow the President to continue to work with the City Manager in order to move forward with providing interim pay for Assistant

| <i>NAME</i> | <i>YES</i> | <i>NO</i> | <i>ABSTAIN</i> | <i>ABSENT</i> |
|--------------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | | | X | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| <i>Motion Carries 5-0-1-0</i> | | | | |

Executive Director, Charlotte Ximenez-Nelson, seconded by Michelle Tackitt.

Regarding item 8.B.

Motion by Angela Turner to take no action, seconded by Stephen Moore.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| Motion Carries 6-0-0-0 | | | | |

Regarding item 8.C. – Project Purple

Motion by Angela Turner to take no action, seconded by Michelle Tackitt.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| Motion Carries 6-0-0-0 | | | | |

Regarding item 8.C. – 1146 Hwy. 181 S.

Motion by Angela Turner to take no action, seconded by Stephen Moore.

| NAME | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| Motion Carries 6-0-0-0 | | | | |

ITEM 9.) CITY MANAGER UPDATE

- Update on Selection Process for new Executive Director

City Manager Andy Joslin provided a detailed update regarding the interview process that was conducted on November 21st, 2024 where they viewed 8 candidates and their prerecorded interviews. From the 8 candidates, 5 were chosen to conduct Zoom interviews with the City Manager and the Board interview Committee. There were 4 candidates interviewed; one had dropped out. The Committee and City Manager chose 3 candidates for a second interview which will be held in January 2025, at which time the current Assistant Executive Director will be given the opportunity to interview.

The Board President would like the board's input on hiring the next Executive Director for the FEDC. Resumes from the applicants will be reviewed by the board to get their input prior to making the final decision.

ITEM 10. ASSISTANT DIRECTOR'S UPDATE

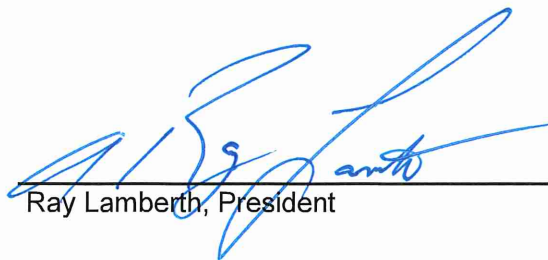
- Downtown market update – moved to Citizens Comments where Krista Scott provided a detailed update on the Christmas Market held on November 30, 2024.

Assistant Executive Director provided her monthly detailed report to the board for their review.

ITEM 11.) ADJOURN - The meeting adjourned at 7:40 pm.

Michelle Tackitt made a motion to adjourn, seconded by Drew Pope.

| <i>NAME</i> | <i>YES</i> | <i>NO</i> | <i>ABSTAIN</i> | <i>ABSENT</i> |
|--------------------------------------|------------|-----------|----------------|---------------|
| President Ray Lamberth | | | | |
| Vice President Randy Bruett | X | | | |
| Treasurer Michelle Tackitt | X | | | |
| Secretary Angela Turner | X | | | |
| Director Ben Lamberth | X | | | |
| Director Drew Pope | X | | | |
| Stephen Moore | X | | | |
| <i>Motion Carries 6-0-0-0</i> | | | | |



Ray Lamberth, President