

Floresville Economic Development Corporation

Regular Meeting: Monday, June 9, 2014, 6:30 P.M.

City Hall, 1120 D Street, Floresville, Texas

Open Meeting:

- 1. Call meeting to order and Establish a Quorum**
- 2. Invocation**
- 3. U.S. Pledge of Allegiance & Texas Pledge**
- 4. Citizen Comments**

Old Business:

- 1. Approve minutes of May 12, 2014 meeting**
- 2. Treasurer's Report and Board Approval**
- 3. Committee Report: a) Finance; b) Personnel**
- 4. Executive Officer's Report:**
 - a. Numerous meetings with investors interested in (1), a possible 23.7 acre work site in the Industrial Park for remediation of water from Industrial use; (2), lots and/or acreage in the Business Park for commercial use and (3) a possible Public/Private Partnership involving the City and potential FEDC Industrial Park work site described in 4a(1) above.**
 - b. After contract execution for the 2 acre site with a house/office in the Industrial Park, ED contacted service providers for septic inspection and pump out, land survey, and water extension line for their services so that the settlement date of May 20, 2014 could be met. On May 19, buyers cancelled the contract. Baker cancelled septic and water line services but the ground survey had been completed.**
 - c. Met with the editor and V.P., Operations, WCN, about reporting monthly project news from the FEDC. WCN will make the month prior report, generated by Baker, a news release in the paper 1 time per month; dependent on space available. April report was not published because space was not available. May, 2014 projects will be reported in one of the June weekly editions. FEDC funding is not required for the "news release" each month.**
 - d. ED met with Eric Rodriguez, on May 14, 2014, and reviewed the "final", stamped construction plans which reflect the working plans presented to the Board at an earlier date. Eric will submit plans to subcontractors for acceptable bids and then present financial information to their**

lender for loan approval/arrangements before the July 15, 2014 deadline.

- e. All interior roads in the Industrial Park have been graded, watered and compacted through a cooperative effort of the City, County and FEDC. City equipment and road staff were involved in each phase with a City crew being cross-trained by a County senior blade man for specific experience with maintainer/blade work. The FEDC supplied 5 loads of base material to fill in pot holes throughout the road system. A very successful partnership.

New Business:

5. Presentation, Discussion and Possible Action Item:

FEDC Façade Grant Applicant: Leona Maples (daughter Stacy Maples is presenting) for façade improvements for City Cleaners and Curves (both owned by Mrs. Maples).

6. Presentation and Discussion:

Pat Wagner, CPA, City Auditor presenting details of the FEDC audit through the City of Floresville audit of 2012-2013.

7. Discussion and Possible Action Item:

Hammer Isolation, LLC. has requested that the FEDC water restrictions in the deed, for on-site water uses, be deleted on the 30 acre tract (SE corner of E. Cardinal/Rancho Grande) as part of the 50% minerals for 5.997 acre trade within the Industrial Park. FEDC's liability is the foremost concern because the deletion of restrictions might be construed as allowing Hammer to conduct certain types of water uses without consideration and approval by the appropriate agencies, County and Sunko Water Supply Inc.

8. Discussion in Executive Session:

- (a) A senior spokesman for several investment groups with interest in FEDC properties and a possible Public/Private Partnership as described in Item 4 above will provide a confidential briefing to the Board involving FEDC properties, including proposals for the purchase of real property and proposals for the use of industrial processes the disclosure of which would give competitive advantages to other parties.
- (b) Item 7, above, insofar as the same involves (1) sale or mortgaging of real property or (2) negotiations or resolution of disputed claims.

9. Adjourn into Executive Session in accordance with the Government Code of Texas, Chapter 6 and B2 subsection 551.072 for the purpose of deliberating the purchase, exchange, lease or value of real property. Any action taken on items discussed will be voted on in Open Session.

10. Reconvene into Open Session with Possible Action Item 7, above.

11. Adjournment

The Floresville Economic Development Corporation (FEDC) reserves the right to convene in closed session in accordance with Chapter 551 of the Government Code of Texas on any subjects permitted by the code and identified above. This facility is wheelchair accessible and has accessible parking spaces available. Request for accommodations or interpretive services must be made 24 hours prior to the meeting. Please contact the Tommy Baker, ED, FEDC at 830-393-3965.

Tommy Baker

Tommy Baker, Executive Director, FEDC

I certify that the above notice of meeting was posted on the front window of City Hall, 1120 D Street, Floresville, Texas 78114, and on City and FEDC websites by 5 P.M. on the 6th day of June, 2014.