

## **Floresville Economic Development Corporation**

**Regular Meeting: Monday, August 11, 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 Regular meeting of July 14, 2014 and Special Called meeting of July 24, 2014**
- 2. Treasurer's Report and Board Approval**
- 3. Committee Report: a) Finance; b) Personnel**
- 4. Executive Officer's Report:**
  - a) Continuing to work with downtown bakery prospect for rental space. Prospect is talking to his banker and getting retrofit cost estimates.**
  - b) Continuing to work with the owner of the Cycle Ranch on demographic information for marketing their events within a 90 mile radius of Floresville.**
  - c) Working with a prospect on locating a truck wash in Floresville and an apartment developer interested in the former Richardson Dealership; now owned by FIRD.**
  - d) Met with Lindsay Dennis, Governor's Office of Economic Development concerning current and upcoming programs.**
  - e) Met with general manager, 3 Way Trucking, concerning easement boundaries surrounding their property in the Industrial Park. 3 Way has installed an 8' chain link security fence along their property lines.**
  - f) Met with the FEDC finance committee to compile a proposed 2014-2015 FEDC budget.**
  - g) Attended and answered questions at the July 24<sup>th</sup> Council meeting in reference to a possible trade of FEDC properties for "no charge" FEDC office rent, in current location, for 8 years-4 months. Purpose was to understand what terms Council wanted in an agreement before bringing to FEDC Board.**

- h) Attended a Workforce Development Summit Conference in Sequin for economic development through agencies like Alamo College, UTSA Rural Development and Texas Workforce Commission.
- i) Attended a public meeting with City Council and reviewed the 2008 bond situation. There is no planned change/refinance to the 2008 bond which FEDC makes a partial payment.
- j) On August 7<sup>th</sup>, met with IC2 (UT-Austin) director to better understand their program of identifying and supporting rural entrepreneurial projects within the 14 counties identified as the Eagle Ford Shale Region (Wilson County being one).

### New Business

1. Action Item:  
Approve an excused absence for Jason Talley from the Special Meeting held on July 24, 2014 due to medical reasons. Advance notice was given by Mr. Talley.
2. Discussion and Action Item:  
Proposed FEDC Budget, 2014-2015.
3. Discussion and Action Item:  
Proposed amendment to the FEDC By-Laws to reflect the “annual” meeting date change from October to December due to Council’s installation of new members in November, following elections, and 30 days, thereafter, to name new Boards members. The proposed annual meeting and election of FEDC officers will occur in December, annually.
4. Discussion and Action Item:  
Proposed Trade Agreement between the City and FEDC. Calls for FEDC surplus properties to include: flood plain properties: (1.) 0.56 ac., 800 Plum St; (2) 0.19 ac, Peach St. near Goliad and (3) 12.49 ac., North Crest Community Park), (4) Depot, (5) Beer Warehouse, (6) Skate Park, (7) Canta Park to be deeded to the City in exchange for 8 years, 4 months “no charge rent” in current FEDC office suite, City Hall. The FEDC and the City further agree to work together on making park improvements to benefit the citizens of Floresville.
5. Discussion and Action Item:  
Roger Wells’ sales contract on Lot 4, Veteran Business Park, reflects the feasibility period to end on August 8, 2014. Mr. Wells has asked for an extension of the 90 day feasibility period due to delays from service providers in providing hook-up cost quotes to Mr. Wells.

6. Discussion and Action Item:  
Eric and Lisa Rodriguez's compliance with the Post Closing Modification Agreement, dated May 2, 2014 and real estate related negotiations.
7. Discussion in Executive Session:  
Items 4, 5, 6 above
8. **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.**
9. Reconvene into Open Session
10. Possible Action Items from Executive Session:  
Items 4, 5, 6 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 7<sup>th</sup> of August, 2014.