

**CITY OF GONZALES, TEXAS  
ECONOMIC DEVELOPMENT CORPORATION MEETING  
GONZALES MUNICIPAL BUILDING  
820 ST. JOSEPH STREET  
MINUTES – FEBRUARY 26, 2018 - 6:00 PM**

**CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCES**

Dewey Smith, GEDC Board President, called the meeting to order at 6:01 p.m., led the pledges, offered a prayer, and certified a quorum present. Gerri Lawing, Dewey Smith, James Ryan, Steve Sucher, James Hamilton, and Dan Blakemore were present. Tommy Cox was absent.

**PUBLIC COMMENTS**

There being no requests for Public Comment, D. Smith moved to Approval of Minutes.

**APPROVAL OF MINUTES**

1. January 22, 2018, Meeting Minutes  
J. Ryan moved to accept the Minutes as presented. J. Hamilton seconded the motion. Motion carried.

**EXECUTIVE SESSION** The Board entered into Executive Session at approximately 6:04 p.m.

SECTION 551.087 Executive Session as Authorized by the Texas Government Code;  
Deliberation Regarding Economic Development Negotiations; Deliberate Commercial or Financial Information the Gonzales Economic Development Corporation received from a business prospect, and to Deliberate the offer of a financial or other incentive to a business prospect.

SECTION 551.072 of the Texas Government Code– To deliberate the purchase, exchange, lease or value of real property – St. George Street Property

**RETURN TO OPEN SESSION** The Board returned to Open Session at 7:05 p.m.

2. Discuss and Consider any action resulting from Executive Session
  - a. SECTION 551.087 – The Board did not take action on this item.
  - b. SECTION 551.072 D. Smith called for a motion. D. Blakemore moved to approve for President Dewey Smith to move forward with the sale of the St. George Street Property by Public Notice of such and the acceptance of written offers, with proof of financing or ability to pay. J. Ryan seconded the motion. D. Smith called for an individual vote; D. Smith, Aye; T. Cox, absent; G. Lawing, Aye; J. Ryan, Aye; J. Hamilton, Aye; S. Sucher, Aye; and D. Blakemore, Aye.

**ACTION ITEMS**

3. Discuss and Consider an amendment to the Budget, Transferring \$186,172.10 from the fund balance to Line item #7.700.650, Capital Replacement, to cover the approved expenditures for equipment for the City of Gonzales Golf Course, Mowers for the Parks and equipment for JB Wells Arena and Park  
J. Ryan moved to approve. D. Blakemore seconded the motion. J. Ryan asked if the amendment would put this line item over the amount budgeted. Ms. Young stated that the Capital Replacement line item never had any funds budgeted. D. Smith stated that the Board's action would simply place funds in the already approved line item. He called for the vote. The motion carried.
4. Discuss and Consider an amendment to the Budget transferring \$50,000.00 from the fund balance to Line item #7.700.712 Expansion/Retention of Business to cover the approved Phase I Grant for the ByK \$50,000,000.00 expansion  
D. Smith called for a motion. J. Ryan moved to approve as presented. J. Hamilton seconded the motion. The motion carried.
5. Discuss and Consider authorizing staff to coordinate a GEDC Board Planning Workshop and set a date for the Workshop  
D. Blakemore moved to approve. G. Lawing seconded the motion. Ms. Young asked if the Board had a date in mind. She asked if the Board would agree that a Workshop would require a minimum of ½ a day or possibly longer. Ms. Young explained that this process would include the opportunity to review the budget, bylaws,

discussion of vision, goals, and strategies. G. Lawing asked if Ms. Young planned to bring in a facilitator. She suggested Alysia Cook. Ms. Young will schedule a facilitator and get with the Board via email to confirm a date. D. Smith clarified the motion as authorizing Ms. Young to move forward to organize a Board planning workshop. D. Smith called for the vote. The motion carried.

6. Discuss and Consider scheduling a Mid-term Budget Workshop and authorize staff to advertise and publicize the Workshop

S. Sucher explained that his observations are that requests for funding from other “Public” entities come to the Board 12 months out of the year and that the Board pivots off the agendas of others rather than the GEDC agenda. He suggested that the GEDC Board should consider accepting funding requests from “Public” entities as a foundation accepts applications for funding. He clarified that he is only suggesting this process for requests from other “Public” entities and not individual businesses, loans, etc. D. Blakemore moved to authorize staff to coordinate dates and advertise a Mid-term Budget Workshop. J. Hamilton seconded the motion. G. Lawing asked for clarification if this would be a separate event from the other retreat/workshop and Ms. Young asked if the Board would like to do both workshops in one day. D. Blakemore suggested that he withdraw his original motion; however, the motion requires a vote because there has been a second and discussion. D. Smith called for the vote. All member present voted Nay. D. Blakemore moved to table item #6. G. Lawing seconded the motion. There being no further discussion, D. Smith called for the vote. The motion carried.

### **COMMITTEE/FINANCIAL REPORTS**

7. Financial Report – James Ryan

J. Ryan presented the financials stating that Sage Capital Bank is paying more interest on the checking account than our other accounts are paying. He provided an update on all GEDC funded projects.

8. Hwy 183 Beautification/Sign Committee – Tommy Cox

9. Staff Update including business prospects, new and relocated retail business, September TDA Board Meeting, and Regional Roundtable to be hosted in Gonzales, upcoming events, Texas Independence Relay, City Wide Yard Sale, Come & Taste It Beer, Wine & Arts Festival– Genora Young

Ms. Young informed the Board of two new pet grooming businesses, a new vintage clothing/antique store, the relocation of an antique and a new pop-up shop that will be opening at the end of March or early in April. She provided the list of dates for upcoming events and shared with the Board that the Texas Downtown Association Board of Directors will hold their September meeting in Gonzales followed by a Regional Roundtable the next day. She provided information about required Board training offered by the State/TEDC. Ms. Young said she plans to make calls to the local businesses. Mr. Sucher asked what her objective is when she makes business calls. The objectives are to find out what the business needs from the GEDC, and how GEDC can be a resource and better partner to support their growth and sustainability. Is it a situation where the GEDC could help recruit a supplier closer to an existing business? What are the challenges of our existing businesses? Expressing appreciation for the presence of the business in the community is another objective. Through personal visits, it is possible to learn what industries to target for recruitment.

D. Smith suggested that the Board consider purchasing/presenting US and Texas flags to the City for use at the EXPO Center.

### **ADJOURN**

D. Smith called for a motion to Adjourn. D. Blakemore moved to adjourn. S. Sucher seconded the Motion. The motion carried, and the meeting adjourned at 7:47 p.m.

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Dewey Smith, Board President

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Gerri Lawing, Secretary