

Meeting Minutes
Bellville Economic Development Corporation

The regular meeting of the Bellville Economic Development Corporation was called to order by David Ottmer at 5:30 P.M., Tuesday, September 24, 2001, in the Council meeting room at City Hall, Bellville, Texas.

Present were Wayne Browning, David Ottmer, Kenneth Stein, Susan Jones and Bruce White. A quorum was present.

David Ottmer requested Item # 12, Public Comment, be moved forward on the Agenda following Item # 5. Wayne Browning made a motion the Agenda be approved as revised. The motion was seconded by Bruce White and carried unanimously.

Wayne Browning made a motion the Minutes of the August 14, 2001 meeting be approved as presented. Bruce White provided the second to the motion and it carried unanimously.

Gary Byrd was not present to summarize the Treasurer's Report. Copies of the report were distributed to members present. A checkbook balance of \$162,748.52 was reported by David Ottmer. Acceptance of the report was not voted on, but will be moved to the October meeting agenda for action.

Agenda Item # 6

Public Comment

Chairman David Ottmer recognized Jim Bishop and asked that he address the Board regarding his correspondence and the correspondence of his client, Lana Johnson to the BEDC. Copies of their letters were distributed to members and are also attached to the official minutes. Mr. Bishop reported Mrs. Johnson's business plans have changed. She now plans to build a store to house The Bellville Trading Company on a lot at 220 East Main. She is in negotiation to sell the building located at 11 North Bell to First National Bank of Bellville. On behalf of Mrs. Johnson, Mr. Bishop requested a ruling of the Board regarding the return of the grant money or

approval to apply the funds to the new project. Following a question and answer period and general discussion, the secretary was instructed to place this item on the October 23 agenda for consideration and action. Mr. Ottmer requested copies of plans and specs as well as a cost breakdown for the project be made available at the October meeting.

Agenda Item # 7

Public Hearing for the Consideration of the Application of Kromar Covenant Partnership

Clay Krhovjak, John Marek and Holly Krhovjak were present representing Kromar Covenant Partnership. Mr. Krhovjak updated the Board on the progress of the project. A drainage problem which originates from the area of the little league park and the hospital has created the need for additional work to redirect rainwater. A drainage swell will be created along the common fence line with Mrs. Flora Winn; Rusty Schroeder is the contractor. Following that work a house will be located and a pad created to continue the development of an office park. It is envisioned that an attorney, a financial planner or an insurance agency would be ideal tenants for such an office.

Agenda Item # 8

Action Concerning the Application of Kromar Covenant Partnership

Following a period for general discussion of the project, Bruce White made a motion the \$15,000.00 grant application be approved. Susan Jones seconded this motion and it was approved unanimously by the Board.

Agenda Item # 9

Public Hearing for the Consideration of the Application of Raising Academic Performance (RAP)

There was no one present to represent the interest of Raising Academic Performance and consideration of their application will be tabled until the October 23 meeting.

Agenda Item # 10

Public Hearing for the Consideration of the Application of The Family Entertainment Center

Wendy and Herschel Smith were present to represent The Family Entertainment Center. Dr. Smith addressed the Board giving an overview of the project. Hours of operation are planned to be until 10:00 p.m. on weekdays, midnight on Fridays and 12:30 to 1:00 a.m. on Saturdays. Previous like business have not succeeded because adult volunteers were not available consistently. One of the Smiths or one of three adult family members will always be present on the premises when the center is open. No formal business plan has been prepared because it was not requested, but a pro forma report of expected expenses and an income statement could be prepared for review. The importance of African-American entrepreneurship

in the community was stressed as was a need for a place for youth and family entertainment. The need for consistency in considering and granting application requests was also discussed.

Delwin Reddig of Bellville was present to speak against the granting of BEDC funds for this project. Though he has worked with Dr. Smith in the past and knows of his capabilities, he questioned the economic impact of a business of this type on the city of Bellville and did not wish to have his tax dollars expended in such a manner. He also stated his opinion that the amount of money being requested was much too high in comparison to the limited amount being invested by the owners. Though he agreed the youth of Bellville need quality, character building activities, he felt the risk of this new business venture failing was too great.

Agenda Item # 11
Action Concerning the Application of The Family Entertainment Center

Several members of the Board had questions to direct to Dr. or Mrs. Smith. It was agreed that all Board members were in favor of a grant, but not in the total amount requested. Following discussion of possible options, Susan Jones made a motion to grant \$12,600.00 of their funds request and make a secured no-interest loan for an additional \$32,400.00 to purchase video games pending the advice of Charley L. Smith, the BEDC attorney. This motion was seconded by Wayne Browning and was approved unanimously.

David Ottmer stated his regret that the Smiths were being forced to wait a little longer for a final decision and reminded them and the Board members that the City Council would have to approve any action recommended at the next meeting scheduled for Tuesday, October 16, 2001. Therefore, he proposed to bring this matter to the attention of our attorney for advice and clarification and report to the Board at a special meeting to be called for Tuesday, October 2, 2001 at 5:30 p.m. Following that meeting, any action recommended could be reported to the City Council at their meeting on October 16. The regular monthly meeting of the BEDC would be held as rescheduled on Tuesday, October 23, 2001. This date was chosen to avoid Fair Week and maximize the attendance of Board members who were not available to meet the week of October 15, 2001.

Agenda Item #12
Consideration of any Action Necessary and Related to the Organization and Operation of a Corporation formed under Chapter 4B of the Economic Development Act of 1979, as Amended

A revised application from Dennis R. Janosky of D & D Recycling was received and distributed to members present. Mr. Janosky was not present and the secretary was instructed to write to him stating the policy he must make the presentation of the application in person and be prepared to answer questions and discuss the proposed project. This item will be placed on the agenda for October 23 under Public Comment.

There being no further business to come before the Board, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Suzanne C. Edwards

Recording Secretary