

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, December 10, 2002, in the Council meeting room at City Hall, Bellville, Texas.

Present were Wayne Browning, Jerome Peters, Warren Scott, David Ottmer, Kenneth Stein, Nancy Allen and Bob Simpson. All members were present.

Wayne Browning made a motion the Agenda be approved as corrected. The Executive Session was cancelled and the word "consideration" is to be removed from Agenda Item #10. The motion was seconded by Nancy Allen and carried unanimously.

Wayne Browning made a motion the Minutes of the November 26, 2002 meeting be approved. Bob Simpson provided the second to the motion and it carried unanimously.

Bob Simpson reported an ending statement balance of \$207,581.41 on November 30, 2002. A sales tax check from the City in the amount of \$15,420.96 has been received, but not deposited. Bob will go to the bank to obtain a new signature card for Board members to sign. Two signatures are required on checks in an amount greater than \$100.00. Bob will deliver checks to Jerome Peters and Suzanne Edwards as soon as possible. A printed Treasurer's Report will be prepared and distributed at future meetings. The next report will be for the period December 1 – 31, 2002. Wayne Browning made a motion the Treasurer's Report be accepted as reported. Kenneth Stein seconded the motion and it was carried unanimously.

Agenda Item # 6
Public Comment

Don Lawrence was present as a concerned member of the community and a former BEDC Board member to speak against any EDC funding for the Bellville Swimming Pool. He expressed his regret if

they are unable to sustain themselves, but stated as a private club, members are responsible for any revitalization costs.

Agenda Item # 7 Discussion of Grant Applications Received to Date

Nancy Allen stated her opinion a prepared statement from the BEDC should be issued to clarify what constitutes economic development. The BEDC is not "Make A Wish Foundation". Jerome Peters concurred and agreed most members have the same feeling. He stressed the importance of using his proposed point system to grade applications received so as to avoid personal bias towards any individual applications.

The first application to be considered was from the Boys & Girls Club of Bellville. The following comments were made:

- • Jerome questioned if the request had changed enough for us to legally provide any funds
- • Don Lawrence requested to speak and reminded Board members that while Boys & Girls Clubs is a national organization, it must be funded locally. This is doubly important as there is no United Way organization in Austin County. Education is legal for receipt of 4B funding.
- • Bob Simpson asked if a financial statement had been submitted. The response was negative except for the projected budget and amount of funding expected from other sources. This information is included in the application packet.
- • David Ottmer stated the Boys & Girls Club fits the Attorney General's description of learning center.
- • Warren Scott stated the money is badly needed for disadvantaged children in Austin County.
- • Bob summarized the funding requests received to date which totaled \$222,000.00

The next application to be discussed was from Assurance Insurance Agency.

The following comments were made:

- • Nancy Allen questioned the proposed use of the funds requested
- • Kenneth Stein commented the request was for less than 18% of the total cost.
- • Nancy questioned whether the BEDC can afford to reimburse every company that moves to Bellville.
- • David Ottmer announced he would abstain from commenting on this request.

- • Jerome Peters stated his belief the BEDC should offer incentives for business development.
- • Wayne Browning asked if the BEDC application stated that hiring 5 or more employees was required. The answer was negative, but some consideration should be given to adding this requirement to the application package.
- • It was also suggested a contract be included stating applicants agree to complete the project which is being funded and reimburse the BEDC if that is not done.
- • Bob Simpson stated that in general (not just this application) no back-up is given for any of the cost figures. He suggested at least two bids for each portion of the project estimate.
- • Jerome suggested the project would have been considered positively had the application been received before it was started.

For the application from Bellville Swimming Pool only one additional comment was made:

- • Wayne Browning suggested the owners of the property be determined before any further consideration is given.

Regarding the application from the Bellville Public Library, the following comments were noted:

- • Both Nancy Allen and David Ottmer suggested the project be divided into three separate parts which could be funded individually.
- • City Administrator, Lynn Roberts, stated Kathryn King has located some grant possibilities for the interior remodeling such as shelving and also for equipment, but none have been found which would assist in construction.
- • Nancy suggested fund raising projects such as the sale of brick pavers has been successful for other libraries.
- • David suggested we might consider funding \$16,500 for the entrance and parking lot only. He stated his assumption the entrance would fall under ADA guidelines and thought it a good idea for the Board members to take a trip to the library.
- • Wayne suggested inspections before and after each project is funded.
- • David stated BEDC funds may be spent on city-owned buildings.
- • Kenneth Stein stated that this project doesn't seem to fit the goals of the BEDC.

Last to be discussed was the application from the Chamber of Commerce. The following comments were made:

- • David Ottmer stated his opinion that since no one knows where the visitors' center will be located, that portion of the request should not be considered.
- • Jerome Peters questioned the cost of operating and maintaining a tourism center.

- • Nancy Allen stated the Chamber lacks direction and leadership.
- • Lynn Roberts noted that an application for a parade must be submitted 60 days in advance for City Council approval and questioned the safety aspect of running long-horned cattle through town.
- • Warren Scott wondered if a list of like-sized cities in which such parades had been held could be provided to the BEDC.
- • Nancy stated the importance of marketing Bellville's Texas heritage.

Agenda Item #8 Election of Vice Chairman

Nancy Allen nominated Kenneth Stein for the position of Vice Chairman to serve through December, 2003. The motion was seconded by Wayne Browning and was carried unanimously. As a Point of Order, Jerome Peters stated the By-Laws provide for a President and Vice President, not a Chairman and Vice Chairman. The minutes will reflect such information.

Agenda Item #9 Discussion and Action to Amend By-Laws to Terminate any Board Member with Three Unexcused Absences

At the joint workshop with City Council, the Mayor suggested the BEDC adopt the Government Code for unexcused absences. In response to the question of what the laws states and the standard for excused and unexcused absences, Wayne Browning made a motion this agenda item be tabled for additional research. Warren Scott seconded the motion and it carried unanimously. Jerome Peters volunteered to research the Government Code and report to the Board at the next meeting.

Agenda Item #10 Consideration and Action Regarding Advanced High-Speed Interconnect Service for Bellville through PUC

Nancy Allen reported she had met recently with a representative of the Sealy EDC who stated their group had 150 potential subscriber signatures to send to the PUC.

David Ottmer stated it was rumored TXU has a high speed line near Cat Spring; he has not verified this rumor, however. He questioned what the expected cost of such service might be. Nancy responded that service to Aransas Pass through the cable company was approximately \$40.00 per month. Lynn Roberts interjected that CMA Cable does not offer such service at this time, but volunteered to check with them again. Nancy Allen will provide additional information at the next meeting of the BEDC.

Agenda Item #11
Consideration and Action Regarding Submission of Application to the
Texas Historical Commission Visionaries in Preservation Program

Nancy Allen has a 15-page application which must be submitted in May of this year. The Chamber of Commerce has agreed to partner with the BEDC in applying to this program. There is no requirement to hire anyone and no financial commitment is required up front. Our group must commit only to hosting local meetings and workshops. Jerome Peters made a motion the BEDC apply to become a part of this program; Wayne Browning provided the second and the motion carried unanimously.

Nancy will investigate all opportunities available through the Texas Historical Commission Visionaries in Preservation Program and keep the group updated.

Agenda Item #12
Consideration and Action Regarding Mandatory Training for Members of 4B Economic
Development Corporations

Jerome Peters reported a House Bill is in place which would require a minimum of one person from each city council and economic development corporation attend training sessions every other year. Two upcoming training sessions have been scheduled by the TEDC. One will be Friday, January 10 in Corpus Christi (all day session for \$125.00) and another is scheduled for January 24 in Abilene. David Ottmer agreed training is important and volunteered to schedule a training session with a representative of LCRA for all members of the BEDC. Lynn Roberts offered that Scott Jazlow of the Attorney General's office could also provide required training for EDC groups. Kenneth Stein made a motion training be investigated and arranged for the entire group. If this effort is not successful, he recommended a member be sent to the January 10th training in Corpus Christi. The motion was seconded by Nancy Allen and carried unanimously.

Agenda Item #13
Discussion and Action Regarding Goals for Special January 28, 2003 Meeting/Workshop
with Bellville City Council

Jerome Peters stated his opinion that one of the weaknesses of the BEDC is not knowing what the Board is supposed to do. Criticism from City Council could be reduced if that group were more involved in setting the duties of the BEDC. He asked what were their expectations for the BEDC:

- • Sit and wait for applications to be received?
- • Find new businesses to move to Bellville?
- • Improve the businesses currently in Bellville?

Secondly, he hoped a discussion of future small business grants could be included in the workshop session. Warren Scott made a motion that aims and objectives be considered at the next workshop session. Nancy Allen seconded this motion and it carried unanimously.

Agenda Item #14

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 request was made to add an item to the next meeting's agenda for consideration of updating the BEDC application package. Jerome Peters asked if there were any recommended changes to the action plan he distributed at the last meeting.

There being no further business to come before the BEDC, the meeting was adjourned.

Respectfully submitted,

Suzanne C. Edwards

Recording Secretary