

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, August 12, 2003, in the Council meeting room at City Hall, Bellville, Texas.

Present were Jerome Peters, Warren Scott, David Ottmer, Kenneth Stein, Nancy Allen and Bob Simpson. Wayne Browning arrived at 5:50 p.m. A quorum was present.

Warren Scott made a motion the Agenda be approved as presented. The motion was seconded by Bob Simpson. The motion carried unanimously.

Nancy Allen made a motion the Minutes of the July 8, 2003 meeting be approved as presented. Warren Scott seconded the motion and it carried unanimously.

Bob Simpson distributed a Treasurer's Report for the period June 30 through July 31 for review. Copies of invoices and checks from the City of Bellville to Upchurch Architects in the amount of \$1,122.86 and O'Malley Engineers in the amount of \$3,881.66 were presented for reimbursement on the library project. Nancy Allen made a motion the Treasurer's Report be approved and the outstanding bills be paid. The motion was seconded by Warren Scott and approved unanimously.

Agenda Item # 7
Public Comment

Don Lawrence was present as a concerned member of the community to speak against the application of the Bellville Little League Association. Though he conceded the application may meet the requirements of the law, he expressed his opinion there were no economic advantages to the request for funds and did not feel it was qualified for positive consideration.

Agenda Item #8
Discussion and Action on the Application of Bellville Little League Association for \$92,903.25 to Replace the Poles and Lights at Both Little League Fields

President David Ottmer asked if there was discussion on the application; there was none. He then called for a motion on the application. After three calls for a motion, there was none. No further consideration will be given to this application for funds.

Agenda Item #9
Discussion and Action on the Application from Scott Goebel for a \$100,000.00 Grant to Restore and Renovate the Building at 103 East Main as a Restaurant

Jerome Peters made a motion the applicant be granted \$60,000.00 with the following contractual provisions:

1. The payments will be made over a three year span, \$30,000 the first year, \$20,000 the second, \$10,000 the third. The first disbursement of the sequence will be after the restaurant has been opened for business for a minimum of one week.
2. All funds granted will be respective to proof of an equal amount of funds having been spent for the repairs and renovation of the "Bellville Restaurant" and the associated building as described in the application.
3. The applicant will maintain minimum employment levels of 400 work hours per week, excluding his own.
4. The applicant will maintain minimum restaurant business hours of 70 per week.
5. The applicant will remain the business owner for the term of the grant.
6. Any failure to maintain the conditions thus stated will not only postpone the sequence of fund disbursement, but will also make the applicant responsible to return funds granted for the year in which he fails to maintain the conditions of this grant. However, the failure to maintain the conditions of this grant for any one year does not make this grant void, and the remaining funds can be disbursed according to sequence upon proof of the conditions being satisfied.
7. Yearly, in order to receive the second and third disbursements of this grant, the applicant must provide proof of ownership, posted opening hours that illustrate a minimum of 70 per week, and a statement from his accountant that in fact,

employment for the previous year on average was a minimum of 400 work hours per week.

President David Ottmer called for a second to this motion. After three calls for a second to the motion, there was none. No further consideration will be given to this application for funds.

Agenda Item #10

Review, Discussion, and Action Relative to Information Provided by the Bellville Chamber of Commerce in Accordance with Paragraph Numbered "4" of the Contract for Disbursement of Economic Development Funds Made by and between the BEDC and the Chamber

David Ottmer requested he be allowed to talk with both the Chamber of Commerce and the Bellville Heritage Gathering regarding the contract signed by the Bellville Chamber of Commerce and the BEDC. He asked for Jerome Peter's agreement to this request. Jerome Peters made a motion the item be tabled at this time to allow such a discussion to take place. Bob Simpson seconded the motion and it carried unanimously.

Agenda Item #11

Summary from Jerome Peters on the Ad Hoc Citizens Input Committee Final Report

Jerome Peters distributed copies of the report to each Board member, the recording secretary, the Editor of The Bellville Times and the City Administrator. He summarized the various sections that make up the report and the methods of prioritization. Each member of the Board was requested to study the report and bring discussion items to the next monthly meeting.

Agenda Item #12 Recess

Agenda Item #13

Executive Session Convenes Pursuant to Section 551.071 of the Texas Open Meeting Act to Consider Possible Litigation

Recess was called at 5:55 p.m. to allow Board members a break before the Executive Session was called to order at 6:00 p.m. to discuss possible litigation. The Executive Session adjourned at 6:14 p.m.

Agenda Item #14

Regular Session Reconvenes to Consider Any Action Necessary from Executive Session Regarding Possible Litigation

Warren Scott departed the meeting early at 6:15 p.m. The regular session was reconvened at 6:16 p.m.; a quorum was still present.

Bob Simpson made a motion to authorize the City Attorney to write a letter on behalf of the BEDC to Andrew and Susan Leschper requesting the return of funds granted to them on October 23, 2001 for the start-up of their business LSG Sheet Metal. Wayne Browning seconded the motion. Jerome Peters stated he would like to amend the motion to also authorize the City Attorney to write a letter to the Chamber of Commerce. President Ottmer said he preferred two separate motions on these issues. He called for a vote on the motion without amendment; four members voted in favor and Jerome Peters voted against. The motion carried.

Jerome Peters made a motion to authorize the City Attorney to write a letter on behalf of the BEDC to the Chamber of Commerce and the Bellville Heritage Gathering requesting they fulfill the specifications of the contract signed between them and the BEDC. Kenneth Stein seconded the motion. Bob Simpson stated he would abstain from voting because he serves on the Board of Directors of the Chamber of Commerce. President Ottmer called for a vote on the motion. Two members voted for the motion and two members voted against. President Ottmer broke the tie by voting against the motion stating he would prefer to speak with representatives of the Chamber and the Heritage Gathering before any action was taken.

The agenda for the next meeting will include this item as well as items for budget review, review of BEDC appointments and renewal dates, discussion of CIC final report, and coordination of travel to economic development seminar at Westin Galleria in Houston.

There being no further business to come before the BEDC Board, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Suzanne C. Edwards

Recording Secretary