

**16 May 2006 Regular Meeting Minutes
Bellville Economic Development Corporation**

Jim Freeman, called the Regular Meeting of the Bellville Economic Development Corporation to order at 4:05p.m., Tuesday, May 16th, 2006, in the Council meeting room at City Hall, Bellville, Texas.

Warren Scott offered the invocation and led the Pledge of Allegiance.

Present were: Wayne Browning, Warren Scott, Allene Schmitt, and Jim Freeman. Andrew Lienhard and David Ottmer were absent. Jim Bishop has resigned from the BEDC Board of Directors. A quorum was certified. Executive Director Carolyn Gibson was present.

Motion was made by Wayne Browning, and seconded by Allene Schmitt, to accept the agenda as posted. Motion carried.

Motion was made by Allene Schmitt to accept Minutes of the Regular Meeting March 21, 2006, and was seconded by Wayne Browning. Motion carried unanimously.

Treasurer's Report was given by Warren Scott, based on Balance Sheet, YTD Profit & Loss, and Bank Reconciliation. Balance in Checking Account as of April 30, 2006 was \$87,773.21. April Sales Tax Revenue of \$111,210.04 and Interest Income of \$126.16 resulted in total monthly deposits of \$12,589.84. Checks totaling \$5,500.00 were posted. Balance Sheet showed the following current Certificates of Deposit: Guaranty Bank- \$87,076.88, Wells Fargo- \$102,478.13, and Industry State Bank-(1) \$102,872.00 & (2) \$101,068.11. Total Current Assets as of April 30, 2006 are \$481,268.33. Interest earned on CD's for April was \$1,253.64. Outstanding bills were presented for payment to Bellville Chamber of Commerce of \$3,000.00 for Contract of Services for June, Jerry Olson for ad design and webpage development of \$387.50, TLI for 2 seminars, Growth Management and Business Retention attended by Jerome Peters and Carolyn Gibson and Recruitment & Incubation attended by Carolyn Gibson. Additional expenses approved were \$277.04 for mileage and parking fees to Carolyn Gibson and KKBQ FM/Cox Communications for \$2500.00 for Heritage Gathering radio advertising. Motion to approve report by Wayne Browning was seconded by Allene Schmitt. Motion carried. Carolyn reported on a CD special at Industry State Bank: 6 month term, \$10,000.00 minimum investment at 5.01% APY.

**Agenda Item #7
Public Comment**

There was no public comment.

**Agenda Item #8
Acceptance of any Grant Applications Presented**

Alan Kaminski presented a grant application on behalf of the Austin County Fair Association for \$82,000.00 to be used to repair the air-conditioning and roof of the Fair

Pavilion building. He stated that the Austin County Fair Association made a significant economic impact on the community with rental for weddings, Texas Pathfinder Retreat; approx. 50,000 people attend the Austin County Fair in October, and approx. 30,000 attended other special events at the Fairgrounds. Allene Schmitt asked if they had approached the Sealy EDC for a grant, and Mr. Kaminski said they had not, as of yet. Warren Scott asked about a start date for the project. Mr. Kaminski answered they would start as soon as possible.

Tracy Fraterkowski with Bellville Golf & Recreation Club was also present to answer any questions the Board had related to their grant application. Dr. Freeman asked why BGRC didn't ask for more money and commented on renting versus ownership of carts for tournaments. Tracy replied that they only asked for the amount they needed at this time.

Agenda Item #9

Review of Contracts for Seacon Advanced Products LLC and Pop's Café on the Square and Any Related Action

Seacon's Craig Newell was on hand to report that they now had 26 full time employees. Warren Scott made a motion to approve and sign the contract between BEDC and Seacon Advanced Products. Motion was seconded by Allene Schmitt and carried unanimously. Contract will be signed at the conclusion of the meeting.

Preston McNeely, owner of Pop's Café was present for questions. Allene Schmitt asked when Pop's would open. Mr. McNeely responded that painting should be finished within the week, and then the floors would be refinished and installed, and then the equipment would be installed; opening should be within 60 days. He reported that hiring would begin the following week, but the restaurant would not open until the owners were satisfied with the staff and quality of food to be served. Jim Freeman asked if the McNeely's were comfortable with the contract. Mr. McNeely replied that yes, and that they were satisfied with the performance clause of the contract. Wayne Browning made a motion to approve and sign the contract between BEDC and Pop's Café on the Square. Motion was seconded by Warren Scott and carried unanimously.

Agenda Item #10

Committee Reports and any Related Action

Jerome Peters, Chair of the Business Opportunity Development and Land Acquisition Committee reported that he had been going thru the past records of BEDC looking for inquiries when questions arose. He contacted Mike Tolleson at LCRA, who has 21 years experience in business development, and he will come to Bellville May 24th to meet with Jerome, Carol Courville, and Carolyn Gibson. They will compile more information for the committee to work with. Mr. Peters also reported that he attended a Growth Management Seminar in Bastrop, where a representative of the City of Austin spoke on goals, planning, resources and the resulting action they took. The speaker stressed looking at the structure of the town, don't necessarily look for vacant land, look at all your assets, and make structures "multi purposed". After the meeting with Mike Tolleson the BODLAC will meet again and develop a scoring system for potential business opportunities. Warren Scott asked Mr. Peters to present a written report of committee meetings. Jim Freeman requested that attendees of seminars should be

sharing the information with the community and suggested that “proposal writing assistance” be added to the BEDC webpage and advertised in the newspaper. Carolyn Gibson responded that she had made copies of the Grant Seminar and made them available to people who came into the office to inquire about grants from the BEDC, including Preston and Paula McNeely, owners of Pop’s Café on the Square. Allene Schmitt responded that she planned on writing a grant proposal for a Greenhouse Project at Bellville High School, and that the timeline is difficult to manage, but that she had learned of many resources available for grant funds.

Agenda Item #11
Executive Director’s Comments

Carolyn Gibson reported on a TLI seminar on Targeted Marketing, Economic Development Marketing Strategies available June 1, 2006 in Bastrop. She encouraged the Board to attend if possible. Carolyn gave a summary of the Business Retention, Recruitment & Incubation Workshop she attended May 11th, noting that the Exporting assistance available to local businesses was very detailed and no fee is charged to the business for that assistance, and prospect management software now available for EDC’s. Also presented were information on a Performance Mortgage Seminar May 18th, to be presented in Bellville, Guaranteed Rural Housing Loans available from USDA Rural Development, the Small Business & Local Government Assistance program, a copy of the BEDC webpage showing links for Meeting Notice, Agenda, and Grant Application, Agenda of the Bellville City Council, and a Retail Development Workshop for Smaller Cities hosted by TML.

Agenda Item #12
Questions and Comments from Board of Directors

There were none.

Agenda Item #13
Adjournment

There being no further business to come before the Board, motion to adjourn was made by Allene Schmitt and seconded by Wayne Browning. The meeting was adjourned at 5:07p.m.

Carolyn Gibson for Allene Schmitt, Secretary