

Notice of Economic Development Corporation Regular Board Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that an Economic Development Corporation Board Meeting will be held on <u>Thursday</u>, <u>January 19, 2023</u>, beginning at <u>6:00</u> p.m. in the City Hall Council Chambers located at 125 E. South Main St., Flatonia, Texas, for the purpose of considering the following agenda items:

The meeting agenda is posted online at: http://www.flatoniatx.gov/page/edc_agendas_minutes.

Members of the public who wish to submit their written questions or comments on a listed agenda item must submit these by sending an email to City Secretary Tammy Louvier at citysecretary@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Friday, January 13, 2023.

Opening Agenda

Call to Order Invocation & Pledge Citizens' Participation

Workshop

WS1-2023.1

Potential projects and opportunities to improve Economic Development for the City of Flatonia in accordance with the Bylaws of the Flatonia Economic Development Corporation and governed by Local Government Code, Chapter 501-Provisions Governing Development Corporations, and Chapter 505-Type B Corporations.

Reports

YTD Financial Report of the Economic Development Corporation

Consent Agenda

C-1 Approve minutes from the October 20, 2022, EDC meeting.

Deliberation Agenda

- DA1.1.2023.1 Consider and take appropriate action on approving the bidding process and drawings for the public restrooms to be constructed at the 7-acre park.
- DA1.1.2023.2 Consider and take appropriate action on appointing a committee to review applications for open position on the EDC Committee.
- **DA1.1.2023.3** Consider and take appropriate action on approving the BIP grant for Henry K's.

Adjournment

I, the undersigned authority hereby certify that the Notice of Meeting was posted on the bulletin board outside the front door of the City Hall of the City of Flatonia, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 13, 2022, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Sonya Bishop, City Manager, City of Flatonia

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The Flatonia City Hall is wheelchair accessible. Access to the building is available at the primary entrance facing Main Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print are requested to contact the City Secretary's Office at 361-865-3548 or by FAX 361-865-2817 at least two working days prior to the meeting so that appropriate arrangements can be made.

EXECUTIVE SESSION STATEMENT

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations Regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices or Security Audits), 551.086 (Certain Public Power Utilities: Competitive Matters) and 551,087 (Deliberation Regarding Economic Development Negotiations).

Agenda Removal Notice This Public Notice was removed from the official posting board at the Flatonia City Hall on the following date and time:
By: Tamela Louvier
City Secretary, City of Flatonia



Economic Development Corporation

Staff Report January 19, 2023, Board Meeting

Workshop

Agenda Item: Consider and take appropriate action on adding or removing potential projects from the projects list set forth in attached Exhibit A and which the Corporation desires to undertake in the future.

Exhibit A

- 1. Streetlight upgrades- We have \$9750.00 remaining to be used.
- 2. Restrooms at 7-Acre Park (funding \$8,000 re-appropriated funding to FY 21 via ordinance 2021.2.1). We are waiting on estimates that we believe will be \$25,000.00 need to add this to the budget for 2022-2023.
- 3. Sidewalk extensions at the railroad crossings on the west side of Market St. and east and west sides of Penn St. West side of Penn Street to get the priority. This is an ongoing collaborative effort between UP and City.
- 4. Informational and 10 directional sign locations TBS. TxDot partnership for ROW. Funding needed. Signage Need to get some signage near the Freeway, Old Spanish Trail signs and way finding signs. Jack has been working with TxDot. We will need to get a map of where we want them for him to send to TxDot.
- 5. Consider putting a t-ball field on the left side next to the splashpad. Jack and Travis will provide a drawing for the t-ball field.
- 6. Use the Grifaldo property for an exit for buses and traffic exiting the park.
- 7. Need to get with local businesses to discuss the zip code analysis
- 8. Need to get the Business Survey mailed out with utilities bills.
- 9. Removal of asbestos from the old fire station, money is already allocated. We need to work on getting an estimate for the asbestos removal. We will need to have an environmental study done first.
- 10. Conversion of wastewater treatment facility to mechanical plant.
- 11. Water line extension on Garbade Lane to Hackberry St.
- 12. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
- 13. Market St. extension to I-10 frontage road.
- 14. Nikel-Mica waterline extension to finish looping the system.
- 15. Water Main on Jares Lane and I-10 frontage back to FM609.
- 16. CARTS/AMTRAK Terminal and parking area.
- 17. New back-up generator for Wastewater Treatment Plant.

Project	Total Sper	nt	Percentage
Development	\$	108,189.62	20%
Intrastructure	\$	93,507.92	17%
Business Promotions	\$	5,520.82	1%
Parks	\$	164,185.50	30%
Completed Business	\$	34,000.00	6%
List of Future Projects	\$	26,000.00	5%
Administration-General Businss	\$	95,524.92	18%
Bonds	\$	3,900.00	1%
Misc.Admin	\$	7,648.84	1.420%
Media	\$	207.00	0.038%
	\$	538,684.62	100%

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11/1/2022 656 Golf Association \$ 7,000.00 \$ 123,947.80 11/2/2022 657 Texas Print House \$ 2,000.00 \$ 121,947.80 11/3/2022 658 Goerges Signs \$ 100.00 \$ 121,847.80 1/13/2023 depost Oct Sales Tax \$ 13,473.70 \$ 135,321.50 1/14/2023 depost Nov Sales Tax \$ 10,310.96 \$ 145,632.46 1/15/2023 draft Dec Sales Tax \$ 13,501.17 \$ 159,133.63 1/15/2023 draft salary for gen. fund \$ 27,000.00 \$ 132,133.63 1/13/2023 savings future sewer project \$ 1,500.00 \$ 130,633.63				<u> </u>		5	9,719.62		
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L/13/2023 savings future sewer project \$ 1,500.00 \$ 130,633.63		draft	salary for gen. fund			\$	27,000.00	$\overline{}$	
	1/13/2023	savings	future sewer project						
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Totals \$ 176,892.82 \$ 137,478.38 \$ 130,633.63							T		
			Table	Ļ.,					
			rotals	\$ 1	76,892.82	\$ 2	137,478.38	\$ 130,633.63	

Sales Tax Report 2021-2022

Oct-21 \$ 9,157.16

Nov-21 \$ 12,940.87

Dec-21 \$ 10,730.23

Jan-22 \$ 12,539.77

Feb-22 \$ 12,826.71

Mar-22 \$ 10,972.36

Apr-22 \$ 8,764.00

May-22 \$ 12,517.26

Jun-22 \$ 10,990.91

Jul-22 \$ 13,303.46

Aug-22 \$ 13,848.27

Sep-22 \$ 10,756.09

Minutes Flatonia Economic Development Corporation Regular Meeting October 20, 2022

Board Members

Ginny Sears

Dennis Geesaman

Gary Hoover
Taylor Laney

Taylor Laney (Absent) Richard Niemann Brad Bass (Absent)

Shirley Williams (Absent)

City Staff

Sonya Bishop – City Manager

Tamela Louvier - City Secretary (Absent - at a training)

OPENING AGENDA

Call to Order

Chair Ginny Sears called the meeting to order at 6:00 PM.

Invocation & Pledge

Committee member Geesaman led the pledges and the invocation.

Citizen's Participation

There were no citizen's comments.

WORKSHOP

Opened workshop at 6:02 pm

WS1-2022.1 Potential projects and opportunities to improve Economic Development for the City of Flatonia in accordance with the Bylaws of the Flatonia Economic Development Corporation and governed by Local Government Code, Chapter 501-Provisions Governing Development Corporations, and Chapter 505-Type B Corporations.

Closed workshop at 6:32 pm.

REPORTS

YTD Financial Report of the Economic Development Corporation

Consent Agenda

Committee member Hoover made a motion to approve minutes from the September 15, 2022, EDC meetings. Committee member Niemann seconded the motion. None opposed. Motion carried.

Deliberation Agenda

DA10.2.2022.01

Committee member Hoover made a motion to approve a budget amendment in the amount of \$500.00 monthly to go towards the wastewater plant. Committee member Niemann seconded the motion. None opposed. Motion carried.

President Ginny Sears requested Sonya Bishop to post the EDC opening to the city Facebook page.

DA10.2.2022.02

Committee member Hoover made a motion to reappoint Ginny Sears, Dennis Geesaman and Brad Bass. Gary Hoover declined to continue serving the EDC Board. Vice President Geesaman seconded the motion. None opposed. Motion carried.

DA10.2.2022.03

Vice President Gessaman nominated Ginny Sears to continue as President and nominated Richard Niemann as Vice President. Committee member Hoover seconded the motion. None opposed. Motion carried.

DA10.2.2022.04

Vice President Geesaman made a motion for the following changes to the Business Incentive Program Grant (BIP) for a new business and existing businesses. New Businesses will be required to submit financials with their application to include start up or purchases. Existing businesses will submit documentation of expenses and plans with a completed application. To be done within one year. Committee member Hoover seconded the motion. None opposed. Motion carried.

Adjournment

Committee member Niemann made a motion to adjourn at 6:32 pm. Council member Hoover seconded the motion. None opposed. Motion carried.

Signed		
Ginny Sears President		
		Approved this day of
Attest	5	
Tamela Louvier City Secretary		

CITY OF FLATONIA

Agenda Summary Form

Agenda #	Title:	
Agenua #	1 MC.	
DA1.1.2023.1	Consider and take appropriate action on approving the bidding process and drawings for the public restrooms to be constructed at the 7-acre park.	
Summary:		
Consider and take	e appropriate action on approving the bidding process and drawings for ms to be constructed at the 7-acre park.	
Option(s):		
☐ I move to make the motion to approve the bidding process and drawings for the public restrooms to be constructed at the 7-acre park.		
☐ If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.		
Sears:	Geesaman: Williams:	
Bass:	Laney: Niemann:	

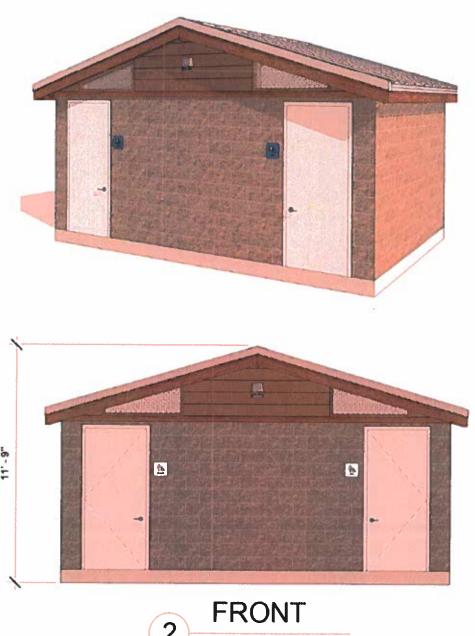
"Negative" motions are generally not permitted. To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.



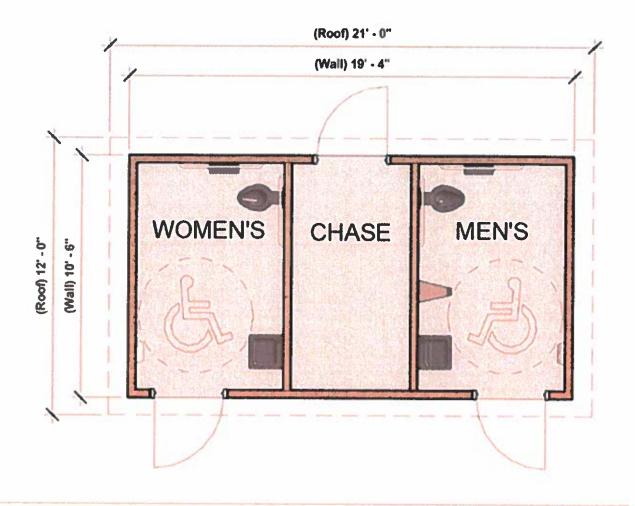
ADVERTISEMENT AND INVITATION FOR BIDS Public Restroom Proposal

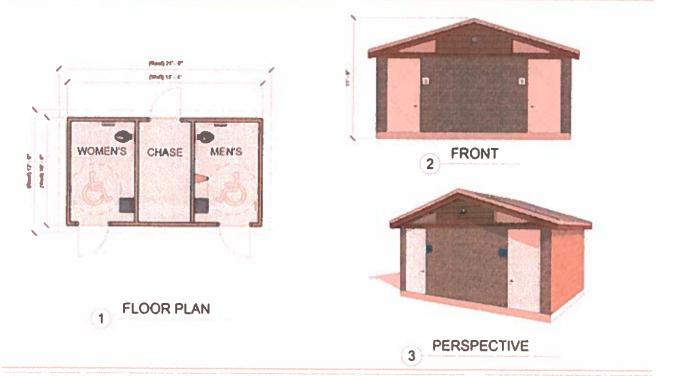
The City of Flatonia, TX, will receive sealed Bids for:

CONSTRUCTION OF A RESTROOM BUILDING WITH ATTACHED SLAB











Please contact Tamela Louvier, 361-865-3548 or via email citysecretary@ci.flatonia.tx.us, to make arrangements to measure/discuss the work. All Bids must be received by 5:00 PM, CT on Friday, March 3, 2023, at the City Hall office, 125 E. South Main Street, Flatonia, TX 78941. All Bids received by 5:00 PM on March 3, 2023, by U.S Mail, in person or by courier service will then be publicly opened and read aloud in a City Hall Council meeting on March 13, 2023 at 6:00 p.m. Bids received after 5:00 PM CT will be returned unopened.

Scope of work:

All aspects of work to build a handicap accessible men's and women's public restroom facilities. (see images provided for specifications). All plumbing must be performed by a licensed plumber certified by the City of Flatonia. All work must be performed by contractors certified by the City of Flatonia. Please contact city hall with any questions 361-865-3548

Bid Details:

The Contract Period is 120 consecutive calendar days. Time is of the essence and all work shall be substantially completed within the Contract Period

Bids shall be submitted on the Bid Forms provided in a sealed envelope clearly marked on the outside as: SEALED BID DOCUMENTS – Do Not Open – City of Flatonia Public Restrooms. Drop off at City of Flatonia City Hall. Bid information must include a copy of the bid Contract documents, including Construction Plans and Technical Specifications. The successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, age or national origin. The city reserves the right to reject any or all bids or to waive any informality in the bidding. The contract may be awarded either to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the City. Bids may be held by the City for a period not to exceed 30 days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to a contract award. Upon award, the successful bidder will be required to complete a Conflict-of-Interest Questionnaire, IRS Form W-9 and, if requested, to provide a Certificate of Insurance with the City of Flatonia listed as Certificate Holder. All forms must be approved by the City of Flatonia. A licensed plumber is required for this project.



City of Flatonia VENDOR BIDDING INSTRUCTIONS

Job Number – BID 23-001

Bid Due Date - End of Business on March 3, 2023

Location of Job - City of Flatonia City Hall 125 E. South Main Street, Flatonia TX 78941

Description of Work Required – Provide labor and materials as follows:

Quantity 1 building housing handicap accessible men's and women's public restroom facilities.

Specific dimensions see images provided on page 1 and 2.

Bidder will measure and confirm the required dimensions and provide material for item(s) described above. Vendor will also provide necessary labor in the spaces provided at the location. The bidder is responsible for all insurances, and licenses.

The contract may be awarded either to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the City of Flatonia.

Please submit your bid using the attached bid form. Place bid in a sealed envelope and hand deliver or mail to the following address: City of Flatonia City Hall 125 E. South Main Street, Flatonia TX 78941 Attn: Tamela Louvier Respondents must submit full and complete quotes by the deadline noted above. Questions regarding this request may be directed to the contact noted above.



CITY OF FLATONIA VENDOR BID FORM

Job Number:		Date:	
Vendor Name:			
Address:	_City	_State Zip Code):
Contact Information:			
Name:	Phone Number:	<u> </u>	
Email:			
Bid Amount:			
Payment Terms:			
Exceptions to Description of Work Required	l:		
Estimated time following bid award notice to	complete job:		

CITY OF FLATONIA

Agenda Summary Form

Agenda #	Title:				
DA1.1.2023.2	Consider and take appropriate action on appointing a committee to review applications for an open position on the EDC Committee.				
Summary:					
Need a committee committee.	Need a committee to review the two applications to replace Gary Hoover on the EDC				
Option(s): I move to make the motion to appoint a committee to review the applications for an open position on the EDC Committee.					
☐ If you are opposed to not 2 nd or make any motion. If a motion is not made, the item is dead.					
Sears:	Geesaman: Williams:				
Bass:	Laney: Niemann:				

"Negative" motions are generally not permitted. To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.



APPLICATION FOR APPOINTMENT CITY OF FLATONIA ECONOMIC DEVELOPMENT CORPORATION

As an applicant for a City board, commission, corporation, or committee, please be advised that all information provided on this application is subject to the Texas Open Records Act and will be available to the public.

Please tell us about yourself (type or print clearly).

Name: BART BLAKELOCK	Date: 11 4 22
Physical Address: 8788 3 MILE RD	Email Address: bart blakelocko yahoo co
FLATONIA TX 78941	Currently Employed: ☐ Yes ☐ No
Mailing Address:	Place of Employment: ☐ Yes ☐ No
Po Box 833	Title/Position: Business Owner
WASLDER TX 78459	Flatonia EDC Board members are required to have a \$25,000 surety bond provided by the EDC.
Phone: 337 -842-1501	Some negative financial history issues may prevent bonding.
List any City service and experience, civic organizations, as well as professional activities.	What is your educational and occupational experience?
organizations, as well as professional activities.	HIGH SCHOOL COLLEGE
78187	BUSINESS QUHER
What else would you like to tell us about yourself?	Please specify any day/time constraints you may have that would impact your ability to attend
I AM LOUISIANA NATTIVE FROM LAILE CHARLES. I ATTENDED WIGH	meetings.
SHOOL AND COLLEGE IN LAKE CHARLES. ITAM AND AND TOURNAMENT FISHING	USORIA
ANGLER AND HAVE COMPETED AT THE PROFESSIONAL LEVEL . IALLO	
AN ACURAENT BUSINESS OWNER IN ELATONIA	
Lis the name and phone number of one Flatonia resident, City Councilmember, City employee, or	Applicant Signature:
current committee member that may be contacted on your behalf.	Starte De D
GINNY SERRS	

Why are you interested in being appointed to this position?	Flatonia Economic Development Corporation
TO HELP WITH THE	The Flatonia Economic Development Corporation (EDC) is a Type B Corporation organized under
DEVELOPMENT IN FLATONIA	section 501(c)(3) of the Internal Revenue Code.
	The EDC's purpose and authorization are described in Chapters 501 and 505 of the Texas Local Government Code to include (but not limited to) financing projects such as land, land acquisition, building, equipment, facilities, expenditures, targeted infrastructure, and improvements falling within its guidelines.
	The Flatonia Economic Development Corporation (5-Directors) meets on the 3rd Tuesday of each month and as needed for special meetings.
What knowledge, experience, or education do	QUALIFICATIONS
you have that is applicable to this group?	(check one under each)
	RESIDENCY
	Resident of the city of Flatonia
	Not a resident of the city of Flatonia, but a resident of Fayette County
AA/fi a A A a a a a la l	a resident of a place within ten miles of the city's boundaries and within a county bordering Fayette County.
What do you believe will be your most significant contribution to this group?	EXPERIENCE/KNOWLEDGE
MY DOUSTRUCTION BACK GROUND	Management or Executive Experience
	Financial or Business Evaluation Experience
	Economic Development Experience



APPLICATION FOR APPOINTMENT CITY OF FLATONIA ECONOMIC DEVELOPMENT CORPORATION

As an applicant for a City board, commission, corporation, or committee, please be advised that all information provided on this application is subject to the Texas Open Records Act and will be available to the public.

Applications received will be reviewed for consideration and recommendation by the Nominations Committee.

Please tell us about yourself (type or print clearly).

reads to as about yourself (type of print clearly),	
Name: RANDY J JOHNSON	Date: 11-4-22
Physical Address: 106 W NELSON	Email Address: RJX2CATT.NET
MOULTON, TX 77975 (LESSTHAN)	Currently Employed: X Yes ☐ No
Mailing Address:	Place of Employment: ☑ Yes ☐ No
SAME	Title/Position: OWNER/ THE MARKET
Phone: 512-917-9096	Flatonia EDC Board members are required to have a \$25,000 surety bond provided by the EDC. Some negative financial history issues may prevent bonding.
List any City service and experience, civic organizations, as well as professional activities.	What is your educational and occupational experience?
PREVIOUS ZY WORKED FOR TX AUDITOR	S BACHELORS DEGREE - SOUTSU-1981
CLUB OFFLATONIA, MEMBER LIONS	FROM 1983-2015, WORKED IN AUDIT, JA
	LA CAUSULTING OWNED GPAFIRM
What else would you like to tell us about yourself?	
RETIRED AS CPA IN 2015,	have that would impact your ability to attend meetings. WOVLD WORK AROUND STORE NEEDS
POSITIVE OUTLOOK WHENEVER	WOVED WORK AROUND STORE NEEDS
POSSIBLE	
List the name and phone number of one Flatonia resident, City Councilmember, City employee, or	Applicant Signature:
current committee member that may be contacted on your behalf.	Jeff Gledo
CATHY STEINHAUSER 361-772-5671	

Why are you interested in being appointed to this position?

I HAVE A OGER YESTED INTERET IN SEEING FLATONIA SUCCEED + MOUE FORWARD INGROWTH + RUSINESSES, I BELIEVE THEREARE SIGNIFICANT OPPERTUNITIES FOR AIDING IN THIS ENDEAVOR.

Flatonia Economic Development Corporation

The Flatonia Economic Development Corporation (EDC) is a Type B Corporation organized under section 501(c)(3) of the Internal Revenue Code.

The EDC's purpose and authorization are described in Chapters 501 and 505 of the Texas Local Government Code to include (but not limited to) financing projects such as land, land acquisition, building, equipment, facilities. expenditures. targeted infrastructure. and improvements falling within its guidelines.

The Flatonia Economic Development Corporation (5-Directors) meets on the 3rd Tuesday of each month and as needed for special meetings.

What knowledge, experience, or education do you have that is applicable to this group?

32 YEAR & AS A TGXAS CPA, AGGREG IN ACCOUNTING, MINOR IN FINANCE CURRENTLY OWN 2 BUSINESS IN FLATONIA, LAST POSITION, BEFORE RETIRING, WAS CONTROLLEROF PUBLICALLY TRADED SMALL CAP COMPANY, ORAFTED SEC REPORTS MANAGED STAFF OF 7

What do you believe will be your most significant contribution to this group?

ABILITY TO SEE OUTSIDE OF BOX, PROBE NEW IDEAS + METHORS, NEGOTIATION SKILLS FROM DEALINGS IN CONSTRUCT Experience COMPANIES ASSOCIATED W/ HOME DEPOT

QUALIFICATIONS (check one under each)

RESIDENCY

Resident of the city of Flatonia

Not a resident of the city of Flatonia, but a resident of Fayette County

a resident of a place within ten miles of the city's boundaries and within a county bordering Fayette County.

EXPERIENCE/KNOWLEDGE

Management or Executive Experience Financial or Business Evaluation

Economic Development Experience

CITY OF FLATONIA

Agenda Summary Form

Agenda #	Title:			
DA1.1.2023.3	Consider and take appropriate action on approving the BIP grant for Henry K's.			
Summary:				
Consider and take appropriate action on approving the BIP grant for Henry K's. Option(s):				
* access	make the metion to annuary the DID arout for House, IV.			
 □ I move to make the motion to approve the BIP grant for Henry K's. □ If you are opposed to not 2nd or make any motion. If a motion is not made, the item is dead. 				
Sears:	Geesaman: Williams:			
Bass:	Laney: Niemann:			

"Negative" motions are generally not permitted. To dispose of a business item, the motion should be phrased as a positive action to take, and then, if the group desires not to take this action, the motion should be voted down. The exception to this rule is when a governing body is asked to take action on a request and wishes to create a record as to why the denial is justified.

BUSINESS INCENTIVE PROGRAM (BIP) GUIDELINES

Program Objectives

The City of Flatonia Economic Development Corporation (FEDC) is organized for charitable purposes under section 501(c)(3) of the Internal Revenue Code for the further purposes of benefiting and accomplishing public purposes of, and to act on behalf of, the City by financing any project as described in Chapter 501 and 505 of the Texas Local Government Code (LGC).

In addition, Texas Local Government Code, Chapter 380, provides for the following:

Sec. 380.001. ECONOMIC DEVELOPMENT PROGRAMS.

- (a) The governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality. For purposes of this subsection, a municipality includes an area that:
 - (1) has been annexed by the municipality for limited purposes; or
 - (2) is in the extraterritorial jurisdiction of the municipality.

Based on Texas Local Government Code, Chapters 380, 501 and 505, the City of Flatonia has adopted and authorized the FEDC to implement the program outlined herein to assist commercial property owners in their venture. The FEDC wishes to incentivize business development by offering financial grants to commercial entrepreneurs in the following area:

<u>Business Incentives Program (BIP)</u>. A grant program to assist commercial entrepreneurs in their "project," which includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements.

LGC Section 505.158 Requirements for Type B Corporation Expenditures

Projects that require an expenditure of more than \$10,000 may not be authorized until the City of Flatonia City Council adopts a resolution authorizing the project and the resolution has at least two separate readings.

Business Incentive Grant Program

Business Incentives Program (BIP)

The BIP is a grant program to assist commercial entrepreneurs in their "project," which includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements.

Objective

The objective of the program is to retain and create jobs and increase investment within the City of Flatonia. The Flatonia Economic Development Corporation (FEDC) offers grants to businesses for construction or renovation of a building; to purchase equipment or land; or to relocate a business to Flatonia. Business development in the Extraterritorial Jurisdiction (ETJ) where owners are seeking a BIP grant shall request annexation into the Flatonia City limits in accordance with Texas Local Government Code as applicable.

Eligibility

Any business located in, or relocating to, the City of Flatonia city limits or Extraterritorial Jurisdiction (ETJ) with an agreement to request city annexation.

Grant Amounts and Limits

Each year the FEDC will set aside an amount to be offered in grants for that fiscal year. Applications will be accepted, reviewed, qualified, and awarded on a first come first serve basis following notice of availability. Grant amounts will be as follows:

- 1. 25% of the allowable project costs for all projects in the City of Flatonia or the Flatonia ETJ.
- 2. 30% of all allowable project costs for projects within existing structures only that are located in the Flatonia Historic District.

There shall be a maximum of \$10,000.00 per grant with a limit of one grant per year per business, unless a higher amount is requested from the EDC and approved by the City Council in accordance with Local Government Code Section 505.158. The EDC approved effective date of the agreement shall establish the base date for the grant.

Grants shall be for the cost of construction, renovation, or purchase of land, equipment, furniture, and fixtures. No inventory, vehicle repair costs, or routine building maintenance costs shall be included in the project total. Grants are a reimbursement of allowable costs incurred from a period no earlier than 12 months prior to, to no later than 12 months after, the base date set by the FEDC.

Grant Funding

Grants will be paid upon completion of the project. If the required documents requesting reimbursement of expenses is not received within 12 months of the base date, the grant application shall become null and void.

Business Incentive Grant Program

When the project is completed, the applicant will submit a statement of project cost with supporting invoices. The statement will be reviewed and the grant amount will be calculated. Upon agreement with both parties the grant will be paid.

Application Instructions

Please complete the application in its entirety. Incomplete applications will not be processed and will be returned. To be eligible for the Business Incentive Program, the project should show how it creates or retains jobs (or both). In addition, the applicant shall attach a Business Plan that contains the following:

- 1. The Product or The Service Clear description of what exactly the product or service is.
- 2. The Market Who is your market, who are the customers?
- 3. Marketing How you let people know you exist and then convince them you have something they want? What makes it unique, positioning and branding? How much money will you spend and where will you spend it?
- 4. Competitors Competition, present and potential; is anyone doing anything like this? Similar? Who?
- 5. Management and Staffing Who is on the team and what is their background (usually one paragraph per person), what positions need to be filled?
- 6. Revenue Model Pricing, how you get your revenue and from whom (advertisers, users, employers paying for their employees).
- 7. Capital Requirement -How much capital it takes to make it work total costs to develop and get to market. Also list your sources for this capital.
- 8. Projected P&L revenue, expenses, cash flow. Show monthly projections for the first 12 months.

If your business plan is lengthy, please include an executive summary of the plan, no more than two pages in length. If the applicant does not have a Business Plan, then the applicant must complete pages 6-9 inclusive.

CONTACT:

For questions or more information, please contact:

Mark McLaughlin, EDC General Manager 125 E. South Main Street P.O. Box 329, Flatonia, TX 78941 (361) 865-3548 manager@ci.flatonia.tx.us

For Office Use Only		
Business Name:	Date Application Received:	
BASE DATE APPROVED BY THE EDC:		

FLATONIA ECONOMIC DEVELOPMENT CORPORATION Business Incentives Program Application

APPLICANT INFORMATION	
Applicant Name: Jeanie KIPP	
Phone Number: 361-827-5395	
Business Name: Heney KS LLC	
Email: Jeonie Kipi (3) YAHOO, COM	
Mailing Address: Poby 858 FLATONIA TV 78941	
STREET CITY STATE ZIP	
Building or Project Address: 105 W South MAIN FLATONIA TI	X
(WRITE "SAME", IF SAME AS MAILING) STREET CITY STATE ZIP	
Is the Project in the ETJ and have you requested annexation into the City of Flatonia? Yes or Wo (See City Hall if unsure) Is the Project within the Flatonia Historic District? Yes or No (See City Hall if unsure)	
is the Project within the Flatonia Historic District y V Yes or No (See City Hall if unsure)	
BUSINESS INFORMATION	
List Business Owner(s): Jeanie Kipp CO-DWNER	
List Business Owner(s): Seanie Kipp Co-Daner NAME %OWNERSHIP NAME %OWNERSHIP PHILIP KIPP CATOUNCE	
NAME %OWNERSHIP NAME %OWNERSHIP	
Describe your business: BAR/TAVERN	

Business Incentive Grant Program

- -
3

Business Incentive Grant Program

Business Plan for Flatonia Economic Development Corporation BIP Application
Please add additional sheets as needed.

1. What are the products or services you plan on offering?

	Full Liquor, BEER, WINE, SOFT DRINKS + WATER
2.	Who is your customer or market for your products and services? Where are these customers located?
	LOCAL Adults but we HAVE numerous REGULAR OUT OF TOWNERS
3.	What is your marketing plan for reaching customers?
	FACEbook
	INSTAGRAM
	CHAMBER OF COMMERCE
4.	Who is your competition?
	Wine Hous
	Robeers
	Red VAULT
5.	What experience do you or your team have that is relevant to this business? WE HAVE BOTH BEEN SELT Employed
	AND Were BARTENDERS YEARS Ago
6.	What is your plan for hiring and employment?
	Would love to tike I part Time
	BARTENOUR

7.	What is your revenue model? Include pricing, how you get your revenue and from whom (for example: advertisers, parents, users, or employers paying for their employees).
	Competitive prices Much Lower than the cities

8. Financial Information: Sources of Initial Funds

Owner's equity, savings, etc.	\$ 80,000 DOWN PMT ON \$ 100,000 ON IMPROVE BUILDING \$ NONE
Other equity investors	5 NON-C
Total equity	\$ \$200,000.
Mortgage	\$ 50,000 BAL
Other bank loans	\$
Loans from individuals	\$
EDC Grant (to be funded upon completion)	\$ 10,000.00
Other source of funds	\$ All SELF Funded
Other source of funds	\$
Other source of funds	\$
TOTAL FUNDS AVAILABLE	\$

9. Financial Information: Uses of Initial Funds

Building Purchase

Building Improvement/Remodel

\$ 110,000 \$ 250,000 - GINCE 2015

Business Incentive Grant Program

Furniture, Fixtures, & Equipment	\$
Inventory	\$
Pre-opening Payroll	\$
Utility, lease, and other deposits	\$
Other pre-opening expenses	\$
Reserve for losses until profitable	\$
Initial marketing budget	\$
Other use of funds	\$
Other use of funds	\$
Other use of funds	\$
TOTAL FUNDS USED	\$

10. Projected Profit & Loss Statement

Please attach a separate sheet or spreadsheet showing, for each of the first 12 months of your operation, your projected profit-and-loss and cash flow statement and include the total for the full year in the last column on the right. The normal order of items would be:

- 1. Revenues
- 2. Cost of Goods Sold
- 3. Gross Margin
- 4. Payroll
- 5. Fringe benefits and employment taxes
- 6. Occupancy covering lease payments, real estate taxes, and utilities
- 7. Marketing and advertising
- 8. Insurance

Followed by your other key expenses

Business Incentive Grant Program

Resulting in:

- 1. Operating (pre-income-tax and pre-depreciation) profit
- 2. Depreciation
- 3. Mortgage and Loan Payments
- 4. Income Taxes

Resulting in Net Cash Flow

11. What other important things should we know about or would you like to add to this application?

WE HAVE Always thought the people OF FLATONIA were very welcoming And HAVE enjoyed doing business Here. I think the town will grow with more business opportunities

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