



Notice of Economic Development Corporation Board Meeting

In accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code, Notice is hereby given that a Regular Meeting of the Flatonia Economic Development Corporation Board of Directors will be held on Thursday, October 15, 2020 beginning at 6:00 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 Manager Sarah Novo at manager@ci.flatonia.tx.us. Questions or comments must be received no later than 12:00 noon on Thursday, October 15, 2020.

Opening Agenda

Call to Order
Invocation & Pledge
Citizens' Participation

Workshop

WS10-2020.1 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

September 2020 Financial Report of the Economic Development Corporation

Consent Agenda

Minutes of the September 17, 2020 Regular Meeting.

Deliberation Agenda

- 10.2020.1 Consider and take appropriate action on application by Darlin’s Diner in the amount of \$10,000 for the Business Incentive Program.
- 10.2020.2 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.
- 10.2020.3 Consider and take appropriate action on strategies for utilizing Retail Coach.
- 10.2020.4 Discuss and approve potential nominees for consideration by City Council for appointment to Flatonia Economic Development Corporation Board of Directors

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: **October 12, 2020 by 6:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Sarah Novo, City Manager, City of Flatonia

<p style="text-align: center;">NOTICE OF ASSISTANCE AT THE PUBLIC MEETING</p> <p>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.</p>	<p style="text-align: center;">EXECUTIVE SESSION STATEMENT</p> <p>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 <u>Texas Government Code</u>, 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).</p>
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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: _____

Sarah Novo
City Manager, City of Flatonia



Economic Development Corporation

Staff Report

October 15, 2020 Board Meeting

WS10-2020.1

Agenda Item: 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.



Economic Development Corporation

Staff Report

October 15, 2020 Board Meeting

Reports: September 2020 financial report of the Economic Development Corporation

Date	Check	Transaction Detail	Deposits	Withdrawals	Balance
10/1		Balance forward			\$ 143,786.59
10/1		Deposit - refund from Comptroller	\$ 100.96		\$ 143,786.59
10/1		Transfer for Splash Pad Contribution		\$ 10,000.00	\$ 133,786.59
10/4	540	Angela Beck		\$ 812.50	\$ 132,974.09
10/31		Sales Tax (August 2019)	\$ 10,661.49		\$ 143,635.58
11/20		Sales Tax (September 2019)	\$ 9,015.79		\$ 152,651.37
12/13	541	Angela Beck		\$ 350.00	\$ 152,301.37
12/20		Sales Tax (October 2019)	\$ 11,219.26		\$ 163,520.63
1/23	542	Citibank (USPS)		\$ 7.60	\$ 163,513.03
1/24		Sales Tax (November 2019)	\$ 9,019.02		\$ 172,532.05
2/19	543	Gary Hoover (ICSC Conf)		\$ 554.54	\$ 171,977.51
2/19	544	Cyndi Johnson (Schallert)		\$ 1,590.00	\$ 170,387.51
2/22		Sales Tax (December 2019)	\$ 13,002.85		\$ 183,390.36
3/13		Sales Tax (January 2020)	\$ 8,852.27		\$ 192,242.63
4/8	545	Angela Beck		\$ 525.00	\$ 191,717.63
4/15		Sales Tax (February 2020)	\$ 8,967.78		\$ 200,685.41
4/24		Transfer for CDBG Grant Match		\$ 15,000.00	\$ 185,685.41
5/1	546	Secretary of State (VOID \$5.00)			\$ 185,685.41
5/15	547	Angela Beck		\$ 262.50	\$ 185,422.91
5/15	548	Flatonia Argus		\$ 40.50	\$ 185,382.41
5/20		Sales Tax (March 2020)	\$ 10,158.48		\$ 195,540.89
5/20	549	Secretary of State		\$ 25.00	\$ 195,515.89
5/20	550	Robert's Steakhouse (C19 - SBUG)		\$ 500.00	\$ 195,015.89
5/20	551	City of Flat (Josesitos C19 - SBUG)		\$ 500.00	\$ 194,515.89
5/20	552	Olde Town Tea Room (C19-SBUG)		\$ 500.00	\$ 194,015.89
5/20	553	City of Flat (Red Vault C19-SBUG)		\$ 500.00	\$ 193,515.89
5/20	554	Wine Haus (C19 - SBUG)		\$ 500.00	\$ 193,015.89
5/27	555	The Retail Coach		\$ 5,500.00	\$ 187,515.89
5/27	556	City (Barbara's Flowers C19SBUG)		\$ 500.00	\$ 187,015.89
5/27	557	City (Richters Catering C19SBUG)		\$ 500.00	\$ 186,515.89
5/27	558	Clover Connection C19 SBUG		\$ 500.00	\$ 186,015.89
5/27	559	Trophy Tech (C10 SBUG)		\$ 500.00	\$ 185,515.89
5/27	560	City (Inspire Beauty C19 SBUG)		\$ 500.00	\$ 185,015.89
5/27	561	Joel's BBQ 9 C19 SBUG)		\$ 500.00	\$ 184,515.89
5/27	562	City (Galleria Texana C19SBUG)		\$ 500.00	\$ 184,015.89
5/27	563	City (Sarah's TLC Lrng Ctr C19SBUG)		\$ 500.00	\$ 183,515.89
5/27	564	Rhinestone Angel (C19 SBUG)		\$ 500.00	\$ 183,015.89
5/27	565	Mica Rental (C19 SBUG)		\$ 500.00	\$ 182,515.89
5/27	566	Olle Hotel (C19 SBUG)		\$ 500.00	\$ 182,015.89
5/29	567	Jamie's Café (C19 SBUG)		\$ 500.00	\$ 181,515.89
5/29	568	Headlines (C19 SBUG)		\$ 500.00	\$ 181,015.89
6/4	569	Angela Beck		\$ 387.50	\$ 180,628.39
6/11	570	Citibank 5849		\$ 225.00	\$ 180,403.39
6/25	2015	Galleria Texana (Façade 2020)		\$ 2,000.00	\$ 178,403.39
6/25	2013	Harrison Room (C19 SBUG)		\$ 500.00	\$ 177,903.39
6/25	2014	Harrison Room (Façade 2019)		\$ 2,000.00	\$ 175,903.39
6/25	2012	Henry K's (C19 SBUG)		\$ 500.00	\$ 175,403.39
7/14	571	Moeller Tire and Lube (C19SBUG)		\$ 500.00	\$ 174,903.39
7/28	572	Angela Beck		\$ 187.50	\$ 174,715.89
8/3	574	American Legion Post #94 (C19SBUG)		\$ 500.00	\$ 174,215.89
8/10	575	E. A. Arnim Museum (C19SBUG)		\$ 500.00	\$ 173,715.89
8/13		Sales Tax (April 2020)	\$ 8,751.15		\$ 182,467.04
8/13		Sales Tax (May 2020)	\$ 10,488.40		\$ 192,955.44
8/14	573	Flatonia Chamber (C19SBUG)		\$ 500.00	\$ 192,455.44
8/17	576	Flatonia Special Projects (C19SBUG)		\$ 500.00	\$ 191,955.44
8/18	577	Cowgirl Provisions (C19SBUG)		\$ 500.00	\$ 191,455.44
8/19	579	J&P Farek Paving Consultants - Cv. Ctr.		\$ 20,400.00	\$ 171,055.44
8/21	578	Angela Beck		\$ 500.00	\$ 170,555.44
9/14		Sales Tax (June 2020)	\$ 9,984.00		\$ 180,539.44
9/14	580	Goldman, Hunt & Notz		\$ 1,650.00	\$ 178,889.44
9/14	581	Retail Coach		\$ 6,000.00	\$ 172,889.44
9/21	582	South Texas Paving		\$ 785.00	\$ 172,104.44
10/1		Balance forward			\$ 172,104.44
10/5	583	Angela Beck (10520)		\$ 300.00	\$ 171,804.44
10/7	584	Kristen Laney (Darlin's Diner Façade)		\$ 2,000.00	\$ 169,804.44
10/12		Sales Tax (July 2020)	\$ 10,092.00		\$ 182,981.44
		Totals	\$ 110,221.45	\$ 81,802.64	

Budget Breakdown		
Revenue		
	Budgeted	Executed FY 2021
EDC Sales Tax Revenue	\$ 117,580.00	\$ 10,092.00
Expenses		
Administrative Services	Budgeted	Executed FY 2021
Legal Services	\$ 4,000.00	\$ 300.00
Travel	\$ 3,000.00	\$ -
Office Supplies	\$ 300.00	
Bonding	\$ 1,850.00	
Filing Fees / IRS Filing Fees	\$ 500.00	\$ -
Miscellaneous	\$ -	\$ -
Total Administrative Services Expenses	\$ 9,650.00	\$ 300.00
Incentive Programs		
Business Expansion Grants	\$ 34,000.00	\$ -
Façade Improvement Program	\$ 8,000.00	\$ 2,000.00
Utility Deposit Loan Program	\$ 5,000.00	
COVID-19 Small Bus Utility Grant	\$ -	\$ -
Total Incentive Programs	\$ 47,000.00	\$ 2,000.00
Contract Services Support		
Retail Coach	\$ -	\$ -
Audit	\$ 2,500.00	
Total Charges for Service	\$ 2,500.00	\$ -
Capital Improvement Projects		
Capital Improvements	\$ 54,745.00	\$ 2,000.00
Total Capital Improvement Programs	\$ 54,745.00	\$ 2,000.00
TOTAL ALL EXPENSES	\$ 113,895.00	\$ 4,300.00



Economic Development Corporation

Staff Report
October 15, 2020 Board Meeting

Consent

Agenda Item: Minutes of the September 17, 2020 Economic Development Corporation Regular meeting.

Minutes
Flatonia Economic Development Corporation
Regular Meeting
September 17, 2020

Board Members	Dennis Geesaman Ginny Sears Brad Bass Ashley Beeman Gary Hoover
City Staff	Sarah Novo – City Manager/General Manager Angela Beck – City Attorney
Absent	Robert Dornak
Public	Kyle Cofer, Retail Coach Melanie Berger, Flatonia Argus

Opening Agenda

President Dennis Geesaman called the meeting to order at 6:02 p.m. President Geesaman led the invocation. No citizen participation.

Reports

August 2020 Financial Report of the Economic Development Corporation

Workshop – *Open 6:25 p.m.*

WS9-2020.1 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.

Workshop closed at 6:55 p.m.

Consent Agenda

Ginny Sears motioned to approve consent agenda including the Minutes of the August 20th, 2020 Regular Meeting. Brad Bass seconded the motion. None opposed. Motion carried.

Deliberation Agenda

9-2020.1	No action taken on the list of projects set forth as Exhibit A.
9-2020.2	Kyle Cofer of the Retail Coach provided an update on work being done

by the Retail Coach. Kyle indicated that he would provide a couple of months free of charge to the City at the expiration of the contract due to time lost due to the coronavirus pandemic. No action taken.

The meeting was adjourned at 7:24 p.m.

Signed

Dennis Geesaman
President

Approved this 17th day of September 2020

Signed

Ashley Beeman Secretary FEDC

Attest

Sarah Novo FEDC General Manager
City Manager



Economic Development Corporation

Staff Report

October 15, 2020 Board Meeting

Deliberation

10-2020.1

Agenda Item: Consider and take appropriate action on application by Darlin's Diner in the amount of \$10,000 for the Business Incentive Program.



Economic Development Corporation

Staff Report

October 15, 2020 Board Meeting

Deliberation

10-2020.2

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. TDA Tx CDBG Contract 7219150 sewer and water project. (funding \$35,245 in FY 21 budget to cover grant amount and low bid+\$15,000 City match covered in FY 20)
2. Restrooms at 7-Acre Park (funding \$8,000 – re-appropriate to FY 21)
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 a collaborative effort between TXDOT, UP and Utilities.
4. Fire protection – install 8” water line towards Roberts Steakhouse (proposed \$19,500 in FY 21)
5. Conversion of wastewater treatment facility to mechanical plant. Grant – CDBG Mitigation, GLO
6. Water line extension on Garbade Lane to Hackberry St.
7. Garbade Lane straighten and extend from 11th ST. to Hackberry St.
8. Market St. extension to I-10 frontage road. Grant – CDBG Mitigation, GLO
9. Nikel-Mica waterline extension to finish looping the system.
10. Water Main on Jares Lane and I-10 frontage back to FM609.
11. CARTS/AMTRAK Terminal and parking area.



Economic Development Corporation

Staff Report

October 15, 2020 Board Meeting

10-2020.3

Agenda Item: Consider and take appropriate action on strategies for utilizing Retail Coach.



Economic Development Corporation

Staff Report

October 15, 2020 Board Meeting

10-2020.4

Agenda Item: Discuss and approve potential nominees for consideration by City Council for appointment to Flatonia Economic Development Corporation Board of Directors