

**The Development Corporation of Needville
Annual Meeting Minutes
Tuesday, June 25, 2019**

Members Present: Mayor Andrew Bohac, Korey Garza, Scott McElrath, Alderman Corey Kelly, Connie Hall, Jason Novak, Randi Zumwalt

Consultant Present: Bill Knesek

Guests Present: Jason Steffek, Corey Lehman, Tiffany Lehman, Sharon McElrath, Stephanie Singleton, Trent Finley

Attorney Present: Chris Gregg

1. **Call to order:** The meeting was called to order at 7:05 PM by Mayor Andrew Bohac.
2. **Invocation and pledges:** The invocation was given by Mayor Andrew Bohac. The pledges were led by Mayor Andrew Bohac.
3. **Comments from the audience:** There were none.
4. **Election of Officers:** A motion by Connie Hall to appoint Andrew Bohac as President and seconded by Jason Novak. Motion carried. McElrath abstained.
A motion by Connie Hall to appoint Corey Kelly as Vice President and seconded by Scott McElrath. Motion carried.
A motion by Corey Kelly to appoint Randi Zumwalt as Secretary and seconded by Jason Novak. Motion carried.
A motion by Scott McElrath to appoint Connie Hall as Treasurer and seconded by Corey Kelly. Motion carried.
5. **Approval of minutes:** A motion was made by Scott McElrath and seconded by Connie to approve minutes as written for the March 26, 2019 DCN meeting. Motion carried.
6. **Treasurer's report:** Connie Hall presented the monthly report for the months of March through May as no meetings were held in April and May. No checks were written, bank balance reflects deposits and no deductions. Discussion to add DCN funding to the city. An additional deposit was received, prior to meeting, from CenterPoint to be deposited to DCN account. Corey Kelly made a motion and seconded by Jason Novak to accept the treasurer's report. Motion carried.
7. **Payment of bills:** The following bills were presented for payment: YellowStone –due to no monthly meetings the bills are currently two months behind in the amount of \$369.34 and June in the amount of \$184.67; Gregg and Gregg March \$3,558.32, April \$1,852.07 and partial May to total \$5,497.89; Bill Knesek for quarterly professional services January through March 2019 \$2007.12. Discussion to possibly amend DCN budget. Jason Novak made a motion and seconded by Randi Zumwalt to pay the bills as presented. Motion carried.
8. **Business Improvement Grants:** There were none. Open discussion regarding Hometown Tire and the rules for retroactive applications. Open discussion regarding meeting code enforcement to clean up downtown. Board agrees that no retroactive

projects are to receive a grant. Discussion in regards to budget and what City Council will need to review will be revisited when it is an agenda item.

9. **Recent Council Actions:** Mayor Bohac briefed the Board on recent council actions and prior issues. Previous perception of Needville was that the city did not want new businesses however that is not the case.
10. **Director Orientation:** Bill Knesek passed out packets and briefed the Board and new members on what their roles and responsibilities are for the DCN as well as required training.
11. **Council Approval for Two Projects:** Discussion by Bill Knesek in regards to Downtown Improvements/Maintenance for greenspace and various categories of projects. This would include various clean up attempts for the improved look of historic downtown such as mowing, signage, lighting, banners, ect to help expand business development opportunities. This is a second attempt for approval. This would include a non-specific budget of up to \$35,000.00 for the year. A motion was made by Jason Novak and seconded by Connie Hall to approve the Downtown Improvements/maintenance. Motion passed. Scott McElrath abstained.

Purchase and/or Lease of land and/or buildings. Discussion by Bill Knesek in regards to the opportunity to lease the Schendel House and approach city council for approval. There may also be additional projects with other buildings to lease in the future. A motion was made by Connie Hall and seconded by Randi Zumwalt to approve the project for the purchase and/lease of land and/or buildings in the amount of \$9500.00. Motion passed. Scott McElrath abstained.
12. **Consultant's Report:** There was none.
13. **Adjournment:** Mayor Bohac made a motion to adjourn the meeting. The motion carried and the meeting was adjourned at 9:07 PM.

Mayor Andrew Bohac, President

Randi Zumwalt, Secretary