

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING**

**7:30 A.M. WEDNESDAY, JANUARY 5, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, Stanley Bujnoch, David Ehler, Audrey Barrera, and Chad Bludau

**DIRECTORS ABSENT:** Cindy Renken and Scott Rainosek,

**STAFF PRESENT:** City Administrator Grace Ward and EDC Administrator Chelsea Steffek

**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Consider approving the November 30, 2021 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the November 30, 2021 meeting minutes.

Director Bujnoch seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #2:** Receive an administrative report.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #3:** Consider approving the payment of all bills due and payable.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the payment of all bills due and payable. Director

Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #4:** Discuss and consider approving a 4A grant for Sandy's Wingz & Thingz.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the 4B grant for Sandy's Wingz & Thingz. Director

Bludau seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #5:** Discuss and consider the purchase of a Post Office Box for the EDC.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the purchase of a Post Office Box for the EDC.

Director Barrera seconded the motion.

**DISCUSSION:** Chose Size 3 Post Office Box as best fit, but gave Chelsea authority to choose based

on what is available.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #6:** Discuss potential new businesses and changes to current businesses.

MOTION: None

DISCUSSION: None

Director Barrera left the meeting at 7:57 a.m.

**AGENDA ITEM #7:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #8:** Adjournment

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting. Director Bludau seconded the motion.

DISCUSSION: None

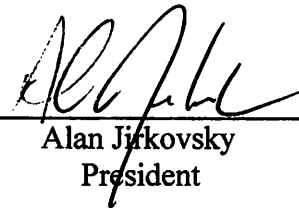
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 8:15 A.M.



Chelsea Steffek  
EDC Administrator



Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING**

**7:30 A.M. WEDNESDAY, FEBRUARY 16, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, Stanley Bujnoch, David Ehler, Audrey Barrera, Chad Bludau, Cindy Renken, and Scott Rainosek

**DIRECTORS ABSENT:**

**STAFF PRESENT:** City Administrator Grace Ward and EDC Administrator Chelsea Steffek

**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Consider approving the January 5, 2022 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to approve the January 5, 2022 meeting minutes.

Director Bujnoch seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #2:** Receive an administrative report.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #3:** Consider approving the payment of all bills due and payable.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the payment of all bills due and payable. Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #4:** Discuss and consider approving a 4B grant for Hallettsville Cotton Row Properties.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the 4B grant for Hallettsville Cotton Row Properties.

Director Rainosek seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #5:** Discuss and consider approving a 4B grant for Complete Hometown Physical Therapy, LLC.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the 4B grant for Complete Hometown Physical Therapy, LLC. Director Ehler seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 6  
NAY 0  
ABSENT 0

**AGENDA ITEM #6:** Discuss and consider approving a 4B grant for Flamingo Fro-Yo & Diner.

President Jirkovsky called for a motion.

MOTION: Director Renken moved to approve the 4B grant for Flamingo Fro-Yo & Diner. Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE 6  
NAY 0  
ABSENT 0

**AGENDA ITEM #7:** Discuss and consider approving a 4B grant for Wellington-Brown, LLC.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the 4B grant for Wellington-Brown, LLC with the contingency that grant reimbursement will take place once the project is complete, Lavaca Drinkery Wine Bar is open to the public, and all necessary invoices and proof of payment are provided (per guidelines) for the 1st floor only (Lavaca Drinkery location).

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE 6  
NAY 0  
ABSENT 0

Director Barrera left the meeting at 8:03 A.M.

**AGENDA ITEM #8:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #9:** Adjournment

President Jirkovsky called for a motion.

MOTION: Director Renken moved to adjourn the meeting. Director Rainosek seconded the motion.

DISCUSSION: None

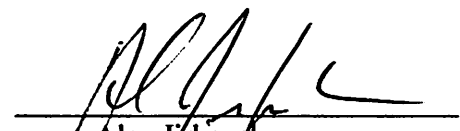
President Jirkovsky called for a vote.

AYE 5  
NAY 0  
ABSENT 1

President Jirkovsky adjourned the meeting at 8:20 A.M.

  
Chelsea Steffek

Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING**

**7:30 A.M. WEDNESDAY, MARCH 23, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, Stanley Bujnoch, David Ehler, Audrey Barrera, Cindy Renken, and Scott Rainosek

**DIRECTORS ABSENT:** Chad Bludau

**STAFF PRESENT:** City Administrator Grace Ward and EDC Administrator Chelsea Steffek

**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Consider approving the February 16, 2022 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve the February 16, 2022 meeting minutes.

Director Bujnoch seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	1

**AGENDA ITEM #2:** Receive an administrative report.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #3:** Consider approving the payment of all bills due and payable.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the payment of all bills due and payable.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	1

Director Rainosek entered the meeting at 7:34 A.M.

**AGENDA ITEM #4:** Discuss and consider reimbursement of expenses over a two year budget period.

**MOTION:** Director Bujnoch moved to approve reimbursement of expenses up to \$3500 out of the 2022 budgeted amount for Festival of Lights for the lights, maintenance of lights, storage of lights, electrical upkeep of lights, or anything to do with the lights.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #5:** Discuss and consider future funding options for Festival of Lights.

**MOTION:** None

**DISCUSSION:** Everything will be kept all as is. EDC will continue to budget for lights only.

**AGENDA ITEM #6:** Discuss and consider approving a 4B grant for the Hallettsville Livestock Commission.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the 4B grant for the Hallettsville Livestock Commission.

Director Bujnoch seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #7:** Discuss and consider opening accounts at People's State Bank with signature approvers of Mayor Alice Jo Summers, Mayor Pro-Tem Cynthia Renken, and City Administrator/Secretary Grace Ward.

**MOTION:** Director Rainosek moved to approve opening accounts at People's State Bank with signature approvers of Mayor Alice Jo Summers, Mayor Pro-Tem Cynthia Renken, and City Administrator/Secretary Grace Ward.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

Directors Bujnoch, Ehler, and Renken abstained.

AYE	3
NAY	0
ABSENT	1

Director Barrera left the meeting at 8:17 A.M.

**AGENDA ITEM #8:** Announcements.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #9:** Adjournment

President Jirkovsky called for a motion.

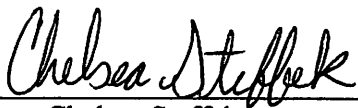
**MOTION:** Director Rainosek moved to adjourn the meeting. Director Renken seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:28 A.M.



Chelsea Steffek  
EDC Administrator



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Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:30 A.M. WEDNESDAY, MAY 4, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, David Ehler, Chad Bludau, Audrey Barrera, and Cindy Renken  
**DIRECTORS ABSENT:** Stanley Bujnoch and Scott Rainosek  
**STAFF PRESENT:** City Administrator Grace Ward and EDC Administrator Chelsea Steffek  
**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Consider approving the March 23, 2022 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve the March 23, 2022 meeting minutes.

Director Barrera seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE 4

NAY 0

ABSENT 2

**AGENDA ITEM #2:** Receive an administrative report.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #3:** Consider approving the payment of all bills due and payable.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to approve the payment of all bills due and payable.

Director Renken seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 4

NAY 0

ABSENT 2

**AGENDA ITEM #4:** Discuss and consider advertising for bids or soliciting quotes for Water/Sewer Industrial Park Project.

**MOTION:** Director Ehler moved to approve soliciting a minimum of three quotes for the Water/Sewer Industrial Park Project.

Director Bludau seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 4

NAY 0

ABSENT 2

**AGENDA ITEM #5:** Announcements.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #6:** Adjournment

President Jirkovsky called for a motion.

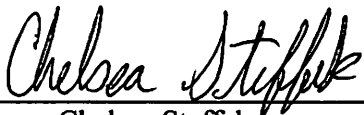
**MOTION:** Director Barrera moved to adjourn the meeting. Director Bludau seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 8:09 A.M.



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Chelsea Steffek  
EDC Administrator



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Alan Jirkovsky  
President



**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:30 A.M. THURSDAY, JUNE 9, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, David Ehler, Chad Bludau, Audrey Barrera, Cindy Renken, Stanley Bujnoch, and Scott Rainosek  
**DIRECTORS ABSENT:** None  
**STAFF PRESENT:** City Administrator Grace Ward and EDC Administrator Chelsea Steffek  
**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Consider approving the May 4, 2022 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve the May 4, 2022 meeting minutes.

Director Barrera seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #2:** Receive an administrative report.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #3:** Consider approving the payment of all bills due and payable.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the payment of all bills due and payable.

Director Bujnoch seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #4:** Discuss and consider approving a 4B grant for Bohuslav Ag Supply.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve a 4B grant for Bohuslav Ag Supply with an effective date of May 19, 2022.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #5:** Discuss and consider bonding EDC Administrator, Chelsea Steffek.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve bonding EDC Administrator, Chelsea Steffek.

Director Renken seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0

ABSENT 0

**AGENDA ITEM #6:** Discuss and consider adding EDC Administrator, Chelsea Steffek, to all existing accounts at Prosperity Bank, TDECU, People's State Bank, Texpool, and Lonestar.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve adding EDC Administrator, Chelsea Steffek, to all existing accounts at Prosperity Bank, TDECU, People's State Bank, Texpool, and Lonestar.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #7:** Discuss and consider approving the opening of an account with Edward Jones with signers of Mayor Alice Jo Summers, Mayor Pro-Tem Cynthia Renken, City Administrator/Secretary Grace Ward, and EDC Administrator Chelsea Steffek.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve opening accounts at a local financial institution with the best rates with signers of Mayor Alice Jo Summers, Mayor Pro-Tem Cynthia Renken, City Administrator/Secretary Grace Ward, and EDC Administrator Chelsea Steffek.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #8:** 2023 Budget Workshop: Discuss project and account budgets.

**MOTION:** None

**DISCUSSION:** In the 4B budget, add \$2500 under Marketing and \$500 under Advertising.

Director Barrera left the meeting at 8:23 A.M.

**AGENDA ITEM #9:** Announcements.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #10:** Adjournment

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to adjourn the meeting. Director Rainosek seconded the motion.


**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:35 A.M.

  
Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
SPECIAL JOINT 4A AND 4B MEETING  
7:30 A.M. THURSDAY, JUNE 30, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, David Ehler, Audrey Barrera, Stanley Bujnoch, and Scott Rainosek

DIRECTORS ABSENT: Cindy Renken and Chad Bludau

STAFF PRESENT: City Administrator Grace Ward and EDC Administrator Chelsea Steffek

GUESTS: None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Discuss and consider advertising for bids for Water/Sewer Industrial Park Project.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve advertising for bids for the Water/Sewer Industrial Park Project.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

Director Bujnoch entered the meeting at 7:31 A.M.

**AGENDA ITEM #2:** Discuss and consider approving the 2023 Budget.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve the 2023 Budget.

Director Bujnoch seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky called for the meeting to enter into Executive Session at 7:35 A.M.

Director Barrera left the meeting at 8:02 A.M.

**AGENDA ITEM #3:** Executive Session – Section 551.072 Deliberations about Real Property:

Discuss and consider any action on a piece of property.

MOTION: None

DISCUSSION: None

The meeting reconvened into Open Session at 8:09 A.M.

**AGENDA ITEM #4:** Discuss and consider EDC Administrator, Chelsea Steffek, to purchase a piece of property up to the agreed upon price in Executive Session.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve EDC Administrator, Chelsea Steffek, to purchase a piece of property up to the agreed upon price in Executive Session.

Director Ehler seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #5: Announcements.**

MOTION: None

DISCUSSION: None

**AGENDA ITEM #6: Adjournment**

President Jirkovsky called for a motion.

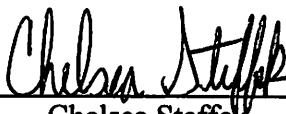
MOTION: Director Bujnoch moved to adjourn the meeting. Director Rainosek seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 8:10 A.M.



Chelsea Steffek  
EDC Administrator



Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION**  
**SPECIAL 4A MEETING**  
**7:30 A.M. THURSDAY, AUGUST 4, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, David Ehler, Chad Bludau, Audrey Barrera, Cindy Renken, Stanley Bujnoch  
**DIRECTORS ABSENT:** Scott Rainosek  
**STAFF PRESENT:** EDC Administrator Chelsea Steffek and City Administrator Grace Ward  
**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

President Jirkovsky called for the meeting to enter into Executive Session at 7:31 A.M.

Director Barrera entered the meeting at 7:34 A.M.

**AGENDA ITEM #1:** Executive Session – Section 551.072 Deliberations about Real Property: Discuss and consider any action on a piece of property.

**MOTION:** None

**DISCUSSION:** None

The meeting reconvened into Open Session at 8:05 A.M.

**AGENDA ITEM #2:** Discuss and consider approving the EDC Administrator, Chelsea Steffek, to purchase a piece of property up to the agreed upon price in Executive Session and execute any necessary documents to complete the purchase.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve EDC Administrator, Chelsea Steffek, to purchase a piece of property up to the agreed upon price in Executive Session and execute any necessary documents to complete the purchase.

Director Barrera seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #9:** Announcements.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #10:** Adjournment

President Jirkovsky called for a motion.


**MOTION:** Director Barrera moved to adjourn the meeting. Director Renken seconded the motion.

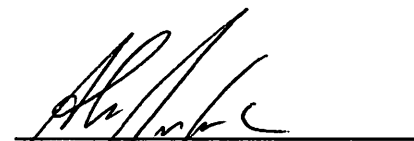
**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:06 A.M.

  
Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:30 A.M. THURSDAY, AUGUST 25, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, David Ehler, Chad Bludau, Audrey Barrera, Cindy Renken, Stanley Bujnoch, and Scott Rainosek  
**DIRECTORS ABSENT:** None  
**STAFF PRESENT:** EDC Administrator Chelsea Steffek and City Administrator Grace Ward  
**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Public Comment Period (speaking time limit to 5 minutes per person).  
**MOTION:** None  
**DISCUSSION:** None

**AGENDA ITEM #2:** Consider approving the June 9, 2022 meeting minutes.  
President Jirkovsky called for a motion.  
**MOTION:** Director Renken moved to approve the June 9, 2022 meeting minutes.  
Director Bujnoch seconded the motion.  
**DISCUSSION:** None.  
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

Director Barrera entered the meeting at 7:33 A.M.

**AGENDA ITEM #3:** Consider approving the June 30, 2022 meeting minutes.  
President Jirkovsky called for a motion.  
**MOTION:** Director Ehler moved to approve the June 30, 2022 meeting minutes.  
Director Rainosek seconded the motion.  
**DISCUSSION:** None.  
President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #4:** Consider approving the August 4, 2022 meeting minutes.  
President Jirkovsky called for a motion.  
**MOTION:** Director Renken moved to approve the August 4, 2022 meeting minutes.  
Director Barrera seconded the motion.  
**DISCUSSION:** None.  
President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #5:** Receive an administrative report.  
**MOTION:** None  
**DISCUSSION:** None

**AGENDA ITEM #6:** Consider approving the payment of all bills due and payable.  
President Jirkovsky called for a motion.  
**MOTION:** Director Bujnoch moved to approve the payment of all bills due and payable.

Director Renken seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #7:** Announcements.

MOTION: None

DISCUSSION: None

Director Barrera left the meeting at 7:58 A.M.

**AGENDA ITEM #8:** Adjournment

President Jirkovsky called for a motion.

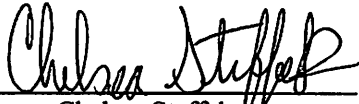
MOTION: Director Bujnoch moved to adjourn the meeting. Director Rainosek seconded the motion.


DISCUSSION: None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:52 A.M.

  
Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:30 A.M. TUESDAY, SEPTEMBER 13, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera, Cindy Renken, Stanley Bujnoch, and Scott Rainosek  
DIRECTORS ABSENT: David Ehler and Chad Bludau  
STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward  
GUESTS: None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Public Comment Period (speaking time limit to 5 minutes per person).  
MOTION: None  
DISCUSSION: None

**AGENDA ITEM #2:** Consider approving the August 25, 2022 meeting minutes.  
President Jirkovsky called for a motion.  
MOTION: Director Renken moved to approve the August 25, 2022 meeting minutes.  
Director Barrera seconded the motion.  
DISCUSSION: None.  
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #3:** Receive an administrative report.  
MOTION: None  
DISCUSSION: None

**AGENDA ITEM #4:** Consider approving the payment of all bills due and payable.  
President Jirkovsky called for a motion.  
MOTION: Director Bujnoch moved to approve the payment of all bills due and payable.  
Director Barrera seconded the motion.  
DISCUSSION: None  
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #5:** Discuss and consider approving a 4A grant for the Bob Barrera Originals.  
President Jirkovsky called for a motion.  
MOTION: Director Renken moved to approve a 4A grant for Bob Barrera Originals.  
Director Bujnoch seconded the motion.  
DISCUSSION: None  
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #6:** Discuss and consider approving a 4B grant for Bob Barrera Originals.  
President Jirkovsky called for a motion.  
MOTION: Director Renken moved to approve a 4B grant for Bob Barrera Originals.  
Director Barrera seconded the motion.  
DISCUSSION: None  
President Jirkovsky called for a vote.

AYE	4
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NAY 0  
ABSENT 2

**AGENDA ITEM #7:** Discuss and consider approving a HEDC grant for Bob Barrera Originals.

President Jirkovsky called for a motion.

MOTION: None

DISCUSSION: Tabled. Bring more information and a more solid business plan to the next meeting.

Director Rainosek stepped out of the meeting at 7:55 A.M.

**AGENDA ITEM #8:** Discuss and consider recommending to City Council to award the construction bid for the Water/Sewer Industrial Park Project.

MOTION: Director Bujnoch moved to recommend to City Council to award the construction bid for the Water/Sewer Industrial Park Project to Mercer Construction Company.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

Director Rainosek came back into the meeting at 7:50 A.M.

**AGENDA ITEM #9:** Discuss the City of Hallettsville's Comprehensive Plan.

MOTION: None

DISCUSSION: EDC Administrator will look into what the EDC can do for tourism. A "Buy Local" campaign was also discussed.

**AGENDA ITEM #10:** Announcements.

MOTION: None

DISCUSSION: None

Director Barrera left the meeting at 8:29 A.M.

**AGENDA ITEM #11:** Adjournment

President Jirkovsky called for a motion.

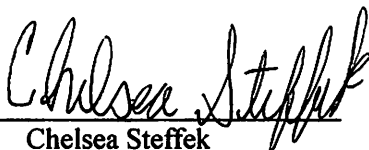
MOTION: Director Bujnoch moved to adjourn the meeting. Director Renken seconded the motion.

DISCUSSION: None


President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

President Jirkovsky adjourned the meeting at 8:49 A.M.

  
Chelsea Steffek

EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:30 A.M. THURSDAY, OCTOBER 27, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, David Ehler, Stanley Bujnoch, and Chad Bludau  
DIRECTORS ABSENT: Audrey Barrera, Cindy Renken, and Scott Rainosek  
STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward  
GUESTS: Robert Barrera

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None

DISCUSSION: None

**AGENDA ITEM #2:** Consider approving the September 13, 2022 meeting minutes.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the September 13, 2022 meeting minutes.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #3:** Receive an administrative report.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #4:** Consider approving the payment of all bills due and payable.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the payment of all bills due and payable.

Director Bludau seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #5:** Discuss and consider approving a HEDC grant for the Bob Barrera Originals.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve a HEDC grant for Bob Barrera Originals for 20% of the project amount.

Director Bludau seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #6:** Discuss and consider approving a 4B grant for Studio 94, LLC.

President Jirkovsky called for a motion.

MOTION: Director Bludau moved to approve a 4B grant for Studio 94, LLC.

Director Bujnoch seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

**AGENDA ITEM #7:** Discuss and consider approving a HEDC grant for Studio 94, LLC.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve a HEDC grant for Studio 94, LLC for the concrete expense only. Not to include the cover for the parking lot.

Director Bludau seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

**AGENDA ITEM #8:** Discuss and consider approving a 4B grant for TEAM Retirement Solutions.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve a 4B grant for TEAM Retirement Solutions.

Director Ehler seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

President Jirkovsky called for the meeting to enter into Executive Session at 8:23 A.M.

**AGENDA ITEM #9:** Executive Session – Section 551.072 Deliberations about Real Property: Discuss and consider any action on a piece of property.

**MOTION:** None

**DISCUSSION:** None

The meeting reconvened into Open Session at 8:26 A.M.

**AGENDA ITEM #10:** Discuss and consider approving the EDC Administrator, Chelsea Steffek, to take necessary action and execute any necessary documents to extend the property offer.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve EDC Administrator, Chelsea Steffek, to take necessary action and execute any necessary documents to extend the property offer an additional 90 days.

Director Bludau seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

**AGENDA ITEM #11:** Discuss a Shop Local Campaign for the community.

**MOTION:** None

**DISCUSSION:** Discussed starting as informational and educating the public on what shopping and banking local does for the community.

**AGENDA ITEM #12:** Discuss and consider hosting a community informational event for education in industrial trades.

**MOTION:** None

**DISCUSSION:** Chelsea will be conducting further research on this topic.

**AGENDA ITEM #13:** Announcements.

MOTION: None  
DISCUSSION: None

**AGENDA ITEM #14: Adjournment**

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.

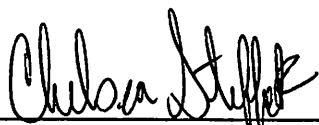
Director Bludau seconded the motion.

DISCUSSION: None

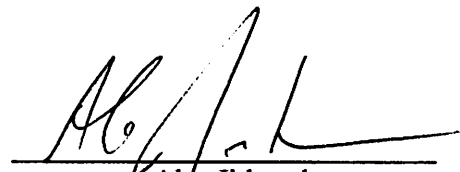
President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

President Jirkovsky adjourned the meeting at 9:29 A.M.



Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:30 A.M. THURSDAY, DECEMBER 1, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera, Scott Rainosek, and Chad Bludau  
DIRECTORS ABSENT: David Ehler, Stanley Bujnoch, and Cindy Renken  
STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward  
GUESTS: None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

**AGENDA ITEM #1:** Public Comment Period (speaking time limit to 5 minutes per person).

MOTION: None

DISCUSSION: None

**AGENDA ITEM #2:** Consider approving the October 27, 2022 meeting minutes.

President Jirkovsky called for a motion.

MOTION: Director Bludau moved to approve the October 27, 2022 meeting minutes.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #3:** Receive an administrative report.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #4:** Discuss and consider approving a 4B grant for John H. Martisek.

President Jirkovsky called for a motion.

MOTION: Director Bludau moved to approve a 4B grant for John H. Martisek.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #5:** Discuss and consider approving a 4B grant for Scott Barnett.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to approve a 4B grant for Scott Barnett.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #6:** Discuss and consider approving a 4A grant for Hallettsville Abstract & Title.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to approve a 4A grant for Hallettsville Abstract & Title.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	3
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NAY 0  
ABSENT 3

**AGENDA ITEM #7:** Discuss and consider approving a HEDC grant for Hallettsville Abstract & Title located at 411 North Texana Street in an amount exceeding ten thousand dollars (\$10,000).

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to approve a HEDC grant for Hallettsville Abstract & Title located at 411 North Texana Street in an amount of ten thousand dollars (\$10,000).

Director Rainosek seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

Director Barrera left the meeting at 7:55 A.M.

There was no longer a quorum after this point in the meeting.

**AGENDA ITEM #8:** Discuss and consider any changes to the current grant applications and guidelines.

**MOTION:** None

**DISCUSSION:** None

President Jirkovsky called for the meeting to enter into Executive Session at 7:58 A.M.

**AGENDA ITEM #9:** Executive Session – Section 551.074 Personnel Matters: Discuss and consider any action on the employment of the Economic Development Administrator contract.

**MOTION:** None

**DISCUSSION:** None

The meeting reconvened into Open Session at 8:36 A.M.

**AGENDA ITEM #10:** Discuss and consider any action on the employment of the Economic Development Administrator contract.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #11:** Announcements.

**MOTION:** None

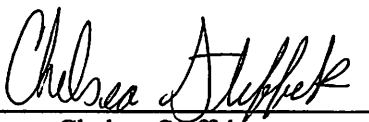
**DISCUSSION:** None

**AGENDA ITEM #12:** Adjournment

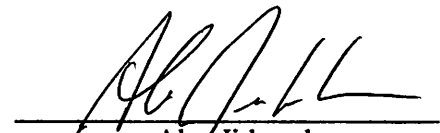
**MOTION:** None

**DISCUSSION:** None

President Jirkovsky adjourned the meeting at 8:43 A.M.



Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
SPECIAL JOINT 4A AND 4B MEETING**

**7:30 A.M. THURSDAY, DECEMBER 15, 2022, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, David Ehler, Scott Rainosek, Audrey Barrera, Cindy Renken, and Stanley Bujnoch

**DIRECTORS ABSENT:** Chad Bludau

**STAFF PRESENT:** EDC Administrator Chelsea Steffek

**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:30 A.M. after reciting the pledge to the flag.

President Jirkovsky called for the meeting to enter into Executive Session at 7:30 A.M.

Director Barrera entered the meeting at 7:31 A.M.

**AGENDA ITEM #1:** Public Comment Period (speaking time limit to 5 minutes per person).

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #2:** Executive Session: a) Section 551.072 Deliberations about Real Property:

Discuss and consider any action on a piece of property and b) Section 551.074 Personnel Matters:

Discuss and consider any action on the employment of the Economic Development Administrator.

**MOTION:** None

**DISCUSSION:** None

Director Barrera left the meeting at 8:02 A.M.

The meeting reconvened into Open Session at 8:14 A.M.

**AGENDA ITEM #3:** Discuss and consider approving the EDC Administrator, Chelsea Steffek, to purchase a piece of property up to the agreed upon price in Executive Session and execute any necessary documents to complete the purchase.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #4:** Discuss and consider any action of the Economic Development Administrator contract.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to extend the EDC Administrator's contract for five (5) years and approve pay increase to \$4500 per month.

Director Ehler seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE 4

NAY 0

ABSENT 2

**AGENDA ITEM #5: Announcements.**

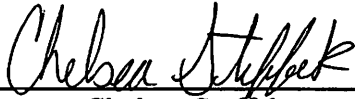
MOTION: None

DISCUSSION: None

**AGENDA ITEM #6: Adjournment**

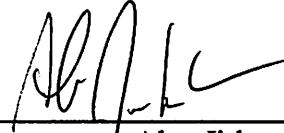
President Jirkovsky adjourned the meeting.

Meeting adjourned at 8:24 A.M.



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Chelsea Steffek  
EDC Administrator



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Alan Jirkovsky  
President