

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

**7:00 A.M. THURSDAY, JANUARY 19, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

**DIRECTORS ABSENT:** Audrey Barrera

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

**GUESTS:** None

President Alan Jirkovsky called the meeting to order at 7:00 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 December 1, 2022 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve the December 1, 2022 meeting minutes.

Director Rainosek seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #3:** Consider approving the December 15, 2022 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the December 15, 2022 meeting minutes.

Director Ehler seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #4:** Receive an administrative report.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #5:** Discuss and consider approving a 4B grant for John H. Martisek.

President Jirkovsky called for a motion.

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

Director Bujnoch seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #6:** Discuss and consider approving a 4B grant for Lavaca Swimming Pool.

President Jirkovsky called for a motion.

MOTION: Director Renken moved to approve a 4B grant for Lavaca Swimming Pool.

Director Ehler seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #7:** Discuss and consider opening a grant checking account at Prosperity Bank with signature approvers 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 a grant checking account at Prosperity Bank with signature approvers of Mayor Alice Jo Summers, Mayor Pro-Tem Cynthia Renken, City Administrator/Secretary Grace Ward, and EDC Administrator Chelsea Steffek.

Director Bludau seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

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

MOTION: None

DISCUSSION: None.

**AGENDA ITEM #9:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #10:** Adjournment

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to adjourn the meeting.


Director Rainosek seconded the motion.

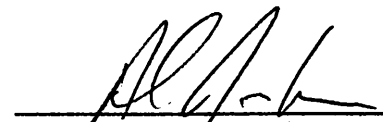
DISCUSSION: None

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:25 A.M.

  
Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

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

**7:00 A.M. THURSDAY, FEBRUARY 16, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

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

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

**GUESTS:** Jeremy Bludau

President Alan Jirkovsky called the meeting to order at 7:00 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 January 19, 2023 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the January 19, 2023 meeting minutes.

Director Bludau 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

President Jirkovsky called for the meeting to enter into Executive Session at 7:05 A.M.

**AGENDA ITEM #4:** Executive Session – The HEDC Board will meet in closed session in accordance with Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- **Project Top Gun**

**AGENDA ITEM #5:** Take any actions based on discussion held in closed session under Agenda Item No. 4.

**MOTION:** None

**DISCUSSION:** None

The meeting reconvened into Open Session at 7:50 A.M.

**AGENDA ITEM #6:** Discuss possible future capital project on pavement of Parking Lot in the City Park for the Hardball and Softball fields.

MOTION: None

DISCUSSION: The board does not have it in their budget at this time to partner in this project but will consider this partnering project during the 2024 budget.

**AGENDA ITEM #7:** Discuss and consider an interlocal program with Hallettsville Independent School District for adult job development.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to table considering an interlocal program with Hallettsville Independent School District for adult job development.

Director Barrera seconded the motion.

DISCUSSION: The board would like more information on what will be offered at the career development center.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #8:** Discuss and consider approving an expenditure not to exceed \$800, to hold a Combined City Council / HEDC training on Municipal Development Districts and combining Type A & Type B Corporations.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve an expenditure, not to exceed \$800, to hold a Combined City Council / HEDC training on Municipal Development Districts and combining Type A & Type B Corporations.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #9:** Discuss and consider approving an expenditure not to exceed \$4,000 per year for the next two (2) years to collaborate with surrounding Economic Development Corporations to host quarterly Regional Job Fairs.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve an expenditure not to exceed \$4,000 per year for the next two (2) years to collaborate with surrounding Economic Development Corporations to host quarterly Regional Job Fairs.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #10:** Discuss and consider any changes to the current grant applications and guidelines.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the changes to the current grant applications and guidelines.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #11:** Review and consider approving Resolution 2023-001, the annual review and effective date of the HEDC's Investment Policy.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to table approving Resolution 2023-001, the annual review and effective date of the HEDC's Investment Policy.

Director Barrera seconded the motion.

DISCUSSION: Collect more information and have attorney review it.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #12:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #13:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to adjourn the meeting.

Director Bludau seconded the motion.

DISCUSSION: None

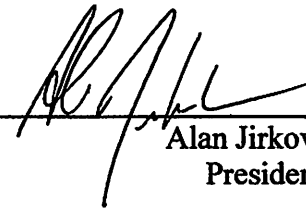
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 8:26 A.M.



Chelsea Steffek  
EDC Administrator



Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:00 A.M. THURSDAY, MARCH 30, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, Stanley Bujnoch, Cindy Renken, Scott Rainosek and Audrey Barrera (in at 7:03am)

**DIRECTORS ABSENT:** Chad Bludau and David Ehler

**STAFF PRESENT:** EDC Administrator Chelsea Steffek and City Administrator Grace Ward (in at 7:59 A.M.)

**GUESTS:** Michael Moore, Virginia Partida, Dennis Matula, Anna Newmeyer, Shirley Rothbauer, Charlie Newmann, Collette Jahn, JoAnn Bludau

President Alan Jirkovsky called the meeting to order at 7:00 A.M. after reciting the pledge to the flag.

Director Barrera entered the meeting at 7:03 A.M.

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

**MOTION:** None

**COMMENTS:** JoAnn Bludau, Superintendent of HISD, spoke about the Career Development Center that HISD would like to build out as an addition to the high school to be able to offer more dual credit courses, as well as, trade classes for the students and night classes for adults.

**AGENDA ITEM #2:** Consider approving the February 19, 2023 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to approve the February 19, 2023 meeting minutes.

Director Bujnoch 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:** Public Hearing, briefing and possible action on request from HISD for pavement of Hardball & Softball field parking area.

Public Hearing Start: 7:13 A.M.

Public Hearing End: 7:13 A.M.

**COMMENTS:** JoAnn Bludau, HISD Superintendent, left a comment saying she was in favor of the pavement project and hopes that they can work with the EDC on this project.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to table pavement of Hardball & Softball field parking area until further information is received.

Director Renken seconded the motion.

**DISCUSSION:** The board would be okay with partnering on this project but not funding the entire project. They would like more information from HISD on a possible partnership and would like to discuss further after looking at the budget.

President Jirkovsky called for a vote.

AYE	4
NAY	0

**AGENDA ITEM #5:** Public Hearing, briefing and possible action on assisting the Hallettsville Lions Club with their Sun Shade Project in the City Park.

Public Hearing Start: 7:18 A.M.

Public Hearing End: 7:30 A.M.

COMMENTS: Michael Moore from the Lion's Club spoke about the project and gave information on the structure, funding, and pricing.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to table assisting the Hallettsville Lions Club with their Sun Shade Project in the City Park.

Director Rainosek seconded the motion.

DISCUSSION: The board wants to wait until we discuss this project further in a budget workshop to decide if it is something they want to sponsor in 2023 or put as a budgeted park project in 2024. Either way, they do not wish to fund the entire project but will consider assisting with a portion. Portion will be dependent on grant funds awarded to the Lions Club from grants they have already applied for.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #6:** Discuss and consider approving a 4A Advertising grant for High Hill Distillery.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to deny a 4A Advertising grant for High Hill Distillery.

Director Barrera seconded the motion.

DISCUSSION: This application does not include innovative advertising ideas.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #7:** Discuss and consider approving a 4B Small Business grant for High Hill Distillery.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to table the 4B Small Business grant for High Hill Distillery.

Director Bujnoch seconded the motion.

DISCUSSION: This application is for a business outside the city limits and ETJ. The board has not awarded a grant outside those parameters and would like to discuss this further before deciding whether to award this or not. More information has been requested of the grant applicant.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #8:** Discuss and consider approving a 4B Small Business grant for Town & Country Sales.

President Jirkovsky called for a motion.

MOTION: Director Renken moved to approve a 4B Small Business grant for Town & Country Sales.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
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NAY 0  
ABSENT 2

Director Rainosek stepped out of the meeting at 7:50 A.M.

**AGENDA ITEM #9:** Discuss and consider approving a 4B Small Business grant for Knights of Columbus #2433.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to deny a 4B Small Business grant for Knights of Columbus #2433.

Director Barrera seconded the motion.

**DISCUSSION:** This application did not meet the criteria to approve due to the way it was filled out. They have asked for them to reapply with the application filled out correctly.

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

**AGENDA ITEM #10:** Public Hearing, briefing and possible action on approving a HEDC Business Incentives grant for Knights of Columbus #2433.

Public Hearing Start: 7:58 A.M.

Public Hearing End: 7:58 A.M.

**COMMENTS:** None.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to deny the HEDC Business Incentives grant for Knights of Columbus #2433.

Director Bujnoch seconded the motion.

**DISCUSSION:** This application did not meet the criteria to approve due to the way it was filled out.

President Jirkovsky called for a vote.

AYE 3  
NAY 0  
ABSENT 3

President Jirkovsky called for the meeting to enter into Executive Session at 7:59 A.M.

Director Rainosek stepped came back into the meeting at 8:02 A.M.

**AGENDA ITEM #11:** Executive Session – The HEDC Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property.

- **Project Love Actually**

The meeting reconvened into Open Session at 8:23 A.M.

**AGENDA ITEM #12:** Take any actions based on discussion held in closed session under Agenda Item No. 11.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve EDC Administrator, Chelsea Steffek, and the HEDC lawyers, DNRBZ, to purchase the 3.0248 acre tract at 55 County Road 200, Hallettsville, Texas for the amount agreed upon in Executive Session out of 4A and execute any necessary documents to complete the purchase as long as there is a clear title.

Director Barrera seconded the motion.



DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #13:** Discuss and consider a paid advertisement in the Site Selection Magazine for the 10<sup>th</sup> anniversary edition of the Texas Economic Development Guide in partnership with Texas EDC.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to deny participating in the Site Selection Magazine for the 10<sup>th</sup> anniversary edition of the Texas Economic Development Guide in partnership with Texas EDC.

Director Renken seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #14:** Discuss the installation of an Electric Vehicle hookup in the city limits of Hallettsville.

**MOTION:** None

**DISCUSSION:** The board is interested in looking into this further and seeing if the community shows interest in getting one in the future. Chelsea will do some research into surrounding areas who have EV stations and check into available grants.

**AGENDA ITEM #15:** Announcements.

**MOTION:** None

**DISCUSSION:** None

**AGENDA ITEM #16:** Adjournment.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to adjourn the meeting.

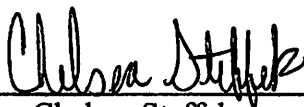
Director Rainosek seconded the motion.

DISCUSSION: None

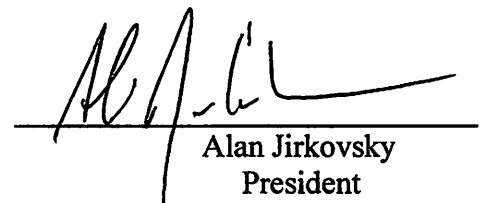
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 8:34 A.M.



Chelsea Steffek  
EDC Administrator



Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:00 A.M. THURSDAY, APRIL 27, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

**DIRECTORS PRESENT:** Alan Jirkovsky, Stanley Bujnoch, Cindy Renken, Scott Rainosek, Audrey Barrera (left meeting at 7:54 A.M.), Chad Bludau and David Ehler

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** EDC Administrator Chelsea Steffek

**GUESTS:** Mike Moore, Virginia Partida, and Jim Appelt

President Alan Jirkovsky called the meeting to order at 7:00 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.

**COMMENTS:** None.

**AGENDA ITEM #2:** Consider approving the March 30, 2023 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve the March 30, 2023 meeting minutes.

Director Barrera seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

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

**MOTION:** None.

**DISCUSSION:** None.

**AGENDA ITEM #4:** Workshop to discuss the budget and tabled items from the March 30, 2023 meeting.

**MOTION:** None.

**DISCUSSION:** None.

**AGENDA ITEM #5:** Briefing and possible action on request from HISD for pavement of Hardball & Softball field parking area.

**MOTION:** Director Bujnoch moved to deny pavement of Hardball & Softball field parking area.

Director Barrera seconded the motion.

**DISCUSSION:** The board would be okay with partnering on this project but not funding the entire project. They would like more information from HISD on a possible partnership and would like to discuss further during budget time.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #6:** Briefing and possible action on assisting the Hallettsville Lions Club with their Sun Shade Project in the City Park.

**COMMENTS:** Mike Moore from the Lion's Club spoke about the project and gave an update on the funding status of the grants that they have applied for.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to table assisting the Hallettsville Lions Club with their Sun Shade Project in the City Park.

Director Ehler seconded the motion.

**DISCUSSION:** The board wants to wait until the club hears from the other grants they have applied to so they can see what would be left to fund the project.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #7:** Discuss and consider approving a 4B Small Business grant for High Hill Distillery.

President Jirkovsky called for a motion.

**MOTION:** Director Rainosek moved to approve the 4B Small Business grant for High Hill Distillery for ten (10) percent of the project at a five thousand dollar (\$5,000) maximum.

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 7:54 A.M.

**AGENDA ITEM #8:** Public Hearing, briefing and possible action on approving a HEDC Business Incentives grant for Glen's Packing Co., Inc.

Public Hearing Start: 7:51 A.M.

Public Hearing End: 7:51 A.M.

**COMMENTS:** None.

President Jirkovsky called for a motion.

**MOTION:** Director Renken moved to approve the HEDC Business Incentives grant for Glen's Packing Co., Inc. for twenty (20) percent of the estimate.

Director Bujnoch seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #9:** Review and consider approving Resolution 2023-001, the annual review and effective date of the HEDC's Investment Policy.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve Resolution 2023-001, the HEDC's Investment Policy, with an effective date of April 27, 2023.

Director Bludau seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky called for the meeting to enter into Executive Session at 8:04 A.M.

**AGENDA ITEM #10:** Executive Session – The HEDC Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property.

- **Project Love Actually**

The meeting reconvened into Open Session at 8:24 A.M.

**AGENDA ITEM #11:** Take any actions based on discussion held in closed session under Agenda Item No. 10.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #12:** Consider Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: Bring back the grant guidelines to discuss and begin Budget Workshops.

**AGENDA ITEM #13:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #14:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None

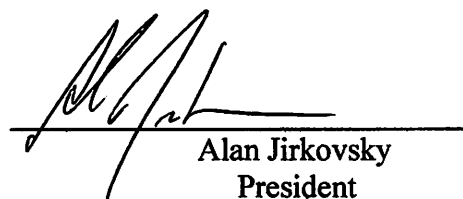
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:34 A.M.



Chelsea Steffek  
EDC Administrator



Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:00 A.M. THURSDAY, MAY 25, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

**DIRECTORS ABSENT:** Cindy Renken

**STAFF PRESENT:** EDC Administrator Chelsea Steffek

**GUESTS:** Anna Neumeyer

President Alan Jirkovsky called the meeting to order at 7:00 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.

**COMMENTS:** Anna Neumeyer with the Lions Club gave an update on the Sun Shade Project and where they are currently with funding for the project.

**AGENDA ITEM #2:** Consider approving the April 27, 2023 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the April 27, 2023 meeting minutes.

Director Rainosek seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE 5

NAY 0

ABSENT 1

**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 Ehler 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 5

NAY 0

ABSENT 1

**AGENDA ITEM #5:** Discuss and consider approving a 4B Small Business grant for Bohuslav Ag Supply.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the 4B Small Business grant for Bohuslav Ag Supply.

Director Ehler seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE 5

NAY 0

ABSENT 1

**AGENDA ITEM #6:** Discuss and consider approving a 4B Small Business grant for the Knights of Columbus Council #2433.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the 4B Small Business grant for the Knights of Columbus Council #2433.

Director Bludau seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #7:** Discuss and consider approving a 4B Small Business grant for Empire Integrity Services.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the 4B Small Business grant for Empire Integrity Services.

Director Barrera seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

Director Rainosek stepped out of the meeting at 7:50 A.M.

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

**MOTION:** None.

**DISCUSSION:** Define a full-time position on both the 4B and HEDC grant guidelines. Add deadline to all guidelines for the 5<sup>th</sup> of the month to be included on that month's agenda. Chelsea will make changes and bring back to next meeting for approval.

Director Rainosek came back into the meeting at 8:00 A.M.

**AGENDA ITEM #9:** 2024 Budget Workshop: Discuss project and account budgets.

**MOTION:** None.

**DISCUSSION:** None.

President Jirkovsky called for the meeting to enter into Executive Session at 8:32 A.M.

**AGENDA ITEM #10:** Executive Session – The HEDC Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property.

- **Project Love Actually**

The meeting reconvened into Open Session at 8:58 A.M.

**AGENDA ITEM #11:** Take any actions based on discussion held in closed session under Agenda Item No. 10.

**MOTION:** None.

**DISCUSSION:** None.

**AGENDA ITEM #12:** Consider Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: Bring the 4A and 4B Bylaws to amend.

**AGENDA ITEM #13:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #14:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to adjourn the meeting.

Director Bludau seconded the motion.

DISCUSSION: None

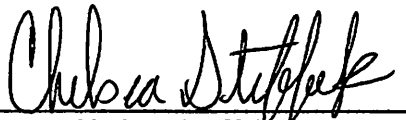
President Jirkovsky called for a vote.

AYE 5


NAY 0

ABSENT 1

President Jirkovsky adjourned the meeting at 9:08 A.M.



Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**HALLETTSVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR JOINT 4A AND 4B MEETING  
7:00 A.M. THURSDAY, JUNE 29, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

**DIRECTORS ABSENT:** None

**STAFF PRESENT:** EDC Administrator Chelsea Steffek

**GUESTS:** Shirley Rothbauer, Charlie Neumeyer, Anna Neumeyer, Rod Richards, Mike Moore, David Smolik, and Virginia Partida

President Alan Jirkovsky called the meeting to order at 7:00 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.

**COMMENTS:** None.

**AGENDA ITEM #2:** Consider approving the May 25, 2023 meeting minutes.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to approve the May 25, 2023 meeting minutes.

Director Rainosek seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	6
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NAY	0
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ABSENT	0
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**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 Renken seconded the motion.

**DISCUSSION:** None

President Jirkovsky called for a vote.

AYE	6
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NAY	0
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ABSENT	0
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**AGENDA ITEM #5:** Public Hearing, briefing and possible action on a request from the Hallettsville Lions Club with their Sun Shade Project in the City Park in the amount of \$25,000.

Public Hearing Start: 7:07 A.M.

Public Hearing End: 7:15 A.M.

**COMMENTS:** Shirley Rothbauer from the Lion's Club spoke about the project and gave information on the structure, funding, and pricing and asked for financial support so they can secure other grant funding. Annabeth Neumeyer answered questions from the board pertaining to pricing, timeline, and replacement of structure in the future. Lion's Club will be putting away money monthly for future replacement.

President Jirkovsky called for a motion.



**MOTION:** Director Bujnoch moved that the HEDC will commit ten thousand dollars (\$10,000) towards the Hallettsville Lions Club Sun Shade Project in the City Park as long as all funding is secured and the project goes through.

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 any changes to the current grant applications and guidelines.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve the changes presented for the 4A Advertising Grant, 4B Small Business Grant and HEDC Business Incentives Grant.

Director Barrera seconded the motion.

**DISCUSSION:** Changes approved: Define a full-time position on both the 4B and HEDC grant guidelines. Add deadline to all guidelines for the 5<sup>th</sup> of the month to be included on that month's agenda.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #7:** Discuss and consider amending the 4A and 4B Bylaws.

**MOTION:** None.

**DISCUSSION:** The board would like the length of the terms for both 4A and 4B to be 4 years if possible. Chelsea will consult with lawyers as to what is allowed and how to go about the change and bring the bylaws back to the next meeting.

Director Barrera left the meeting at 8:01 A.M.

**AGENDA ITEM #8:** 2024 Budget Workshop: Discuss project and account budgets.

**MOTION:** None.

**DISCUSSION:** Chelsea will make final changes and bring the budget back to next meeting for final approval.

**AGENDA ITEM #9:** Discuss and consider approving the 2024 Budget.

**MOTION:** None.

**DISCUSSION:** None.

President Jirkovsky called for the meeting to enter into Executive Session at 8:08 A.M.

**AGENDA ITEM #10:** Executive Session – The HEDC Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property.

- **Project Love Actually**

The meeting reconvened into Open Session at 8:27 A.M.

**AGENDA ITEM #11:** Take any actions based on discussion held in closed session under Agenda Item No. 10.

MOTION: None.  
DISCUSSION: None.

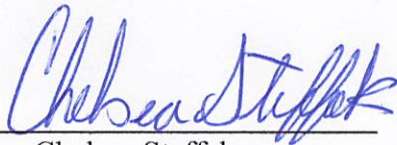
**AGENDA ITEM #12:** Consider Board recommendations of agenda items for future meetings.  
MOTION: None.  
DISCUSSION: None.

**AGENDA ITEM #13:** Announcements.  
MOTION: None  
DISCUSSION: None

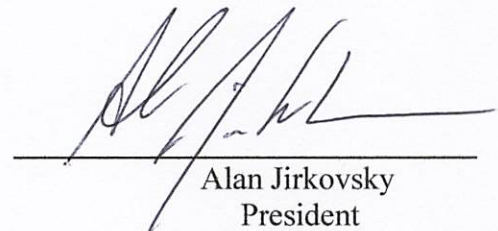
**AGENDA ITEM #14:** Adjournment.  
President Jirkovsky called for a motion.  
MOTION: Director Bujnoch moved to adjourn the meeting.  
Director Rainosek seconded the motion.  
DISCUSSION: None  
President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

President Jirkovsky adjourned the meeting at 8:48 A.M.



Chelsea Steffek  
EDC Administrator

  
Alan Jirkovsky  
President

**JOINT REGULAR MEETING OF  
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND  
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION  
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD  
7:00 A.M. MONDAY, JULY 31, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera, Chad Bludau, David Ehler, and Cindy Renken

DIRECTORS ABSENT: Stanley Bujnoch and Scott Rainosek

STAFF PRESENT: EDC Administrator Chelsea Steffek

GUESTS: Katie Broom and Lauren Pasak

President Alan Jirkovsky called the meeting to order at 7:00 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.

COMMENTS: None.

**AGENDA ITEM #2:** Consider approving the June 29, 2023 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Renken moved to approve the June 29, 2023 meeting minutes for the HEDC Combined Board.

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 of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

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

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #5:** The HEDC Combined Board will receive a presentation for Project Secretariat.

MOTION: None.

DISCUSSION: None.

President Jirkovsky called for the meeting to enter into Executive Session at 7:33 A.M.

**AGENDA ITEM #6:** Executive Session – The HEDC Combined Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property and Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- **Project Secretariat**
- **Project I, Robot**
- **Project Love Actually**

The meeting reconvened into Open Session at 7:59 A.M.

**AGENDA ITEM #7:** Take any actions based on discussion held in closed session under Agenda Item No. 6.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #8:** Discuss and consider approving a purchase order for San Bernard Electric Corporation in the amount of \$40,973.24 for an electrical service deposit to the lift station at the 4A Manufacturing Development Corporation's property.

MOTION: Director Ehler moved to approve a purchase order for San Bernard Electric Corporation in the amount of \$40,973.24 for an electrical service deposit to the lift station at the 4A Manufacturing Development Corporation's property.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

Director Renken left the meeting at 8:01 A.M.

**AGENDA ITEM #9:** Discuss and consider approving the Hallettsville 4A Manufacturing Development Corporation's 2024 Budget.

MOTION: Director Barrera moved to approve the Hallettsville 4A Manufacturing Development Corporation's 2024 Budget.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #10: Public Hearing, briefing and possible action on a 4B Business Development Corporation Parks Project Program.**

Public Hearing Start: 8:04 A.M.

Public Hearing End: 8:04 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the 4B Business Development Corporation Parks Project Program.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #11: Discuss and consider approving the Hallettsville 4B Business Development Corporation's 2024 Budget.**

MOTION: Director Barrera moved to approve the Hallettsville 4B Business Development Corporation's 2024 Budget.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #12: Discuss and consider Resolution 2023-002 amending the Hallettsville 4A Manufacturing Development Corporation's Bylaws.**

MOTION: Director Ehler moved to approve Resolution 2023-002 amending the Hallettsville 4A Manufacturing Development Corporation's Bylaws.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #13: Discuss and consider Resolution 2023-003 amending the Hallettsville 4B Business Development Corporation's Bylaws.**

MOTION: Director Ehler moved to approve Resolution 2023-003 amending the Hallettsville 4B Business Development Corporation's Bylaws.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	3
NAY	0
ABSENT	3

**AGENDA ITEM #14: Discuss and consider Resolution 2023-004 by the HEDC Combined Board to adopt and follow the City of Hallettsville's personnel policy manual.**

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #15:** Discuss and consider appointing EDC Administrator, Chelsea Steffek, as the Assistant Secretary and Assistant Treasurer for the 4A Manufacturing Development Corporation and 4B Business Development Corporation in accordance with their Bylaws.

MOTION: Director Bludau moved to appoint EDC Administrator, Chelsea Steffek, as the Assistant Secretary and Assistant Treasurer for the 4A Manufacturing Development Corporation and 4B Business Development Corporation in accordance with their Bylaws.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE 3

NAY 0

ABSENT 3

**AGENDA ITEM #16:** Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #17:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #18:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to adjourn the meeting.

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE 3

NAY 0

ABSENT 3

President Jirkovsky adjourned the meeting at 8:23 A.M.



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Chad Bludau  
Secretary



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Alan Jirkovsky  
President

**JOINT REGULAR MEETING OF  
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND  
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION  
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD  
7:00 A.M. THURSDAY, AUGUST 31, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera (7:01 AM), Chad Bludau, David Ehler, Cindy Renken, Stanley Bujnoch, and Scott Rainosek

DIRECTORS ABSENT: None

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (8:10 A.M.)

GUESTS: Steve Favis and Amber Knight

President Alan Jirkovsky called the meeting to order at 7:00 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.

COMMENTS: None.

**AGENDA ITEM #2:** Consider approving the July 31, 2023 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the July 31, 2023 meeting minutes for the HEDC Combined Board.

Director Renken seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

Director Barrera enters the meeting at 7:01 A.M.

**AGENDA ITEM #3:** Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

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

President Jirkovsky called for a motion.

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

Director Barrera seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #5:** Public Hearing, briefing and possible action on **Resolution 2023-005** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation

and Favis Advanced Robotics Corporation regarding the purchase of equipment and relocating a business to a property generally located at 283 County Road 369, Hallettsville, Texas 77964.

Public Hearing Start: 7:05 A.M.

Public Hearing End: 7:20 A.M.

COMMENTS: Steve Favis spoke about his company and his plans for relocating his business to Hallettsville. He spoke about where he is needing assistance to get his prototypes up and going and his plan for growth and job production in the future.

President Jirkovsky called for a motion.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #6:** Public Hearing, briefing and possible action on **Resolution 2023-006** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hallettsville Livestock Commission regarding improvements and a proposed business marketing plan for property generally located at 140 South Auction Ring Road, Hallettsville, Texas 77964.

Public Hearing Start: 7:32 A.M.

Public Hearing End: 7:32 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.

MOTION: Director Rainosek moved to approve **Resolution 2023-006** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hallettsville Livestock Commission regarding improvements and a proposed business marketing plan for property generally located at 140 South Auction Ring Road, Hallettsville, Texas 77964 in the amount of 10,000 total.

Director Barrera seconded the motion.

DISCUSSION: The board decided to approve 10% of the requested renovations amount from the 4A Business Incentives grant in the amount of \$8500 and the full \$1500 for the 4A Advertising grant for any innovative advertising expenses.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #7:** Discuss and consider **Resolution 2023-007** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Ludwig Repair Shop regarding a proposed business marketing plan for property generally located at 102 South Front Street, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2023-007** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Ludwig Repair Shop regarding a proposed business marketing plan for property generally located at 102 South Front Street, Hallettsville, Texas 77964 in the full amount of \$1500 for any innovative advertising expenses.

Director Bujnoch seconded the motion.

DISCUSSION: The board wants to be sure that this will be for innovative advertising expenses.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

President Jirkovsky called for the meeting to enter into Executive Session at 7:40 A.M.



**AGENDA ITEM #8:** Executive Session – The HEDC Combined Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property and Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- **Project Secretariat**
- **Project Love Actually**
- **Project I, Robot**

Director Rainosek left the meeting at 7:50 A.M.  
Director Rainosek returned to the meeting at 8:00 A.M.  
The meeting reconvened into Open Session at 8:07 A.M.

**AGENDA ITEM #9:** Take any actions based on discussion held in closed session under Agenda Item No. 8.  
President Jirkovsky called for a motion.  
MOTION: None.  
DISCUSSION: None.

**AGENDA ITEM #10:** Discuss and consider **Resolution 2023-008** to approve an interlocal transfer of ten thousand dollars (\$10,000) from Hallettsville 4B Business Development Corporation to the City of Hallettsville’s General Fund to pay the Lion’s Club Sun Shade Project in the City Park.  
President Jirkovsky called for a motion.  
MOTION: Director Barrera moved to approve **Resolution 2023-008** to approve an interlocal transfer of ten thousand dollars (\$10,000) from Hallettsville 4B Business Development Corporation to the City of Hallettsville’s General Fund to pay the Lion’s Club Sun Shade Project in the City Park.  
Director Renken seconded the motion.  
DISCUSSION: None  
President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

City Administrator, Grace Ward, entered the meeting at 8:10 A.M.

**AGENDA ITEM #11:** Discuss and consider the Hallettsville 4B Business Development Corporation entering into a Memorandum of Understanding (MOU) with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), Yoakum Economic Development Corporation (YEDC) and Edna Economic Development Corporation (EEDC) to apply for the Economic Development Administration Re-compete Pilot Program (Strategy Development Grant, Phase One) and spending up to \$6,500 towards a shared grant writer for the application.  
President Jirkovsky called for a motion.  
MOTION: Director Bujnoch moved to approve the Hallettsville 4B Business Development Corporation entering into a Memorandum of Understanding (MOU) with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), Yoakum Economic Development Corporation (YEDC) and Edna Economic Development Corporation (EEDC) to apply

for the Economic Development Administration Re-compete Pilot Program (Strategy Development Grant, Phase One) and spending up to \$6,500 towards a shared grant writer for the application with the addition of a clause being added to the MOU which states that any benefits awarded will be shared equally among the four counties applying.

Director Barrera seconded the motion.

DISCUSSION: The board wanted to be sure that a clause was added to the MOU stating that any benefits awarded would be shared equally among the four counties that are applying.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #12:** Discuss and consider updating the Signatures on accounts at TDECU for the HEDC Combined Board to include the removal of Cynthia Renken and the addition of Audrey Barrera and Chelsea Steffek to all accounts.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve updating the Signatures on accounts at TDECU for the HEDC Combined Board to include the removal of Cynthia Renken and the addition of Audrey Barrera and Chelsea Steffek to all accounts.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #13:** Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #14:** Announcements.

MOTION: None

DISCUSSION: None

**AGENDA ITEM #15:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to adjourn the meeting.

Director Rainosek seconded the motion.

DISCUSSION: None

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

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



Chad Bludau  
Secretary



Alan Jirkovsky  
President

**JOINT REGULAR MEETING OF  
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND  
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION  
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD  
7:00 A.M. THURSDAY, SEPTEMBER 28, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera (7:04 AM), David Ehler, Cindy Renken, Stanley Bujnoch, and Scott Rainosek

DIRECTORS ABSENT: Chad Bludau

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (7:40 A.M.)

GUESTS: None.

President Alan Jirkovsky called the meeting to order at 7:00 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.

COMMENTS: None.

**AGENDA ITEM #2:** Consider approving the August 31, 2023 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve the August 31, 2023 meeting minutes for the HEDC Combined Board.

Director Renken seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

Director Barrera enters the meeting at 7:04 A.M.

**AGENDA ITEM #3:** Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

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

President Jirkovsky called for a motion.

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

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #5:** Discuss the grant guidelines and application for the Hallettsville 4B Business Development Corporation Parks Project Program.

**MOTION:** None.

**DISCUSSION:** Make sure guidelines state that it is an annual application and only for expenses incurred within a 12 month timeframe similar to our other grants.

**AGENDA ITEM #6:** Discuss the Hallettsville 4A Manufacturing Development Advertising Grant Guidelines.

**MOTION:** None.

**DISCUSSION:** None.

The board did not enter executive session since there was nothing to discuss regarding these projects.

**AGENDA ITEM #7:** Executive Session – The HEDC Combined Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property and Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- **Project Secretariat**
- **Project Love Actually**
- **Project I, Robot**
- **Project Top Gun**

**AGENDA ITEM #8:** Take any actions based on discussion held in closed session under Agenda Item No. 7.

**MOTION:** None.

**DISCUSSION:** None.

**AGENDA ITEM #9:** Discuss and consider updating the Signatures on accounts at Peoples State Bank for the HEDC Combined Board to include the removal of Cynthia Renken and the addition of Mayor Pro-Tem, Audrey Barrera, and EDC Administrator, Chelsea Steffek, to all accounts.

President Jirkovsky called for a motion.

**MOTION:** Director Bujnoch moved to approve updating the Signatures on accounts at Peoples State Bank for the HEDC Combined Board to include the removal of Cynthia Renken and the addition of Mayor Pro-Tem, Audrey Barrera, and EDC Administrator, Chelsea Steffek, to all accounts.

Director Renken seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

City Administrator, Grace Ward, entered the meeting at 7:40 A.M.

**AGENDA ITEM #10:** Receive an update on the EDA Re-compete Pilot Program Joint Grant Application with the #544 Commuting Zone for the Hallettsville 4B Business Development Corporation.

DISCUSSION: EDC Administrator, Chelsea Steffek, gave the board an update regarding the September 13, 2023 workshop for this grant. She also told the board that the Golden Crescent will be joining in on the application. Deadline for submission is October 5, 2023.

**AGENDA ITEM #11:** Receive the Fiscal Year 2022 Audit for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

Director Rainosek left the meeting at 7:54 A.M.

**AGENDA ITEM #12:** Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #13:** Announcements.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #14:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to adjourn the meeting.

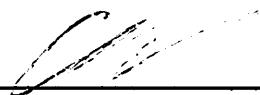
Director Bujnoch seconded the motion.

DISCUSSION: None.

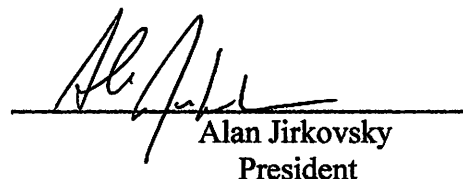
President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 8:19 A.M.



Chad Bludau  
Secretary



Alan Jirkovsky  
President

**JOINT REGULAR MEETING OF  
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND  
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION  
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD  
7:00 A.M. THURSDAY, NOVEMBER 16, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

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

DIRECTORS ABSENT: None.

STAFF PRESENT: EDC Administrator Chelsea Steffek and City Administrator Grace Ward (7:45 A.M.)

GUESTS: None.

President Alan Jirkovsky called the meeting to order at 7:00 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.

COMMENTS: None.

**AGENDA ITEM #2:** Consider approving the September 28, 2023 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Renken moved to approve the September 28, 2023 meeting minutes for the HEDC Combined Board.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #3:** Receive an administrative report of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

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

President Jirkovsky called for a motion.

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

Director Renken seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #5:** Discuss and consider **Resolution 2023-009** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and K & G Pet Grooming regarding building renovations for property generally located at 1103-A N. Texana, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2023-009** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and K & G Pet Grooming regarding building renovations for property generally located at 1103-A N. Texana, Hallettsville, Texas 77964.

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 **Resolution 2023-010** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Ehler's Furniture regarding advertising for property generally located at 100 N. LaGrange, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2023-010** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Ehler's Furniture regarding advertising for property generally located at 100 N. LaGrange, Hallettsville, Texas 77964.

Director Renken seconded the motion.

DISCUSSION: Director Ehler abstained from the vote.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	0

**AGENDA ITEM #7:** Discuss and consider **Resolution 2023-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hodgepodge Fair Trade Market and Gathering Co. regarding construction and improvements for property generally located at 400 N. LaGrange St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2023-011** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and Hodgepodge Fair Trade Market and Gathering Co. regarding construction and improvements for property generally located at 400 N. LaGrange St., Hallettsville, Texas 77964.

Director Rainosek seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #8:** Discuss and consider **Resolution 2023-012** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hodgepodge Fair Trade Market and Gathering Co. for advertising and marketing collaborations in a separate downtown holiday pop-up shop for property generally located at 400 N. LaGrange St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2023-012** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hodgepodge Fair Trade Market and Gathering Co. for advertising and marketing collaborations in a separate downtown holiday pop-up shop for property generally located at 400 N. LaGrange St., Hallettsville, Texas 77964.

Director Ehler seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #9:** Discuss and consider **Resolution 2023-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and John H. Martisek regarding purchase of commercial real estate for property generally located at 1624 N. Texana, Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve **Resolution 2023-013** approving a Performance Agreement by and between Hallettsville 4B Business Development Corporation and John H. Martisek regarding purchase of commercial real estate for property generally located at 1624 N. Texana, Hallettsville, Texas 77964.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #10:** Discuss and consider **Resolution 2023-014** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hallettsville Chamber of Commerce and Agriculture regarding advertising and marketing for property generally located at 1614 N. Texana St., Hallettsville, Texas 77964.

President Jirkovsky called for a motion.

MOTION: Director Bujnoch moved to approve **Resolution 2023-014** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Hallettsville Chamber of Commerce and Agriculture regarding advertising and marketing for property generally located at 1614 N. Texana St., Hallettsville, Texas 77964.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	6
NAY	0
ABSENT	0

**AGENDA ITEM #11:** Public Hearing, briefing and possible action on **Resolution 2023-015** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Lavaca Swimming Pool, Inc. regarding the repair and renovations at a property generally located at 105 E. Park St., Hallettsville, Texas 77964.

Public Hearing Start: 7:36 A.M.

Public Hearing End: 7:37 A.M.

COMMENTS: None.

President Jirkovsky called for a motion.



**MOTION:** Director Rainosek moved to approve **Resolution 2023-015** approving a Performance Agreement by and between Hallettsville 4A Manufacturing Development Corporation and Lavaca Swimming Pool, Inc. regarding the repair and renovations at a property generally located at 105 E. Park St., Hallettsville, Texas 77964 for 10% or a maximum of \$5,000 for eligible expenses.

Director Bujnoch seconded the motion.

**DISCUSSION:** The board decided to approve 10% of the requested amount from the 4A Business Incentives grant at a maximum amount of \$5,000 of eligible expenses.

President Jirkovsky called for a vote.

AYE	4
NAY	2
ABSENT	0

City Administrator, Grace Ward, entered the meeting at 7:40 A.M.

Director Rainosek left the meeting at 7:54 A.M.

**AGENDA ITEM #12:** Discuss and consider the grant guidelines and application for the Hallettsville 4B Business Development Corporation Parks Project Program.

President Jirkovsky called for a motion.

**MOTION:** Director Ehler moved to approve the grant guidelines and application for the Hallettsville 4B Business Development Corporation Parks Project Program.

Director Renken seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #13:** Discuss and consider designating place numbers for Director appointments for the HEDC Combined Board in accordance with the Bylaws.

President Jirkovsky called for a motion.

**MOTION:** Director Barrera moved to approve designating place numbers for Director appointments for the HEDC Combined Board in accordance with the Bylaws as follows: Director Seat 1: Stanley Bujnoch ; Director Seat 2: David Ehler ; Director Seat 3: Chad Bludau ; Director Seat 4: Alan Jirkovsky ; Director Seat 5: Scott Rainosek ; Director Seat 6: Audrey Barrera ; Director Seat 7: Cynthia Renken.

Director Ehler seconded the motion.

**DISCUSSION:** None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

**AGENDA ITEM #14:** Receive an update on the EDA Re-compete Pilot Program Joint Grant Application with the #544 Commuting Zone for the Hallettsville 4B Business Development Corporation.

**MOTION:** None.

**DISCUSSION:** None.

**AGENDA ITEM #15:** Discuss and consider the Hallettsville 4B Business Development Corporation entering into a Memorandum of Understanding (MOU) with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), Yoakum Economic Development

Corporation (YEDC), City of Edna (COE), and Golden Crescent Regional Planning Commission (GCRPC) to apply for the Economic Development Administration Re-compete Pilot Program (Strategy Development Grant, Phase One) and spending up to \$2,486.40 towards a shared grant writer for the application.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve that the Hallettsville 4B Business Development Corporation enter into a Memorandum of Understanding (MOU) with Gonzales Economic Development Corporation (GEDC), Cuero Development Corporation (CDC), Yoakum Economic Development Corporation (YEDC), City of Edna (COE), and Golden Crescent Regional Planning Commission (GCRPC) to apply for the Economic Development Administration Re-compete Pilot Program (Strategy Development Grant, Phase One) and spending up to \$2,486.40 towards a shared grant writer for the application.

Director Barrera seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	5
NAY	0
ABSENT	1

The board did not enter executive session since there was nothing to discuss regarding these projects.

**AGENDA ITEM #16:** Executive Session – The HEDC Combined Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property and Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- **Project Love Actually**
- **Project Top Gun**

**AGENDA ITEM #17:** Take any actions based on discussion held in closed session under Agenda Item No. 16.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #18:** Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #19:** Announcements.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #20:** Adjournment.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to adjourn the meeting.

Director Bujnoch seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

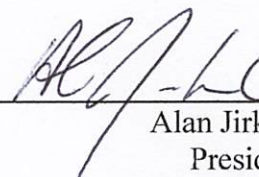
AYE	5
NAY	0
ABSENT	1

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



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Chad Bludau  
Secretary



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Alan Jirkovsky  
President

**JOINT REGULAR MEETING OF  
HALLETTSVILLE'S 4A MANUFACTURING DEVELOPMENT CORPORATION AND  
HALLETTSVILLE'S 4B BUSINESS DEVELOPMENT CORPORATION  
HEREINAFTER REFERRED TO AS THE HEDC COMBINED BOARD  
7:00 A.M. THURSDAY, DECEMBER 14, 2023, CITY COUNCIL CHAMBERS 101 N. MAIN**

DIRECTORS PRESENT: Alan Jirkovsky, Audrey Barrera, David Ehler, Cindy Renken, and Chad Bludau

DIRECTORS ABSENT: Stanley Bujnoch and Scott Rainosek

STAFF PRESENT: EDC Administrator Chelsea Steffek

GUESTS: None.

President Alan Jirkovsky called the meeting to order at 7:00 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.

COMMENTS: None.

**AGENDA ITEM #2:** Consider approving the November 16, 2023 meeting minutes for the HEDC Combined Board.

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the November 16, 2023 meeting minutes for the HEDC Combined Board.

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 of financial and administrative updates for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

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

President Jirkovsky called for a motion.

MOTION: Director Ehler moved to approve the payment of all bills due and payable for the HEDC Combined Board.

Director Bludau seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #5:** Discuss a community shop local card platform for local businesses.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #6:** Discuss the grant incentives, guidelines, and applications for the HEDC Combined Board.

MOTION: None.

DISCUSSION: None.

President Jirkovsky called for the meeting to enter into Executive Session at 7:12 A.M.

**AGENDA ITEM #7:** Executive Session – The HEDC Combined Board will meet in closed session in accordance with Section 551.072 of the Texas Government Code Deliberations about Real Property, Section 551.074 Personnel Matters, and Section 551.087 of the Texas Government Code Deliberation Regarding Economic Development Negotiations; Closed Meeting. The governmental body is not required to conduct an open meeting (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (3) to deliberate the offer of a financial or other incentive to a business prospect.

- **Annual review of the EDC Administrator’s contract for the HEDC Combined Board.**
- **Project Love Actually**
- **Project Top Gun**

The meeting reconvened into Open Session at 7:37 A.M.

**AGENDA ITEM #8:** Take any actions based on discussion held in closed session under Agenda Item No. 7.

President Jirkovsky called for a motion.

MOTION: Director Barrera moved to approve a pay increase for the EDC Administrator’s contract by an additional \$250 per month (\$4,750 per month total).

Director Renken seconded the motion.

DISCUSSION: None.

President Jirkovsky called for a vote.

AYE	4
NAY	0
ABSENT	2

**AGENDA ITEM #9:** Consider HEDC Combined Board recommendations of agenda items for future meetings.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #10:** Announcements.

MOTION: None.

DISCUSSION: None.

**AGENDA ITEM #11:** 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.

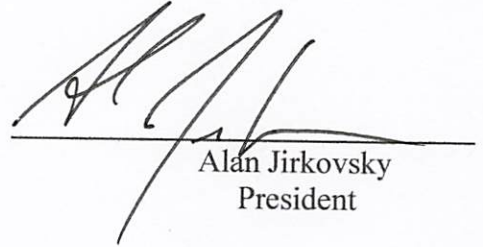
AYE	4
NAY	0
ABSENT	2

President Jirkovsky adjourned the meeting at 7:40 A.M.



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Chad Bludau  
Secretary



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Alan Jirkovsky  
President